

Board members in Attendance constituted a Quorum:  
C. Gentile, Wm. Keller, Wm. Cossart, L. O'Brien, L. Eggleston  
J. Kablack, Town Planner  
Meeting called to order by Chairman O'Brien at 7:35 PM

**Public Hearing on Article 35 of Town Meeting Warrant**

This is a warrant article submitted by the Selectmen to amend the zoning bylaw which describes the area encompassed by the Historic District. The purpose of the change is to make the town Historic District correspond to the area that is in the National Historic District. A map is on file with the Town Clerk and is on Page 29 of the Warrant.

**Board Discussion**

What are the Implications of being in the Historic District? (J.K-All visible changes must be approved by the Historic Commission)

Why was Wolback Road included?

Will this definition also be consistent with the state definition?

J.Kablack- It appears that some of the pages are missing from the document that the article is based on. I will get those and report back to the board.

**Comments from the Public**

William Dixon Jr.—My father owns land in proposed area of change. Would this stop him from building a new house on that lot? (W. Cossart- The Historical Commission would have to approve the design. There is a lot of leeway in the approval process and others have build in the past.)

Board Motion to close the Public Hearing -L. Eggleston

Seconded --Wm. Cossart

No Discussion

Passed Unanimously

**Hearing closed at 7:45 PM**

**Town Meeting Article 40 Rezoning of Old County Road Property**  
**Article to Rezone Parcel K11**

Chairman O'Brien opened the discussion by explaining that this is not a public hearing but discussion only. The Property owners would be first with a presentation of their plans; there would then be board discussion and time for some comments.

Kevin Hurley presented for the property owners, Mr. & Mrs. MacArthur. Two Drawings were shown.

- Compiled plan on a topographical map of the area. Houses and building were added as well as known wetland areas based on the 1997 survey of the area.
- Conceptual Study Plan showing the phases of implementation

**Presentation Points**

- Total Gross build space projected is 12,000 square feet and 52 parking spaces
- Architectural style would be wood frame similar to Junction Square in West Concord.
- Project would be three phases at least with a fourth phase possible if wetland setbacks allowed. Reuse of Current home is Phase I, Reconstruction of Paint Shop is Phase II and New Building is Phase III
- Economic Feasibility Study is the next step

**Board Questions:**

- Can the site accommodate the sewage flows and is there sufficient space for storm water runoff? (K. Hurley-There would be three small septic systems and runoff would be handled through the construction of drainage structures as needed)
- When would wetlands flagging be done? (K. Hurley -That is further in the future)
- Is existing vegetation shown and is additional vegetation planned? (K. Hurley-Yes)
- Would there be a third driveway? (K. Hurley-That is not known at this time)
- What is the potential here for single family lots? (J. Kablack-there would be 4-5 lots possible but they would not be ANR lots)
- Is there any preliminary economic analysis info yet? (K. Hurley-No)
- Is there any assessment of the maximum square footage the site could support? (K. Hurley- Gross area in first three phases is 12,000 +/- sq. ft. Maximum additional footage if there was a phase IV would be about 9000 sq. ft. for a total of 21,000 gross square feet of building.)
- Would existing buildings be rebuilt or demolished? (K. Hurley-Existing house renovated to offices, Paint store would be partially rebuilt with an addition.)
- What is across the street? (K. Hurley-That area is various businesses)
- Owners would be glad to include deed restrictions that would disallow offensive uses (i.e. gas stations, restaurants etc.)

**Comments from the Public**

Leslie Leon, Old County Road- Copies of the Conservation easements were sent to the MacArthurs. The buffer is 100 feet and that is not shown. The MacArthurs have said that they would like their towing business there. ( J.Kablack-this would need a special permit)

How were the houses shown on the plans? (K. Hurley- these were shown based on the "as built plans on the recorded deeds)

Who will present this at Town Meeting? (The Planning Board has 10 minutes to present. They have the option of letting the MacArthurs use some or all of that time.)

Joe Barr, Old County Road—Has the Hydrology work been done? What is the cost of a system to carry the runoff? (K Hurley-We are aware of the runoff restrictions and all runoff would need to be contained on site.)

If this passes at Town Meeting who over sees the approval process? (Various boards {Health, Conservation, etc,} and the Selectmen oversee commercial construction.)

While project is in process and afterward houses in the area will drop in value and be unsellable.

L Leon, Old County Road- The current use of the land is vacant so this changes the use.

Ralph Tyler, Deacon Lane- Industrial Classification has some undesirable uses. The opponents should propose a restriction of certain uses. Try to bring the two groups together but stay in the Four Corners

Mr. MacArthur- We are cleaning up the lot and downsizing the towing business.

