

December 20, 2005 – Medway Planning Board

PRESENT: Matt Hayes; Chan Rogers, Karyl Spiller-Walsh, Andy Rodenhiser

ALSO PRESENT: SAC, Gino Carlucci, Paul Carter, John Schroeder

Order at 7:34 pm

Citizen comments -

Mark Cerel – 6 Franklin St. there is an issue coming up tonight, ought to be brought to your attention – applicant is addressing property at 149 Main Street – one of the existing uses there is a day care center – that was put in because of the fact that the town has failed to take advantage of the ability in state law re: exempted uses (day care center) – but you can imposed reasonable regulations regarding bulk of building, height, setbacks, etc. open space, parking, etc. – neighborhoods are completely vulnerable to

Matt – aren't those covered by the zoning bylaw

Mark – you would have special provisions in the zoning bylaw for the following minimum requirements – limits

Sac – we do have authority in the new site plan bylaw to address this

Open Public Hearing for the Maids –

Motion to waive reading of – karyl, andy – all yes

Matt – it has come to my attention that the applicant would like to continue the public hearing

Robert Goodliffe – susy suggested

Continue to January 17 at 7:35 p.m. – andy, chan – all yes -

Distributed copies of review letters from VHB and PGC Associates

Distributed copies of updated AUOD bylaw – as revised at June 2005 annual town meeting

Matt welcomed John Schroder to the PB – appointed by the BOS – town clerk is out this week and he has not been able to be sworn in

Mark Cerel – doing this thru site plan review is not sufficient – separate section of zoning bylaw

Questions on parking standards for special permits -

Gino comments . . .

ERIC leaves 7:50ppm – will return at 9:15 p.m.

Plan Review Fee for Restaurant 45

PGC – \$525 – motion to accept – andy, chan – all yes

VHB \$6060 – motion to accept – karyl, chan – all yes – NO Matt

Karyl's request – Please print PROJECT IDENTIFICATION larger – bigger heading – Susy, Gino and Paul – bigger and BOLD

INVOICES TO PAY

PGC – 112.50 for general consulting services – andy, karyl – all yes –

PGC – plan review – 12/19/05 invoice date – 881.25 – karyl, chan – all yes

Stacey Wetstein - \$610 – andy, karyl – all yes – Consulting Services

VHB – CO 551.74 – Birch Hill – karyl, chan, - all yes – matt recuse

VHB - \$2,406.89 Plan Review – karyl, chan, all yes – matt recuse

VHB - \$1,554.50 – karyl, chan – all yes – matt recuse

VHB – plan review - \$9390.50 – karyl, chan – all yes, matt recuse

VHB – CO – 8100.48 – karyl, chan, all yes – matt recuse

VHB – plan review - - HOLD OVER – includes Wingate Farm - hold over 2 invoices until John Schroeder can vote

VHB – CO – 5789.71 – karyl,, chan , all yes - matt recuse

Moiton on CVS – add this finding in update the date for approval of whole thing

Add a finding - andy, kayrl – all yes

Construction Observation

ICE report – tied to bond reduction request

Andy – did they submit an as-built? Is that really OK

Matt – we have to make sure the detention pond is built to plan

Andy – is an infiltrator required there

Paul – I don't believe an infiltrator was required

Paul – references correspondence from David Faist dated 12-16-05 with as-built plan drawing of detention pond on lot #9

Public Hearing Continuation – Hopping Brook Definitive Subdivision Plan

Matt –

Paul Zonghi – I am making a proposal – town of medway does not put in granite curbing anywhere in town except route 126 and main street – I do have figures from the town's jobs – I have estimates

\$3,850 – roughly – 135 feet

Karyl – I think what we need to do is go through this – we need to get our facts straight – the number for Wingate is wrong – it wasn't based on Wingate Farm Road, it was based on Holliston Street

Andy – we need to be fair and consistent

Andy – what is the basis for the formula – how is it figured –

Matt – when the estimate was prepared, type of street that the frontage is on – in our new rules and regs, we have different cross sections for different types of roadways – determines what type of sidewalk, what type of curbing, - no specific standard for scenic roads

