

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely,
Michael Hunter, Eric Poch, Joe Sziabowski (Associate),
Jody Kablack (Planner)

The meeting was called to order at 7:30 p.m.

Candy Hill Lane Subdivision - Release of Covenant

On motion duly made and seconded, it was unanimously:

VOTED: To release lot 2 from the Covenant.

***Maillet Estates Definitive Subdivision;
Continuation of Public Hearing & Vote Extension***

Mike Fee read the notice into record and listed the file documents.

Mike Sullivan; Sullivan, Connors & Associates:

Had the previous plan and the current plan. He referred to Jody Kablack's June 23, 2006 memo to address outstanding items.

The wetlands have been addressed. Conservation has issued an Order of Conditions and a Notice of Resource Area Delineation (NRAD) has also been issued. Soil tests have been submitted. Groundwater is 6' below grade; 2' below infiltration system. The Water District wanted the water line looped to Route 20. After conducting deed research, it was found this could not be done without an easement. The 8" water main is shown on the current plan. Earth removal calculations were also submitted.

Mike Sullivan: In the deed research, they found the structures to be removed were built in January of 1940, and therefore are not within the jurisdiction of the Historical Commission. A walkway is proposed; they researched the cost and found they can do one in the subdivision for \$5,000 (less than the requested contribution of \$10,000). They will need approval for signage. The title certification is being worked on. They show the Water Resource Protection District on the current plan as well as the street width. The topography is the result of an on ground survey. The sight distance is shown (566' to the North and 532' to the South). Metes and bounds are also shown on the plan. No public way access permit is required.

Jody Kablack: Referring to her memo written today (9/13), the soil test data was done but the applicant still needs to submit the depth to water table to determine functioning of the stormwater management system. She is unclear about the status of the water main loop.

Mike Fee read the deed documents provided by the applicant and it states the water line is to grantees only.

Jody Kablack: Would like to explore extension of the water main to the Bartlett property. She will review with the Water District. Item 3 on the 9/13 memo pertains to regulations requiring surface stormwater basins wherever practical. Underground structures are more of a burden on the Town. Mike Sullivan has shown that they can comply with this regulation which is necessary to obtain a waiver for the sub-surface system. Bill Place was okay with this request.

Mike Sullivan: They are proposing to build a new wetland which would not be used for drainage. The road width should be increased to 22'. The grading plan does not show elevations; it is dependant on the septic. It should be 6' below grade.

Lisa Eggleston: Just from briefly looking at the elevations now, groundwater appears to be at 166'.

Mike Sullivan: The existing grade is 170'. They will get specific elevations.

Jody Kablack: Still need to provide stormwater management; the road grade goes up, it keeps a positive pitch towards Horsepond Road. On lot 4 the irrigation well is too close to the wetlands. She would still like to see a walkway contribution; no value of a walkway in the subdivision.

Mike Fee: If the developer can do it for less expense, they should.

Jody Kablack: Painting a crosswalk across Horse Pond Road will need the approval of the DPW Director. Tree clearing is in the right-of-way but must be posted. The landscaped island is 4 ½ feet from grade; a landscape plan must be provided. A site visit must be scheduled. The applicant has granted an extension to 9/29, the deadline is 9/24 and the next meeting is 9/27. She only received the revised plan this past Friday and some information is still outstanding (listed in her 9/13 letter). It would be a good idea to extend to the October meeting.

The hearing was open to the public.

Jody Meader, 34 Horse Pond Road: How long will this process drag out? They moved into their home already, but 2 other home owners are nervous.

Mike Fee: The Board did not meet in August due to vacation conflicts. He apologizes for any troubles this may have caused. However, September 27 would be the earliest this could be taken up. Additional information is needed and he feels it would be best to wait another 2 weeks to the next meeting. They have many other applications as well and want to ensure things are done properly. The Board could close the public hearing at the September 27th meeting then sign the decision and finalize all outstanding issues at the October 11th meeting.

Jody Meader requested it on record that everything would be done at the October 11th meeting.

