

January 25th

Present – Dan, Eric, Matt, karyl; Chan Rogers

Also Present – SAC, Mark Louro

Meeting called to order at 7:36 pm

Citizen Comments

Dan – we will move along to the next item -

Public Hearing Continuation – 127 Main Street AU Special Permit

Hold off until Alan arrives

Plan review estimate for Charles River Acres –

PGC Associates – motion by matt - \$385 – sec by karyl – all yes – alan absent

VHB - \$200 – motion by karyl, sec by eric – all yes – no matt – alan absent

CO fee estimate for Hartney Acres II - \$10,473.75 - motion by eric, seconded by karyl – all YES – Matt recuse - Alan absent

Sac – CO estimates – often involve neighbor/abutter issues –

Mark – not standards

Handouts – Correspondence

1. memo to BOS req. Town Counsel attendance at the March 8 meeting –

dan – I spoke with Joe D asking for this and he asked for a note requesting Town Counsel involvement

2. letter from Town Counsel to Sean Holland, Jonathan Bruce’s attorney – re: Forest Edge/Field Road

dan – this is the most recent in a long chain of communication with Jonathan Bruce and his final letter regarding relinquishing the bond – several snow storms – in limbo problems with this subdivision – that really gets to the core of why I would recommend that we have no phasing and no lot releases until the roads are done

OSRD Discussion – key questions from Gino Carlucci

Dan – field trip – efforts –

Informal Discussion – possible subdivision @ 33 West Street – 9:15 pm appointment

Take out of order as this is not an actual public hearing -

Steve Poole and Tony Dellorco – we just wanted to briefly discuss this with you

Dan – the next time we see this it needs to be as an official filing

Steve – we are asking to do is to create a small private way subdivision with limited waivers from the town's regulations – looking at some of the regs changes you are looking at – we wanted to get some brief feedback before we go to the preliminary stage – we do have a brief waiver list – reduce the standard cross section and we would need a retaining wall within the right of way for grading purposes – alignment rounding at the street needs to be 28" – reduce width of roadway to 24 feet – site obviously has a major stream flowing to the rear of the site that is considered a river per the rivers act –

Dan – can you help me understand a little better some of the wetland resource lines – in particular is the riparian zone line 100 feet and 200 feet –

Steve – 25 foot town no build wetlands zone - 100 foot is the wetlands line; the 200 foot line is the river acts zone – there is only a certain percentage of dev that can occur in that area – but there is an exemption for stormwater management facilities – we do have the ability to do more disturbance because it is for stormwater purpose

Dan – that is the first line of review – the PB, on its face value but without the palette as defined by concom

Steve – we wanted to talk to you in general first and then we will go

Matt – has concom looked at this

Steve – no they haven't looked at this –

Mark – don't you have to do an alternatives analysis when you do something within the 200 foot river area

Matt – any sidewalks on West st – are you proposing any

Steve – no, and no

Karyl – could the adjacent lot be divided to get frontage on this new road

Tony – these lots would meet the shape factor

Dan – the ROW would be 50 feet and that is likely to remain the same – certainly the pavement could be reduced

Mark – are you proposing asphalt

Steve – right now

Tony – the reason we are doing a 45 right of way is so we don't have to have the cul de sac go further into the lot and into the 200 foot area

Kayrl – if it remains a cul de sac then we would recommend an island in the middle—alternative turn around is possible –

Dan – public or private

Steve – private

Tony – would the board enter into a reduction in circle size?

Kayrl – what size is it –

Dan – paved way is 50 foot radius –

Kayrl – it doesn't look like the cul de sac can't go any further

Kayrl – I would suggest eliminating the circle and go with an alternative – this seems massive for two houses

Dan – is there any potential that this road could be extended onto the

Alan arrives at 8:15 pm

Steve- could there be some deed restrictions on this

Steve – OK, we are fine –

Dan – future regs – changing – separate parcel for detention ponds

127 Main Street – AUOD Special Permit Public Hearing

8:20 p.m. open

dan – chan, any comments?

Chan – no.