**Discussion ended at 8:45**

**Continue Public Hearing Frost Farm**

**Hearing opened at 8:45 PM**

L. O'Brien reviewed newest communications to file.

1. Letter from Building Inspector, Jack Hepting dated March 28, 2000
2. Memo from Town Planner, Jody Kablack dated March 24, 2000
3. Letter from Town Engineer, William Place dated March 14, 2000

Bay Avary said they were there to answer questions, but did not have any new material to present. The issue of DEP concerns with the existing contamination areas and the best way to insure that they remain undisturbed was brought up. The town is still looking at the best way to handle this issue.

**No Board Discussion**

**Comments from the Public**

Stephen Verrill- Concerned about percolation of water under the road from the catch basin over a long period of time. (J.Kablack-this is water that comes off the driveway, not wastewater or stormwater. L. Eggleston-The detention pond is designed to empty in 24 hours or less, it is only for peak runoff.)

What is the status of the DEP Issues ( RAM Plan will be provided to DEP, future monitoring of the site through existing wells plus a contingency plan) Town has not heard from DEP, Bob Leopold to contact them.

Approval would have to be conditioned on DEP acceptance of RAM Plan and Contingency Plan. There might be as much as 5 years of post construction monitoring. Monitoring is being done quarterly by Unisys for the DEP; ERM will be sampling these wells and using historical data to produce a report every six months. Bay Avary will have the responsibility to make sure this is done.

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Ralph Tyler- What if contamination shows up later, how are residents protected from a high cost contingency plan. (J. Kablack-DEP will require an escrow account that the town would hold to cover the cost of the contingency plan) Who pays for the monitoring? (Bay Avary will work that out with the town, first we need to hear from the DEP and then address these issues) Will the road be paved twice due to Northwoods? (The road easements are between the town, Bay Avary and Cummings, this project is unique in its nature and will be scrutinized and all information will be available and in compliance)

Laura Koto, Farm Road-When can we anticipate breaking ground? (If things are on track with DEP and town permitting processes then groundbreaking could be this summer)

Ms. Rasmussen, Concord Town Planner-No comments from Concord

Motion to Close Public Hearing on Subdivision Plan –L Eggleston  
Seconded –C. Gentile No Discussion Motion Passed Unanimously  
**Hearing closed at 9:30 PM**

Motion to Close Public Hearing on Frost Farm ISD –C. Gentile  
Seconded-L. Eggleston No Discussion Motion Passed Unanimously  
**Hearing closed at 9:31 PM**

Motion to direct J.Kablack to draft outline of decisions with points for discussion-W.  
Keller  
Seconded-L. Eggleston, No Discussion, Passed Unanimously

**Hawes Senior Residential Community-Vote Decisions**

Each decision will be reviewed, all changes from previous discussions in *Italics*

**Water Resource Special Permit Springhouse Pond SRC**

Motion to approve as amended- W. Cossart  
Seconded C. Gentile, No Discussion Passed Unanimously

**Definitive Decision Senior Residential Community Special Permit Springhouse Pond**

Discussion about Agnes Hawes move to bungalow on property during construction of Phase I

Motion to approve as amended- W. Cossart  
Seconded- W. Keller, No Discussion Passed Unanimously

**Abandonment of Roadway-Highland Avenue-Decision of Planning Board**

No Discussion

Motion to approve decision-W. Cossart  
Seconded- W. Keller No Discussion Passed Unanimously

**Other Business**

**Dakin View-Bond Reduction**

Reduce bond by \$10,000+/- to pay for work done. Bond applied towards design and engineering of RTE 117 and Dakin Road corner

Motion to approve decision-L. Eggleston

Seconded- W. Cossart No Discussion Passed Unanimously

**Thornberry Land-Amended release of Covenants for Unbuildable parcels A&B of Willis Woods**

Motion to approve decision-W. Cossart

Seconded- L. Eggleston No Discussion Passed Unanimously

**Town Meeting Articles**

Piper Land- Board is supportive of specific acreage for limited residential development or resale on the Plympton Road part of the Piper Land.

Article 40 Rezoning of Parcel K11- Board discussion. Development is half the anticipated size. Suggestion to IP article and open dialogue with abutters. Need to get info on economic feasibility. Master Plan calls specifically for this type of rezoning. Board need to state that they are conceptually in favor of this sort of development but more information is needed on this specific plan, J. Kablack to contact owners.

Article 39-Zoning Board denied permit for wireless antenna at Fire Station. It is under appeal, J. Kablack to check with Town Counsel regarding impact on this article.

Article 9-Selectmen moved per Planning Board's recommendations on Street Acceptances.

Motion on ANR John C. Cutting, Lot 4A, Taintor Drive (Ironworks Farm) -L. Eggleston

Seconded W. Keller No Discussion Passed Unanimously

Motion on ANR Barton Properties 235 Marlboro Road-W. Keller

Seconded-C. Gentile No Discussion Passed Unanimously

**Meeting adjourned 11:35 PM**