Brad Schuler, 32 Horse Pond Road: Will there be drainage coming off the new road?

Mike Sullivan: No, there will not be additional drainage onto Horse Pond Road.

Brad Schuler: Who is responsible for the existing puddling problem?

Lisa Eggleston: The Town is. There is a culvert issue which Bill Place is addressing. It is not connected to Route 20; it is a local catch basin going to the nearest wetland.

Jody Kablack: That is an outstanding issue. Conservation has not made it the developer's issue to fix. Deb Dineen said the DPW will fix it, so she believes that is what will happen. She will follow-up with Bill Place as can concerned residents.

Lisa Eggleston: Depending where the culvert is located, it may need to be calculated into the drainage calculations – only if it recharges onto this property.

Mike Sullivan: Yes. Bill Place said he would fix it. Conservation said if there is a pipe installed, they want assurance the wetlands won't dry up. It will include a drop inlet.

Chris Morely: Both wetlands seem to be the same elevation; what about a connector pipe?

Mike Sullivan: There is gravel under the road; water travels back and forth.

Lisa Eggleston: If there is a culvert, it is vital to the calculations.

Jody Kablack will have Bill Place address.

There was no further public input.

The Board will schedule a site visit via email for some time the week of September 25th.

Any residents wanting to participate can call the office the week before to find out the scheduled date.

Items still needed by the applicant include:

- Soil test data certification (with Health Director's signature)
- Specific elevations
- Tree posting; flag for site visit

Lisa Eggleston: Also for future purposes, a 20' easement for the water main (lots 2 & 3) is requested.

On motion duly made and seconded, it was unanimously:

VOTED: To request to extend the deadline to October 13, 2006.
(The Decision will be signed on October 11, 2006.)

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing for Maillet Estates to September 27 at 8:15 p.m. at Town Hall.

Brookside Farm Modification

Mike Fee entertained a motion to waive the reading of the hearing notice. The proposal is to modify condition #20a of the original decision to allow the installation of an irrigation well in the landscaped island and approve the final entryway/landscape plan. Present for Brookside were Daryl Nash and Gary Berg.

Gary Berg: Presented a plan for well installation in the right-of-way for a fallback position.

Daryl Nash: They have a permit from the Board of Health for a well on lot 3. They don't need the approval for this evening to modify condition 20 of the original decision,

however, it provides an excellent backup in case one of the wells should unexpectedly fail. The Homeowner's Association would have a back-up. They are doing irrigation tomorrow; the homeowners will maintain. It is 12 ½ to 13 gallons/minute for all 3 wells. Conservation likes this better as it is self-regulating. Conservation also liked the fences that were installed. Evergreens will be a privacy barrier inside of the lots. The back yard area will have hedgerows to prevent visual intrusion. They will cut only the line of sight from the outside fence line. The fence will deteriorate eventually but the evergreens on the backside will have had time to grow.

Board members Chris Morely and Joe Sziabowski opined the fencing was unattractive. The Board wanted lower evergreens to cover the outside of the fence.

Daryl Nash: They can do that, will research what type will last or if the Board has suggestions.

Gary Berg: The entryway will have stone walls defined (on private property) with the fence ending just before angle points then continues inward.

Daryl Nash: It will start with a 3' wall, graduate to 2' and go around the corner gradually with evergreens. (8-9' minimal height, trees behind and above the fence on installation.)

Jody Kablack: Placing the irrigation well on Town property requires this modification approval. Bill Place had reviewed the proposal and is okay with it.

Open to public.

Adam Miller: Is the well on public property?

Jody Kablack: Yes, it will be once the road is accepted as a public way.

Adam Miller: Is there a clause for removal by the developer when it is taken out of service?

No.

Mike Fee: The Homeowner's Covenant will be amended for all maintenance of this well.

On motion duly made and seconded, it was unanimously:

VOTED: To adopt the modification to modify the original Definitive Cluster Subdivision Decision in accordance with the draft prepared by Jody Kablack dated 9-13-06.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing for the Brookside Farm Modification.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the subdivision entryway as presented.

