

February 8, 2005

PRESENT: Dan Hooper, Alan DeToma, Karyl Spiller-Walsh, Matt Hayes

ALSO PRESENT: Mark Louro, Susan Affleck-Childs

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

CITIZENS COMMENTS

Chris LeSeige, 36 Field Road – I was just hoping to get an update from the board re:the bond release for Forest Edge –

Susy – gave status report – Dick Maciolek’s letter to Sean Holland to lay out PB agreement to take assignment of the bond –

Dan – we will continue to followup with Dick to ask him to followup with them – brings up an interesting dilemma if they don’t respond

Chris – he has put all of us in an awkward situation – knowingly – town, pb, residents – we want to be sure that come spring, that we don’t go through another cycle of work not being completed. – it sounds like we are just waiting for them

Dan – we don’t know their response to our laundry list of items – as built plans, deeds, easements,

Chris – this is not a straight forward thing – we just want to make sure that if there is anything we can do, we want to do it

Dan – their last letter they asked for a list of whatever else they need to do – they asked for it – hopefully, there is a change in practice in how Mr. Bruce responds on behalf of Ariel Corporation – hope this can find a resolution – we want to get the road paved

Chris – we want the road to be paved so it can be plowed – as far as you know, we will still continue to be plowed?

Dan – roads of public acceptance today will get priority in snowstorms – I can only suggest that you might want to have some back up plans - DPS has been most accommodating in this awkward situation

TO DO - CALL DICK re: status

Dan – maybe we need to set our own personal deadline for something favorable – if nothing by then, then we ask Dick to take it to the next step

Chris – he has demonstrated that he has no interest in resolving legal battles – we don't want to be in the same situation

Susy – neighbors have some concern about other items needing to be done – landscaping along the pond, completion of sidewalk - concomitant issues for compliance

Chris – road takes #1 priority; I would think the town would agree with us

Dan – agree

Chris – I will keep in touch

PH continuation – Wingate Farm

Karyl – recuse

Steve Poole – I owe you plans, - I need a couple more hours – deliver to VHB and to PB on 2/9/05

Moiton – alan, matt – feb 22 at 8:45 pm - one recuse - approved

Susy – we will need to do an extension at that meeting

Karyl – returns 7:46 pm

John Federson – realtor with Century 21 in Holliston – I have a couple of listings

I have Hideaway 236 Main St and also 25 Milford St – we are trying to get some kind of indication re: development potential for residential housing – zoning is approximately ½ acre lots with 150 of frontage – single family homes – so one of the opportunities that has been discussed with developers is a thru road from Milford to Main Str – that road would provide the frontage required for ½ acre lots. I have a crude schematic –

Dan – looks like combining 3 parcels –

John – I also have 240 Main Street which abuts Hideaway Farm which has the pond – it is very wet in there but north of that is a chunk of land that is dry and usable – about 2 acres - so these 3 parties are interested in doing something –

What about the other parcel

John – that is Benny – he has been tough to deal with – but he might consider splitting off some

Dan – concomitant determines that

Karyl – the more partners you come in with the more likely we would want to talk to you about an open space subdivision here – one concern is a thru street – there might be other ways to do that – we would look very favorably on something like that

Dan – what strikes me is the implications of a thru street there – however, it might be a good thing and really think about it – roadway construction, width, speed, mitigations, etc.

Matt – the OSRD bylaw minimum size now is 10 acres?

Susy – yes, but the new OSRD will not have any limitations

John – what is determined to be usable – the other opportunity is that there is town sewage on main street very close – many developers have expressed desire to tap into town sewage and service this entire area – I had a developer talk to the water/sewer department today about the possibility – at first glance, it was generally favorable

Chip ????? potential developer – multi family is allowed

Dan – it is not by right, by special permit – I would highly doubt that you would get all approved – that is a ZBA determination –

Dan – I would expect these lands were part of the Groehl land over the years –

John – it goes back a long time –

Dan – it has been there and a fairly dense surround –

John – you can see Fales Estates next to 25 Milford – the developers I have talked to are not keen on an over 55 – they want to do something like Fales Estates

Dan – known entity

Karyl – couple of options – if you can all these pieces together – make a proposal of what you feel you can get in there and then maybe present – a lot of wetland in there – get an open space permit to reduce the location of some of the lots and preserve some of the wetlands – less roadways

Chip – a cul de sac instead of a thru way

Dan – real dead end issue

Karyl – you need to find out if that is a perennial stream –

Dan – if there is a perennial stream – massive difference in value of land – I don't know if these ponding areas –

Karyl – it is very wet in there – you need to know what your base number of what you can get in there

John – who should I talk to?