Matt – read letter from Jeff Watson - attach and make a part of this record

Ted – I did speak with Wayne Vinton and he said he was OK and would send you a letter

Susy – he has not

Steve – I have a response letter to VHB's 1-13-05 letter

Mark – re: page 4

Steve – they will hook them in anyplace – we get the shop drawing from hancor

Mark – is it noted as being connectged to the riser?

Steve – let me take a quick look at that –

Mark – this is the infiltration system out in the back

Steve – we are showing them – they ocme in at the top of the 36 inch pipe – it is actually

Mark 0 should you lower it so it goes in

Steve -0 they can make it any way we want – they heat weld – they can cut into in

Mark – OK

Steve – they give us a shop drawing ahead of time

Mark – page 5/first bullet – another invert/elevation issue – a change

Steve – wehave changed it on this version and in the CAD system –

Susy = what is the date

Steve – 1/19/05 – is the revisioin date

Mark - #6 on page 6 –

Steve – I will fax that to you tomorrow

Makr #7 and page 6 – town standard is 12 inch RCP – applicant is propsonig 8” polyethelene – we have no regs – it functions and will work properly

Steve – the two 8 inches are overflows from the drywells – I put Ts on them –

Matt – are you concerned with size or material

Mark – it just didn't meet site plan standards

Matt – they used it at Walgreens – material

Mark – page 7 #9 – H20 load – whenever there is a chance of a vehicle –

Steve – obviously the pipe is H20 rated – the risers are the concern – there is a concrete cover on top of the riser – the manhole cover floats – 36 inch on compacted gravel base with a 24 inch riser – manhole frame and cover – there is a detail on sheet 7 – cover is meant to float – and cover can handle H20 load.

Mark – page 9 #2 – how close is that utility pole to the driveway –

Steve – it is about 3 feet behind the curb

Mark – my concern is sight distance

Steve – it is on the westerly side – I don't see it as being an issue

Mark – the slope – the proposed grading to the west - my concern is you are changing flows and runoff characteristics and it is going to the property to the west – you might want to put in some more vegetation to absorb more

Dan – so there is no swaling

Steve – there will be a little bit – there is a freestanding wall and legislation

Steve – we did add a planting bed and we put a row of larger scale rhododendrons along the back wall

Mark – the concern is where you get closer

Dan – could you swale

Steve – we could do that –

Mark – 4:1 SLOPE

Steve – that is a very small area – it is going to go down into the existing vegetation – it is scrubby stuff

Mark – but they are regarding that whole area

Steve – we are creating a bit of a swale – the front portion will flow into the existing brush – I don't thin

Mark – is that brush worth saving – when they get out there to build, will they just clear it

Mark – just put a note on the plans to not disturb that vegetated area during construction – that is about a 15 foot area.

Steve – its is wooded and brushy

Ted – long grass and scrub oak

Mark – if it is in fact more grass, then maybe it is not a big deal

Ted – just overgrown grass

Mark – not as much of an issue

Mark – just put in a note – retain existing vegetation – on the plans

Mark - #5 on page 9 & 10 truck turning analysis – has the fire department commented?

Ted – I did get a verbal – he said 12 feet and we have 18 feet – he said there is no problem

Mark – police deparmtnet is all set

Steve – we put in a stop sign anyway

Dan – I don't think I would put it in – a stop line is fine but a sign is not really needed

Mark - #8 on page 10 – just a minor correction

Steve – I did fix that

Mark – curb around the dumpster

Steve – the curb is clearly shown on the plan

Mark – reference to rip rap apron – that was not shown on the plan

Steve – what I did – I tried to do that the best I could – we made a little change – tightened it up a bit – better than point source

Dan – can we put on the plans a stop line instead of a stop sign – that would be great – thank you.