Various discussion on inconsistencies among our examples

Paul – contract that the town has with a paver –

Andy – I did speak with Dave D'Amico re: where he wants granite curbing – he said 109 and 126. hard edge curbs are hard on the plows; I don't know if that is consistent with our

Paul – I did put together an estimate for berm instead of granite curb –

Karyl – I made the comment last time, we need another description of sidewalks – we measured meandering sidewalks on scenic roads

Andy – we need to have some discussion re: fixing this problem

Matt – I don't want to put a linear cost in our bylaw or regs –

Paul – my point, even looking at the price per wheelchair ramps, they should be the same price

Matt – we determine the scope of the work

Paul – ICE comes in at about \$35

Paul Carter – My estimate reflected updated Mass Highway pricing

Matt – I would consider taking off the contingency from what Paul Carter's revised estimate (\$8,642.40) – reduce cement concrete wheelchair ramp by 10% would make it \$2160 - would bring it all to \$ 6,962.

Paul Zonghi – that would be OK – roughly \$40/sq. foot

Board agrees –

Andy – perhaps we should acknowledge that there is a problem with this that we need to address this – we need to fix this before we move forward

Matt – we absolutely need to address this ourselves

VHB's review letter – of December 19th –

Paul – we reviewed the revised plans – our comments have been addressed. There are a couple of things the board may want to consider in our decision – did the fire chief ever provide a letter regarding reduced size of turnaround

Susy – I am not sure??

Paul – do you have approval from concom

Steve – had our initial meeting and had our site walk – looking to approval on January 5th – they did ask for something from VHB saying that stormwater management is OK. They seemed to be happy with the delineations - we would need a copy of the order of conditions from concom

Paul – I will send them a copy of my Dec 19 letter.

Matt – any other info the applicant wishes to provide

Matt – any abutters wish to comment

Steve – track down a letter from the fire chief

Motion to close the public hearing – chan, andy – all yes

Request for extension on deadline to February 15, 2006 – action deadline

Will consider a draft at January 17 special meeting

SAC – do Cert of action

SAC – work on some sidewalk fund standards . . . for various

ICE Bond Reduction –

VHB estimate is \$50,616 dated 12-16-05

Paul Yorkis – Everything is OK

Motion to reduce the bond – chan, andy – all yes

Eric Alexander - returns 9:10 pm

Pine Ridge – signed Special permit

Paul – we will begin within next 14 days, begin testing at the site where detention pond is proposed to go – that is the only testing we need to do at this time –

Matt – any clearing

Paul – we are using a backhoe – minimally invasive during that process – only other testing we anticipate is the crossing for the emergency access where we need to determine the structural aspects of that – otherwise, we think we are all done – we will be in as quickly as we can with the subdivision – the plan is to go forward with the design review committee to look at the building plans – as soon as we can get a landscape architect – we will first meet with the abutters to give them a shot at that and try to get as much input from them and that plan would go to the DRC as well, so we hopefully will be in a position to present to you a complete def plan .

Karyl – I am not so sure what is going to happen – if there is going to be any sort of retaining wall, just a heads up that we will want to see a nice wall

Paul – we are going to stay away from that – the whole approach we are going to use is the approach that was outlined in the special permit – we are staying away from that

Karyl – you are pretty comfortable that you can stay away from that

Paul – based on what we know now, we are fairly confident – if there would be a substantial change to that plan, we would need to come back to the PB

Chan – during construction, what access would you be using

Paul – candlewood drive; before we even take the backhoe in to do some testing, we will let the abutters know – strictly for testing

Chan – you need to do some clearing to get the backhoe in

Paul – a very modest amount – we want to leave things as much as they are

John – we will try to utilize the trail – mark where the boxes will be going so we can do the testing –

Chan – specifically to get thru the hedge at the tree line

John – yes – we will do that where the driveway is on

Andy – I would encourage you to keep as much communication going as possible with the residents – try to minimize the

Paul - I have committed to showing them the draft landscape design – hopefully we will get some feedback from them. I am cautiously optimistic – happy holiday

John – thank you

Eric leaves at 9:20 pm

Pine Meadow endorsement –

Matt paid CO fee –

Board signed plans and covenant –

SAC overviewed agenda for 1-10 mtg

Motion to adjourn – karyl, andy - = all yes

9:45 pm

DONE for 2005!!