Chip – engineer to do a feasibility study

Mark – try to do an informal with the concomm – you will need to have an environmental scientist go out and classify all those areas –

Susy – ANRAD

Mark – an environmental scientist could go on line and find out if those streams are classified by the state already

Dan – in terms of concomm, do they require that you bring something forth for them to react to

Matt – all the site works I was on are to review flagged lines

Dan – they don't want to be the flagger –

Chip – concomm confirms –

Karyl – I could see you coming in from both sides with pathways

Mark – I would think you would use up a lot of land with the cul de sacs –

Dan – we have a new OSRD bylaw to be considered at the May annual town meeting that has no minimum acreage – right now it is a 10 acre minimum to employ the OSRD special permit – we want to encourage that approach –

Dan – just as a sort of summary of the master plan – you cited the Fales Street subdivision – I recall that Fales is the prototypical – ½ acre – that is not the way the town is going with arc-pods, OSRD – we are encouraging more creative single family developments when those are appropriate for a site – even if it were to be a single family site, it is not like what it has always been before – more open space but more dense layout of homes – could be duplexes/triplexes in the same complex – but there is a significant chunk of open space that has to be set aside – 50%

Karyl – ½ acre zoning is very dense – very regimented –

Chip – everybody wants to put these huge houses on these little lots – it is ridiculous – that is an area where I would put 2800 sq. ft max to fit in – the only way we can do it is to work together

Matt – we love it when people come in early on

Dan – just hire really good engineers –

John – you must know some

Dan – we can't recommend

Chip – McCarthy and Sullivan and Schofield brothers I use – in our perspective, he is trying to sell it and I want to buy it and the seller thinks the land is worth way more than it should be – they should come to these meetings and sit here to see what it takes to make it happen

Chip Cueroni – builder

John – the other special feature is access out of main street and route 109 – special location that would lend itself very well to a development like we are talking about

Dan – issue of access is a tough one –

Eric – I am a fan of thru streets where possible – I would be very open to a thru road there

Karyl – I have an idea – what if you had a boulevard going thru there and the backs of the houses were on the boulevards –

Eric – traffic calming measures built in – we don't want airplanes in there – there might be some other mitigating measures –

Gino – a roundabout in the middle

John – I will go on a more intense fact finding mission – my goal was to just get a general indication whether it is worth proceeding – I hear yes

Dan – we can't evaluate worth – of course that plays a part

Karyl – it is worth researching – you could

John – it is worth a small investment to find out -

Eric – I want to re-emphasize – get some more information on real capacity for hooking up to sewers

Dan – once you get thru the wetlands questions you will get a better feel for what is possible –

Chip – with the OSRD, how much would the lot size be reduced?

Dan – if you wait until May for the revised OSRD – 50% of lot size – more flexibility

Karyl – we are looking for smaller, more densely constructed –

Dan – think heavy landscaping, think setback variations, interesting architecture – parking from sides and rears, walking paths, common driveway potential,

Mark – with your potential for environmental resources –

Susy – preserve site features –

Dan – we will be requiring a professional landscape architect to be involved in the site inventory – figure out site features to save and then design the roadway around it –

John – I can visualize this

Karyl – we can make your road widths something smaller

Dan – get the perennial stream and vernal pool issues worked out first –

Susy – this could be a very nice alternative to what is run of the mill in Medway Planning Board

John – thank you very much – I will talk to the environmental people first

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quick break - return at 8:30 pm

PH Continuation – The Haven

Rick Merrikin – the word we got from Mark is that everything seems OK except for adding a stop sign – so I put it on this plan where we have the proposed street line –

Mark – the safety officer might want something on Fisher Street – intersection ahead

Susy – we didn't hear from Jeff yet – I called after he left today

Rick – I did prepare a draft declaration of covenants and restrictions and private homeowners maintenance agreement

Dan – let's review the findings prepared by Gino

FINDINGS – let's try to include some of the concerns as expressed by CONCOM that resulted in moving the drainage to the street rather than on the land in the wetlands buffer

Dan – let's get something a little more formal from CONCOM – did we get

Mark – the reference on FINDING #3 – change it to 100 feet and say outside roadway pavement diameter

Matt – but this comes right out of the rules and regs – get it verbatim

Matt – there are 6 findings here

Karyy – what is proposed footprint of the houses?

Rick – lot # is 65 by 30; the others are 65 by 35 – 2000 on a single floor including the garage –

Alan – is it granite curbing at the rounding? – it doesn't say berm there

Gino – my intent was to raise it as a question – there is a portion of the roundings within the town right of way – do you want to waive granite curbing

Rick – a little piece of the curb is out in Fisher Street – we are requesting a waiver for the portion in the road – the question is whether the curbing at Fisher Street should be granite

Mark – I would say that given the narrowness of the street, having granite would be very difficult – and there is none on Fisher street – because of the narrowness I think berm is a better solution

Dan – that is the issue of curbing, but the second part, why is

Alan – it is more of a statement – needs to be restated as a fact –

Rick – acknowledge portion out into Fisher st

Gino – you could just eliminate the last sentence – that is oriented if you did not want to allow berm

Dan – how about slanted granite?