Mark – 10 feet back from the gutter line

Susy – we had asked for you to do show some other items

Steve – architectural plans – we did add the materials list on sheet #7

Steve – on sheet #6 – VHB asked us to put on the O & M plan – that is on there now

Steve – we eliminated the ready rock wall and went with a rounded stone wall and put in a note with details -

Steve – we also talked about a lighting fixtures last time – we added a spec to the detail sheet

Steve – on the site plan we showed the spotlights on the corners and the lights at each of the doors –

Dan – nothing in the parking lot itself

Steve – the spotlights on the back of the building will light the parking lot

Dan – any awnings in the back to distinguish the two buildings residential vs. commercial – just clarity for consumers

Steve – we added the additional landscaping – rhodies and day lilies – I think we pretty much have everything on there –

Any final thoughts Ted –

Anything from the audience on 127 main street special permit

Motion by matt hayes, second by alan – close public hearing – all approved

Dan – I would like to entertain a motion to grant the special permit document – matt, seconded by eric – all yes – unanimous

Ted – I would like to thank the board – it has been

Public Hearing Continuation – Pine Meadows

Paul Desimone – waiver request letter for grading to be allowed for 1.08 vs. 1.0 –

Mark – that is fine

Pual – I have some quick numbers for you – 52,376 sq. ft of impervious area for the lots – if we do 6 of the duplex lots we propose 80 by 40 boxes with a 24 x 24 garage at each end – total sq. ft area is 45, - it can work – I haven't done the clcs for lot #7

Dan – the main omission for tonight is actually depicting the plan is showing the alternative

Paul – we know lot shape factor – there is enough frontage and area

Mark – did you look at trying to get 7 - 30,000 sq. ft lots?

Paul – I feel comfortable with 6 but I will have that for you

Ph continuation – feb 22 – 7:35 pm – motion by matt, seconded by alan – all yes

Dan – we are going to take a short break – 9:05 pm

Informal Discussion – Marian community ARCPUD

Rich Coppa
John Spink
Meredith West Gallagher

Dan – good evening – what do you have for us

Dan – return a check on ANRs

John – we have come a bit of a ways – we have been discussing with local neighborhood people who have a pumping station across the street – looks like we are pursuing that

John – The Form A we were talking about – what is basically – we have two parcels of land – one is land court and one is not – land court is 15 acres and the rest is 85 – we are going to be coming in with an ANR – parcel for spiritual living center, parcel for ARCPUD, parcel for something else (26 acres for possible future single family homes) and a fourth parcel that we will sell off to somebody else (3-4 lots for probable future ANRS) to get some cash

John – we have in the center piece of it – the arcpud is about 75 units – then we have an area for a single family homes subdivision

John – I will be coming in with a form A plan at your next meeting – now having said all of what we are trying to do – with the ARCPUD – we have an access strip from summer street that comes in – 75 units – to get from there to the back we need to put in a roadway access to the back – we got into some discussions with the fire chief over the last few days – he was saying is what they have been doing – he has a key gated system he is

using with a 12 foot gravel road – that seems to be his requirements -

alan -0 that road is purely emergency access at this point –

john – future Form C subdivision for people in the marian community who are not 55 and older – younger folks

john – in this process, there has been given to the community a sculpture which is a sculpture of Jesus Christ arising that they would like to place in the small open field – bronze statue – being cast at the moment – it is basically 14 feet high sitting on a 4 x 4 granite cube base – the problem is that we would like to get a granite cube into the site – so we have to build a bridge – and we would like to get that done – we were going to try to get – when we build the bridge before the arcpud – the bridge needs to be done

alan – so it will become part of the arcpud when it is done –

john – yes

matt – is there wetlands crossing?

john – one is a river crossing,

john – so we are looking for this process to try to figure out how to get the bridge built – I am proposing that I come in in the next 10 days or so with an ARCPUD plan and ask you to give us parameters to do just part of it – so you can have the oversight as you would want – so I can put that bridge in

eric – do you have an ariel of the cart path?