Joe Sziabowski: Would like the condition on screening for the frontside of the fence included. He has concerns with the applicant asking the Board for options. The Board should be presented with proposed options.

Lisa Eggleston: Also keep in mind the fencing in relation to the berm.

Jody Kablack: That is why having a bond is necessary; the bond does not get released until the Board is satisfied all conditions have been met.

(Jody Kablack will put the fence screening on the agenda again.)

Grouse Hill Incentive Senior Development – Public Hearing

Mike Fee read the notice into record and listed the file documents. The chairman then appointed the Associate Member, Joe Sziabowski, to sit as a full voting member.

Representing the applicant were; Marty Loiselle (Capital Group, Development Manager), Scott Richardson (architect), William Fleming (landscape architect), William Depietri (President, Capital Group), William Pezzoni (Attorney) and Mike Sullivan (Sullivan, Connors & Assoc.).

Bill Pezzoni: The property is located at 42 Old Framingham Road on 30+ acres. The proposal is for 52 total units; eight 4-unit buildings, four 3-unit buildings, and one 2-unit building for a total of 13 buildings. There was a land swap with the Town and they have made changes according to community input.

Mike Sullivan: There is a proposed round-about with two cul-de-sacs. They went to the Conservation Commission for an Order of Conditions. Conservation wanted a wetland preserved and restricted which is why they now have 13 buildings, rather than 15 as previously proposed. The original units were closer to Old Framingham Road, now they are further away from the road. With the definitive plan, there is a 22' wide road. The 2 cul-de-sacs have a 4% grade going around the circle then inclines and goes back up with a low-point at 4%. The entryway is at 4%, the other cul-de-sac comes in at a 2% level area then 6% through the cul-de-sac. This portion will require a waiver. Drainage is a series of catch basins which discharge into a basin, with an overflow to the wetlands. With the deep sump catch basin, forebay and wetland, it provides an 89% removal of solids. Septic is a pressure dosed system. This needs maintenance in accordance with the D.E.P. Soil tests were done with Bob Leupold for sub-surface disposal. Water starts at the entryway and connects at Old Framingham Road. Al Renzi was okay with the plan to remove the water line in Old Framingham Road area as there is a conflict with the existing water line and the new development. The 2 connections are at Ray Bachand's house (abutter) and at the hydrant (dead end) with the Town line. They are proposing a 4-6' high berm with plantings and one irrigation well for the complex. The waivers they will need are:

- road construction
- 2% leveling
- 6% grade
- Tree location
- Walkway
- 22' road width (not 24')

Lisa Eggleston asked for a review of the land swap.

Mike Sullivan: In that land swap with the Town, a 50' access way and frontage along Old Framingham Road was given to the Town and the developer was given more area in the development. It was approved by the Board of Selectmen.

Jody Kablack: It was approved, but the deed is not recorded yet. The agreement has been made.

Bill Fleming (landscape architect): (Provided handouts to Board, residents and for file of landscaping.) This matches the engineering layout. It was approved with Conservation for native plant materials in the buffer. They are proposing a stone wall with mountain laurels, evergreen at the entry way and off the 2 cul-de-sacs. They have broad base plants with narrow tops and native red maples, flowering trees. It is going to be a woodland replication. There is screening for the project consisting of evergreens, fir, spruce that goes from the view of the homes to the field. There are 2 trees near the septic that could be saved with tree wells. An irrigation well is at the entrance (to the right side). They have scattered evergreen trees for year round buffering with wetland plants in the detention area. Site lighting consists of pilot lighting, with high cut optic light that goes down to the ground. They are trying to mimic street lights. There are also post lights off the homes to provide ambiance.

Mike Fee: What is the center island landscape plan?

Bill Fleming: There will be a walkway with a terrace built into the slope, with benches and plantings. There will also be a New England stone wall.

Chris Morely: You are staying with Sugar Maples even though the Design Review Board's memo recommends otherwise?

Bill Fleming: Yes, they are further in from the road now and will be protected.

