

# **Planning Board**

## **Minutes of May 22, 2002**

### **ROLL CALL:**

Ross McLeod, Chairman - Present Wayne Morris, Vice Chairman - Present

Lee Maloney, Secretary - Present Roger Hohenberger, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present Lisa Linowes, Regular Member - Present

Russ Wilder, Regular Member - Present Nancy Prendergast, Alternate - Excused

Alan Carpenter, Selectmen Alternate - Excused

*Mr. McLeod opened the meeting at 7:30 pm.*

### **CORRESPONDENCE:**

Letter from RPC regarding traffic counts;

Letter from Anthony Difruscia regarding Route 93 land mitigation and Cobbetts Pond;

Letter from Armco Flooring regarding a sign. Mr. Wilder made a motion to allow staff to guide and approve Armco Flooring sign that is currently affixed to the building. Sign to be used to advertise specials. 5' x 5' white background with black letters, backlit. Seconded by Ms. Linowes. Passed 5-1. Mr. McLeod opposed.

### **OLD BUSINESS:**

Board discussed Route 93 land mitigation, catch basin cleaning, Post Office traffic lights, and Ledge Road.

### **NEW BUSINESS:**

Strawberry Festival on June 1, and Mr. McLeod will be in the dunk tank.

Mr. Wilder made a motion to reschedule July meetings for 2nd and 4th Wednesday. Seconded by Mr. Hohenberger. Passed 6-0. *Mr. Kolodziej joined the Board.*

The Board discussed upcoming agendas, and July 1 is the next Route 93 meeting at the Center School.

**Hadleigh Woods Subdivision and Lot Line Relocation (3-B-200, 265 & 271)- Public Hearing**

**Bissell Camp Road**

Mr. Turner explained the lot line relocation, subdivision, permits and waivers. The Board discussed side slopes. He stated the information is complete and recommended it for public hearing. Mr. Wilder made a motion to accept for public hearing. Seconded by Mr. Hohenberger. Passed 7-0.

Mr. Turner further explained the plan including the road, lot lines, pavement width, Route 28 access overlay district, rename a portion of Bissell Camp Road to Flat Rock Road, connecting roads, construction storage area, and special permit. Mr. Morris read Conservation Commission comments. The Board discussed Bissell Camp Road status, zoning, stockpile area on plan, connecting roads, and entrance location. Mr. Jack Szemplinski, Benchmark Engineering, discussed the plan with the Board including roads, lots, loop roads, water main, waivers, minimum coverage for storm drainage, pavement width with 4' shoulder, and fire lane. Mr. McLeod read department comments and Highway Safety Committee May 9 meeting minutes. Discussion continued regarding side slopes, street intersections, side lot lines, scale of road profiles, special permits for Flat Rock Road and swale, and construction sequence. Mr. Szemplinski read his reasons for requesting the special permits.

Public input began with Mr. Tom Case asked for clarification of the road width recommendations, reason for 75' setback, and waiver of scale needs to be approved. Board discussion continued regarding the connector road.

Mr. Wilder made a motion to approve waiver of road width of 24'. Seconded by Mr. Morris. Passed 5-2. Mr. McLeod and Mr. Hohenberger opposed. Mr. McLeod opposed because of future development and Mr. Hohenberger opposed for safety reasons. Mr. Wilder made a motion to approve the partial waiver for cape cod berm because it will improve drainage as shown on the plan because of wetlands. Seconded by Ms. Linowes. Passed 7-0. Mr. Hohenberger made a motion to approve partial waiver for typical road cross-section from 4' to 2.5' due to the fact it will have less of an impact on the wetland area and has to be as the construction plan shows. Seconded by Mr. Wilder. Passed 7-0. Mr. Morris made a motion to approve partial side slope waiver to minimize impact on wetlands as detailed on the plans. Seconded by Mr. Wilder. Passed 7-0. Mr. Wilder made a motion to approve section 602.10 street intersection waiver noting topography, steep slope and that they widened the throat of the entrance to Route 28 accommodate extra site distance and to get trucks in and out. Seconded by Mr. Hohenberger. Passed 7-0. Mr. Wilder made a motion to grant section 605.5 side lot lines waiver noting topography, steep slope and that they widened the throat of the entrance to Route 28 accommodate extra site distance and to get trucks in and out. Seconded by Mr. Kolodziej. Passed 7-0. Mr. Hohenberger made a motion to waive 702.8 scale of road profiles and to require a set of plans come in with proper scale to be appended to the current plans. Seconded by Mr. Wilder. Passed 7-0. Mr. Wilder made a motion to grant the special permit for construction of the road in the WWPDP because the applicant demonstrated compliance with section 6.01 of the ordinance, and stipulating that the stonewall (9+00-12+00) be relocated to the south of the road and rebuilt. Seconded by Ms. Linowes. Passed 7-0. Mr. Wilder made a motion to approve special permit for construction of a treatment swale within the WPPD because applicant demonstrated compliance with 6.01. Seconded by Ms. Linowes. Passed 7-0.

Mr. Hohenberger made a motion to approve the subdivision, special permit, and lot line relocation plan subject to the following conditions: 1) change road name to end of Bissell Camp to Flat Rock Road; 2) as per Town vote approve the discontinuance of Bissell Camp Road; 3) subject to setting of bounds and bonding; and 4) the connection between stub and northerly end of Bissell Camp Road upgraded to a width sufficient to allow emergency vehicle access with gravel base and engineering details go be determined by staff and the Highway Agent at the applicants expense. Seconded by Mr. Kolodziej. Discussion ensued. Passed 7-0.

Mr. Morris made a motion to table the Commons public discussion to June 5 at 8:00 pm. Seconded by Mr. Hohenberger. Passed 7-0.

### **Hadleigh Woods Site Plan - 62 units elderly housing (3-B-265) - Public Hearing**

#### **Bissell Camp Road**

Mr. Turner described the site plan, and stated the application is complete and recommends it for public hearing. Ms. Maloney made a motion to accept for public hearing. Seconded by Mr. Wilder. Discussion ensued. Ms. Maloney amended her motion to include the affordability question to be further defined. Seconded by Mr. Wilder. Passed 7-0.

Mr. Turner further described the plan including road location, construction storage area, parking, unit placement, snow storage area, walking trail, covenant issues need to be resolved, boulders marking WWPD, note 30 to be removed, 1900' cul-de-sac, and satellite fire station and equipment contribution. Mr. McLeod read the department comments. The Board would like more information from the fire department. Mr. Brian Harvey, applicant, stated he met with Historic District regarding the road names. Ms. Linowes made a motion to contact the Historic District Commission for input. Seconded by Mr. Hohenberger. Passed 6-1. Mr. McLeod opposed.

Mr. Jack Szemplinski discussed drainage, tree waiver, special permits, removing the gazebo, and walking trails. The Board discussed rip-rap, catch basins and maintenance, septic system, and floor plan. Mr. Hohenberger made a motion to continue the public hearing to June 5 at 8:00 pm. Seconded by Ms. Linowes. Passed 7-0. The Board discussed having a discussion with Attorney Campbell regarding affordability June 5 at 7:00 pm.

Mr. Kolodziej made a motion to adjourn. Seconded by Mr. Hohenberger. Passed 7-0. Adjourned 11:05pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Charland