Dan – so you are looking for an abbreviated proposal

Dan – gino do you see any knee jerk problems with that –

Gino – it is just the specifics of how the procedure would work –

Eric – it like they want to build a hobby bridge on their property

Gino – I am wondering if you don't really need to do an arcpud yet – just a bridge on private property but with their willingness to

Matt – so the building inspector would need to be involved

Kayrl – it needsd to be conceived of by the engineer as an egress to all these units and to accommodate all the visitors –

John – it is going to be a draw –

Karyl – so all of these units plus the visitor crowds

Dan – can you get into the pseudo site plan of this attraction

John – couple of hundred trips a day going into the site – so what I have done – the red lines is my current thinking on how to run this to cross the river – I have divided the roadway just to give such a massive feel going into the site – road width problem – 22 foot wide issue

Dan – we would need to change the arcpud bylaw – clearly that is something I would be in favor of – for

John – the bridge comes out the same no matter what – I want to put a sidewalk to the south side of the roadway –

Detailed explanation of bridge location –

John – flow thru and out – I am looking for some guidance if you can – I will within the next week or so have it fully designed – I could look at it - I need your commentary on this – and second, if you want to do any testing,

Dan – relative to the engineering element once we have made a decision in good faith that you would employ the services of our engineer – what is the board's thought

Karyl – why isn't it possible if he designs this properly – why couldn't it be the structural part of the bridge – and not necessarily get it finished off

Alan – if they are going to have people

Karyl – the thing that is driving this is the May 1 date – presentation piece –

John – as soon as we do this, people will come

Dan - we should look at this as though it will be part of the arpcu d

John – 26 spaces –

Rich coppa – 350 cars with the main building –

Dan – vehculular traffic overflow will come from the main parkinglot with sidewalk s

Dan – landscaping as part of the parking lot area – full finish on the briedge – beautiful stone finish –

John – I have been looking for railing - so I have got to have some kind of railing – but when I come to the bridge, I need pedestrian railing too – so I am looking for a conceptual – if youguys like stone walls

Karyl – we love it – or stone faced –

John – but I need to get something that is 29 inches above the road surface up to 42 inches –

Karyl – stone faced concrete –

Dan – real stone wall is obviously best

John – I was trying to get something that wouldn't look quite so massive – log railings

Karyl – this is not a rustic - this is bronze, beautifully done

John – do I go to a metal or wood railing

Dan – I don't think we can design this for you – come up with some concepts

Matt – I would rather not see metal

Dan – any other thoughts from the board –

Dan – I like the split here a lot –

Dan – lighting?

Rich – 3' bollards from the main parking lot – with lights – I would like to see the fixture –

John – one more item – went out and chased down a little bit – the red line is the trail system for the public to have access to – connecting with the Upper Charles land trust area to the north –

Dan – I want Dave Hoag at the next meeting on this and Jim Wieler

John – it would

Dan – I am concerned about how you have increased the density a bit in the northern section – with the juxtaposition of the trail system with that area – in concept I am pleased to see the trail connection north to south –

John – we will find a way for the trail and the houses to not see each other

Dan – 40% needs to be open space and 50% of that needs to be upland s

Karyl – as the trails come thru, the units that are next to the fields here

John – that is a separate subdivision – in the southeast corner – the septic field is gone now –

Dan – that is good – that pine forest would be good to keep –

John – does it administratively make sense to actually file

Plan would be for dan to dismiss, have chan sit in it

Avellinos for possible rezoning of Medway Gardens

Dan – give me some

200 by 100 new structure –

now the existing building – about 200 feet –

best way to set the building on the property –

dan – you will be needing to get rid of the ledge

andy – yes

dan – parking is a big deal for everybody in term of site plan

andy – I would like to get 75 parking spaces – we only have 20 now

dan – have you shispered this out to the abutters

andy – not yet, we will -

alan – aren't you limited

dan – why the need to rezone? You may already have the right to do this?