Chris Morely: Your thought is the 20' setback was sufficient for them to survive?

Bill Fleming: Yes.

Scott Richardson: (architectural design)

They have down-played the garages per comments of the Design Review Board and added variety. The modifications include pulled out roofs, gables, 3-4 overhangs and added brackets. They have carriage house style garage doors with lights.

Mike Fee requested architectural plans be submitted to file and to Board member Joe Sziabowski for his review prior to next meeting.

Bill Depietri: They met with the Design Review Board tonight as well. The DRB was in agreement with the plans. They will supply copies for the file and for Joe Sziabowski.

Mike Fee: You have not hired a traffic engineer?

Bill Depietri: No.

Jody Kablack: Waivers were listed on her memo of 8/22/06 but there is an additional one needed for road grade (6%). Bill Place said the grade request at Old Framingham Road was not warranted and has asked the applicant why it cannot be brought up. Also, the applicant's traffic engineer's recommendation was not to allow right turns out of the development, but rather to make them go through the Mahoney Farms Development (which was previously agreed upon). The intersection at Mahoney Farm is flat.

Lisa Eggleston: We need to review the traffic study in a public forum.

Jody Kablack: We should schedule items as separate issues.

Lisa Eggleston: Is the constructed wetland non-jurisdictional?

Bill Pezzoni: Yes.

Jody Kablack: No walkway was shown on the plan; it was requested to be waived. Are there recreational trails? It would be a good idea to have them into the open space for residents to utilize as an amenity.

Mike Fee: We need to break this application process into components for time efficiency and thoroughness. The 4 major topics to schedule (45 minutes each):

1. traffic (9/27 meeting) – This needs to be addressed first since it is the major concern.
2. economics (possibly 9/27 or following meeting)
3. architecture
4. miscellaneous (trails, etc.)

Mike Fee: Will anticipate an additional 3 hearings to finish.

Bill Pezzoni: The miscellaneous items should not require a lot of time; economics should only possibly be ½ hour; architecture was approved by the Design Review Board. Would like to see it conclude in 2 additional meetings as many of the items have already been addressed.

Mike Fee: We will begin as stated and if items do not require the full time, we will move on. This component scheduling is necessary due to the scope of the project.

Open to the public.

Adam Miller, 1 Nobscot Road:

With the large pressure dosed septics in the neighborhood, what is the plan in the event of losing power?

Mike Sullivan: A one day capacity is provided in the tanks. There is a pump with an alarm and full day capacity. Long term, it would have to get pumped out.

Ray Bachand: He has drainage concerns. Also with the ponds and wetlands being created, not just with this development but others, there is an increased threat of mosquitoes, Triple E virus. Is there another safer way to stormwater management?

Lisa Eggleston: Finds that a valid point for health issues when there are stormwater structures with wetland basins. This should be discussed with Bob Leupold.

There was additional discussion on mosquito abatement.

Lisa Eggleston: There is legitimate concern; we should address with the Board of Health.

Mike Fee: We can put it on the list of miscellaneous items with the detention basin away from Old Framingham Road.

Ray Bachand: What will the screening on the side facing his property look like?

Bill Fleming: Plantings will be 8-10' high; there will also be earth berms.

Ray Bachand: What is the percent of evergreen to deciduous?

Bill Fleming: 50%.

Ray Bachand: Prefers more screening than “natural” look; would like more evergreen than 50%.

Bill Fleming: Disagrees, feels the natural look fits in better; more aesthetically pleasing. If you plant a lot of evergreens, it looks like you are hiding something.

Mike Fee: At some point, you need to provide a rendering from the street towards the area of Old Framingham Road.

Bill Fleming: One was done previously.

Mike Fee: That was at a point where the view was closer to Old Framingham Road; now with the land swap it is further back.

Bill Fleming: They will provide a new one. His professional opinion is for a natural look to soften the view.

Eric Poch: Would particularly like a view looking south/southeast.

Lisa Eggleston: Will the rendering also show the back of the building? We need to make sure the look of the buildings and the screening is what everyone agrees it will be; especially given elevation.

