

Board members in Attendance constituted a Quorum:

Marianne D'Angelo, Lisa Eggleston, Carmine Gentile, William Keller, Jody Kablack,
Town Planner

Absent: Carmine Gentile

Meeting called to order by Chairmen Keller at 7:45 PM

Continue Public Hearing Woodland (Dutton Rd.) Definitive Subdivision Plan

Updated correspondence- Communication from Town Planner to Fire Chief

Reply: No overhanging branches, 18' road width adequate as long as there is a turnaround.

Presentation by Tom DiPersio Jr. for applicant Al Maillet

The plan is for three lots from the two that are currently there. Would be seeking a waiver of a public road to allow for a private drive.

Drainage issues were discussed. Infiltration galley for storm water management. Can reduce the size of the system by eliminating roof drainage from calculations. Lisa Eggleston, Bill Place and applicant have discussed this in anticipation that the town might have to service this in the future since Dutton Road has no road drainage. Proposed drive slopes away from Dutton 1%. Town Engineer did not oppose elimination of berms along drive. There would also be 1-2 catch basins at end of driveway. Roof run-off is included in run-off figures. (Board likes to see roof run-off dealt with some other way locally around the house.) Town Engineer thought a drainage easement might have to be considered across property from Oak Street. This will be discussed in more detail.

Board Discussion/ Public Comment

John Vold, 7 Oak Street- What is the need for a drainage easement from Oak Street to new subdivision? (Just considering an easement there in case the town has to make it a public way in the future.) Headlight wash onto abutters' houses? (The drive is not directly opposite a house. It is nearer to the garage. This should not be an issue but Town Planner will look into it to make sure).

Town Planner noted that the applicant had indicated a willingness to preserve a buffer 30' deep on all lots. Transplant pines 1/10ft where vegetation is lacking .

Applicant is planning on irrigation systems/wells and they will meet the new bylaw set backs.

Waiver of locating trees within 10' of drive. Walkways to be waived and the money put towards the walkway fund. Equivalent of \$8.00 foot.

W. Keller asked what the drainage system cost would be. The full built system is 7-8 thousand more. Each structure costs about \$450. If there are any savings on the system

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by eliminating roof drainage from figures and going to a private drive then discuss what those savings are with J. Kablack.

Motion to close Public Hearing on Woodside (Dutton Rd.) Definitive Subdivision Plan- C. Gentile

Seconded by M. DeAngelo. No Discussion Unanimous

Board directed Town Planner to draft a decision for the next meeting

Public Hearing- Willis Hill II Definitive Subdivision Plan

Motion to Continue Hearing to May 31, at 8:00 PM at the Town Hall. C. Gentile

Seconded by L. Eggleston, No discussion Unanimous

No testimony taken.

Interview of Planning Board Candidates

Candidates Michael Hunter, Joe Santangelo, and Chris Morely were interviewed by the board.

An additional Candidate for the open Planning Board positions will be interviewed at the May 31 meeting.

Chairmen Keller called a short recess at 9:00 PM

Planning Board Meeting reconvened at 9:10 PM

Sudbury Gulf Site Plan

Chairman Keller explained that this was not a hearing but a session to get information so that the Board could make a recommendation to the Selectmen regarding this commercial site plan. Information on file at the town offices for public review include Application, Notice of Public Hearing on May 22, Memos from Town Planner and Design Review Board.

Presentation

John Smolack, Richard Elkhoury and a representative from Gulf Corporate Offices. The project scope is to upgrade tanks and canopy. There is no requirement to put in double wall tanks at this time. The Design Review Board raised an issue about the size of the canopy being out of scale with the building. The Applicant has revised the plan by shortening the canopy 6' in length and changed it to a shingled hip roof style. The width was not altered because a canopy less the 23' wide would not cover the cars being fueled. There is fire suppression equipment within the canopy. A minimum width of 20' is needed for the fire suppression equipment.

Board Discussion

L. Eggleston- Will this need a Water Resource Permit (No)

Where does the runoff from the canopy go? (It usually goes into a catch basin.) What are the suggestions for dealing with storm water runoff here (Suggest an underground drainage system to be installed when the area is being excavated for the tank work)

J. Kablack-What are the lighting specifications for the canopy? (Drop Lens 400watts-six lights total) It is suggested that there is a plan showing light splash in foot candles for the Selectmen Public Hearing.

W. Keller- Off site improvements-Town has not been strong in this area in past. But as developers improve parts of the town this needs to be considered. There is a potential site for a Town Park in the 4 acres behind the Gulf site. This will create a need for a walkway on both sides of Route 20. (What is typically done? It is dependent on size of project. Clearly we would appreciate anything that we could get to help improve this target area. (Applicant will make sure any landscape improvements are taken care of)

Has the Handicap Parking Space issue been addressed? (Handicap space will be striped and marked)

L. Eggleston- There is a catch basin on site. Who is doing the maintenance on this? There should be a Maintenance Plan on file with the town for the catch basin and the gas trap man hole.

Motion to recommend that plan be approved with input as discussed tonight and with Town Planner. The Board encourages the applicant to upgrade the façade to be visibly compatible with the new canopy. - C. Gentile Seconded –M. DeAngelo
No Discussion Unanimous

Other Business

Marone Meadows Bond Reduction

Motion to release Reduce Bond by \$5,000 on Marone Meadows and direct it to the Walkway fund.

C. Gentile L. Eggleston, Seconded M. DeAngelo No Discussion
Unanimous

Liberty Hill Performance Bond Reduction and Maintenance Bond Acceptance

Motion to release Performance Bonds of \$7,149 (Phase I) and \$6,2 (Phase II) on Liberty Hill and accept Maintenance Bond of \$7149 to hold until streets are accepted. L. Eggleston

Seconded- C. Gentile No Discussion Unanimous

ZBA Petitions

The Board will make recommendation for the ZBA hearing to be held on May 23, 2000 at Town Hall.

1. The Board took no position on the Special Permit for Nancy Pinson, 42 Pinewood Ave.
2. The Board took no position on the Special Permit for Maguire property, 10 Beechwood Avenue.
3. The Board Recommended approval on the Special Permit for K & K Manning at 112 Powers Road.

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4. The Board took no position on the Special Permit for D. Poor property at 10 Birchwood Avenue.
5. The Board recommend to hold recommendation until a plat plan has been submitted for the Tucker Nominee Trust d.b.a. as IRR at 55 Union Ave.

Motion to take positions as set out above; Move to recommend on #3, no position on #2 & #4 and hold on #5. L. Eggleston Seconded- Seconded- C. Gentile No Discussion
Unanimous

Site walk for Willis Hill II

Site walk will be Tuesday May 30, 6:00PM

Frost Farm-Endorse Definitive Subdivision Plan

Board put two signatures on the plan. Plan will be held until appeal period ends and Town Clerk has signed it.

ANR Plan McManus Property

Site on Route 20 formerly Herbie's Ice Cream to divide parcel into 2 lots. Meets the requirements for ANR Plan.

Motion to approve ANR Plan M. Claire McManus lot at 103 Boston Post Road. C. Gentile

Seconded L. Eggleston No discussion Unanimous

Meeting adjourned 10:45 PM