Andy – I think we have

Dan – it does dovetail nicely with master plan actions of expanding commercial zoning and opportunity to increase tax base vs. residential tax base

Karyl – before this is presented publically, this great idea could even be enhanced a lot by some proportion changes to make it very attractive – that could make it a very big sell even more than what you are prposng

Dan – you understand that across the street some plans are in the works for expansion

Susy – this would ultimately need to go thru site plan process with us

Karyl – how people vote will depend in great measure on how they think it will look

Andy – so everything would need to come down –

We want to keep this primarily retail –

Dan- if there is a new house there – please consider talking to the CPA committee about moving the house for affordable housing

Andy – we wouldn't mind doing that

Andy – I think TRESKA will take the rock that is blasted -

Dan – we would sponsor and submit for annual meeting

OSRD – Key Issues

Gino – Heart of the model is the design process for this kind of development – 4 step process to identify site resources first;

Dan – how about a site walk requirement for this board – we are doing more and better than what we did before when I got on in 2000, but anything of substance

Gino – you might want to make it a strong recommendation to do so –

Dan – I just want to make sure we legally have the right to go onto these properties

Karyl – in some of the towns we visited, they have bigger zoning and they reduced down to our standard

Gino – provide the authority that the board has discretion to approve locations of houses –

Eric – have some flexibility to stagger some setbacks to break it up –

Karyl – we want to make this attractive but we don't want to get stuck with an abomination – Win win –

Karyl – another thing that was really good – were those large acreages of land almost performing as a common – bring open space into the middle of the development and not just at the back –

Alan - became a feature for the neighborhood –

Karyl – excellent materials – best

Matt – I like the idea of a formula to calculate the number of house lots –

Gino – I would wonder how many lots I could have gotten – people who are not that inclined to open space subdivisions are going to worry that this will give them more lots – what we might do is do some examples and see if there is a formula available for that to see how it might come out – look at conventional and see how if applying the formula –

Dan – is the formula in the model

Gino – yes but you don't have to go with that precisely –

Gino – the frontage requirement you might want to provide some flexibility

Eric – I like this idea of minimum separation between structures as opposed to setbacks and minimum lot sizes

Gino – that can force some variety –

Gino – what I thought was something restrictive now is the requirement that the open space be 70% uplands – an alternative is to not allow the % of wetlands in the open space to be any higher than the % of wetlands on the entire site

Dan – what do we do with detention ponds in OSRD – do we still want to go with a separate parcel like we are with our new subdivision regs

Dan – I almost want to see the open space have some active recreational use for the subdivision given that the lots might be smaller – playground –

Matt – allow up to 20% impervious in the open space?

Eric – could we do a 2 tiered thing? Lower the maximum unless there is active

Dan – next Tuesday, we have to put time into this – so we get this done and in and submitted –

Karyl-0 no detention ponds in the lots

Gino – what about in the open space?

Matt – let it be part of the wetland

Special Town Meeting – February 28th special meeting

OK on streets to submit – Camelot subdivisions

Dan – who is authority in town hall – the issue with these – we have \$4500 put into the fund – who makes the determination for when and how it is spent and then what limitations on the spending should there be in fairness to the applicant? Should that \$4,500 be spent in the area

Karyy – once that money is given to the fund, it goes to Medway Planning Board

Dan –

Gino – one thought I have is, for sidewalks in particular, if there were a sidewalk plan – then that fund would be used to help implement that –

Karyl – is this a surtax? We should refer to the sidewalk plan in the bylaw

Dan – do this to go along

Karyl – we need to have a legal look

Dan – let's have dave d'amico look at this and see what he thinks –

Street acceptance only for special town meeting –

40B project reviews for Fox Farm and West Haven – we will do at next week's meeting

form of a one page letter

Affordable Housing Study Group

Eric – bones of an outline of the approach we would need to take – essentially laying out what we have, where we are – ID potential additoiinal tools – I think we have the participants set at this point

Eric – I think the best approach is to just pick a night and go for it – in terms of timetable – it will dictated by the group –

Dan- do we envision a start and finish date

Eric – I think it would be good to have a target

Gino – Susy asked me to try ot get the Home @ Last video – Helen LeMoine coordinates this – there is a video and power point presentation – she would come out –

Motion to approve that lot release – karyl , matthew – yes

Ok on \$720 – karl -, alan – all yes

Motin to adjourn – matt, alan –

Yes

11:05 pm