Leigh Dunworth: Can they render from the center of her property looking up at the project?

Bill Fleming: The idea is to create something similar to the existing berm and help plantings.

Leigh Dunworth: Can she see a rendering from her property as well?

Mike Fee: Yes.

Chris Morely: A view from the 2 houses should be done. Ensure the elevation of the buildings is correct with tree elevations – this is vital.

Audrey Murphy, 118 Nobscot Road:

Could the developer give a drainage review from the Clark property?

Mike Sullivan: Drainage goes away from the stream that goes under Old Framingham Road to the pond in the back. There is a low point on the new road that goes into a detention basin by the open space area. There is no impact to neighbors.

Ray Bachand: What is the Old Framingham Road plan? It goes into that stream now.

Mike Sullivan: Every 300' there will be a catch basin and manhole. It will drain where it goes currently. This is per Bill Place.

Mike Fee: What are the Old Framingham Road improvements?

Mike Sullivan: With the Mahoney Farm project drainage component, the Town took the paving component and Mr. Giblin went to Mr. Depietri to split their cost for drainage.

Mike Fee: This is another item for discussion, litigation package.

Jody Kablack: Old Framingham Road discharges to a stream to the back of the property as is the existing condition. This proposal will improve the water quality that goes into the stream. Currently, there is no treatment, no curbing; therefore no additional water channeling in. It takes the same flow now and some of that will go to the proposed catch basins which are piped.

Ray Bachand: Again, raises concern of mosquito issue.

Mike Sullivan: Run-off goes to manholes, deep sumps accomplish sediment collection and eliminates those sediments, resulting in higher water quality discharge. The Town will maintain the basins.

Donna Park, 99 Nobscot Road:

How does it affect Old Framingham Road if the road is falling apart now and this brings more water flow?

Jody Kablack: The DPW Director is looking at a plan design for existing conditions.

Mike Sullivan: Bill Place wants a head wall at the discharge point to eliminate erosion.

Lisa Eggleston: No water from this project drains onto Old Framingham Road.

Eric Poch: Has there been any decision around the intersection for Nobscot/Old Framingham Road?

Mike Sullivan: Still Pending.

Ray Bachand: He supports the idea of traffic going through the Mahoney Farm development.

Mike Fee: This will be addressed in length at the next meeting when they have their expert present. Economics will be taken up at the following meeting.

Bill Dipeitri: Interest rates are going up. \$512,500 was the base price built in the DHCD model. They wanted to provide opportunity for upgrades at the initial stage for homeowners so they won't be penalized if they do upgrades later. They would get a 10% premium maximum when they go to sell.

Mike Fee: The decision from November, 2005 has what was assessed. Need to build on that work – process won't change. We need to be detail focused.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing for Grouse Hill Incentive Senior Development to September 27 at 8:30 p.m. at Town Hall.

Dakin View Subdivision - Bond Reduction

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the cash bond for Dakin View from \$35,000 to \$22,300 and release the \$12,700 to the developer.

Cail Farm Definitive Cluster Subdivision – Endorse Plan

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Cail Farm Definitive Cluster Subdivision.

ANR

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 96 Moore Road.

Carding Mill Subdivision

Michael Fee recused from vote.

On motion duly made and seconded, it was unanimously:

VOTED: To adopt the policy on Building Permits as indicated the Town Planner's memo dated 9/7/2006.

Driving Range at Town Landfill

The Board instructed the Planner to draft a letter to the Selectmen with the following comments and recommendations:

The Planning Board is not opposed to the proposal, however, it is just one potential. The Board recommends it go through the planning process to find the best use for the community. (A suggestion for windmills was made by Chris Morely). There is more appeal for traffic issues.

Code of Conduct & Email Policy

On motion duly made and seconded, it was unanimously:

VOTED: To adopt the Code of Conduct and Email Policy prepared by the Board of Selectmen.

Wayland Town Center Update

Jody Kablack: Abner Salant will attend the meetings.

The meeting was adjourned at 10:45 p.m.