Mark – it is more mountable than vertical granite – blends a little better –

Dan – it will withstand better on our right of way – I am just throwing that out

Eric – the road width coupled with the fact that there is no curbing on Fisher Street – make it hard to do

Rick – hard to blend in granite curbing

Mark – that area will be plowed by them

Matt – is there even berm on Fisher st?

Karyl- I vote for berm

Alan – how do we handle this with other ones – the next time it happens, if it is on a road that has granite

Eric – we should add a point that Fisher Street doesn't have any curbing right now

Dan – I think it is best given the extent of edits that we wait until the next meeting to vote –

Matt – is the public hearing still open?

Rick – I will clean up the homeowners

Ssuy – clear that there will be covenant,

Eric- motion to close public hearing- second by alan – all in favor –

Rick – I just had one question – what do you do with this payment in lieu of sidewalk

Dan – we assess the sidewalk issue – we apply a number based on the type of sidewalk that might be best suited and then multiply a standard number that mark has – it will – linear length of fisher street –

Mark – about \$25/foot – this says 100 feet of frontage - are we talking berm, no grass strip, 5.5 sidewalk

Rick – the no cut zone - do you always impose that

Dan – we think it is a good thing for the applicant in terms of infiltration – we want to encourage preservation

Susy – generally a 30 foot selective cut zone on perimeter of entire site

Susy to work on draft certificate of action – for the feb 22 meeting – gino will tweak the certificates –

9:05 call Paul Yorkis –

break until 9:10 pm

Communication from Shelter Island Fund

Dan – letter from Shelter Island regarding their desire to file an application – I have told Jedd that I will speak with Joe D. – we got a previous communication from Mr. Maciolek that we should check back in with him regarding a potential application while litigation is pending - we still don't know if he is bonafide applicant –

Susy – So we should do some followup with Dick

Karyl- does our acceptance of an application make him more viable with the court

Dan – think about it from Shelter Island – would you not want to have much of your permitting done? We wait for dick maciolek’s opinion and then decide how to proceed –

Karyl – I don’t think he can be a legal applicant until the lawsuit is resolved – how lovely for him. Might be a question for Mark bobrowski

Dan – this is simply a request –

ENDORSEMENT – Hartney Acres

Invoices

WB Mason – 739.90 – karyl, alan – all yes

PGC Associates – Consulting Services – Rules and Regs - \$1975 – motion by karyl, seconded by matt – all yes

PGC Associates – Project Review – 127 AUOD – 122.50 – motion by matt, alan – yes

State Subsidized Housing Inventory –

Issue of whether medway has an approved plan – if so, and we have increased our affordable housing percentage over .075, then we may not have to accept other 40B applications.

Eric – I am only aware of two projects where the HAC has upheld a local denial –

Eric – question of timing on adjusting the SHI –

Dan – very little interaction with and about affordable housing

Karyl – all it is going to take 1-2 40B projects before it becomes a huge issue

Committee Liaison meeting

CPC Meeting – last night, one and only public hearing – no quorum, continued

CIPC – on Thursday at 7 pm at senior center –

Susy – time to start talking about a new town hall –

Dan – Susy and I met with MBC luncheon last week – Bill Wright made a presentation on the CI development plan idea – generally well received – IDC will be lead on this – this is going to take more than just the PB on that one. – the issue of town hall came up – I mentioned a new town hall as an anchor of this space

ARTICLES FOR 2005 ANNUAL TOWN MEETING

OSRD REVISED per Gino

Dan -

Gino to revise contractor's yard

Wetlands % - karyl – 70%; alan 75% - dan – I think you might encourage owners turning to 40B sooner if you raise it. – everybody OK with

Citizens petitions

1. OSRD
2. Site Plan
3. Avellino

Alan – I would suggest you separate drive-thru from single tenant commercial buildings – in terms of the warrant articles –

Eric – I think we should

Gino – Where you are already looking to get the site plan approval process from BOS –

Dan – my sense is that we would like to take a more moderate approach and at least get them added to the

OSRD Bylaw Revisions – 2/8/05

Eric – i pulled out a tape measure this weekend and we were talkinga bout minimum separate between structures – I think 50 feet is too wide – my neighborhood – 18 to 36 between – it works – if we are trying to encourage – 35 feet high is the tallest

Dan – issue is combination of height and girth – massing of footprint is what is going to create a bit different visual

Dan – issue is the buffer on side setbacks –

Eric – minimum unit separation – I wouldn't suggest going as low as 18

Karyl – 30 feet sounds good

Dan – I am OK with that

Dan – page 2 – section 4 a) pre-app meeting – PB may invite other boards to attend

Alan – is requiring a pre-ap a disincentive

Eric – just rearrange the sentences –

Dan – so we will keep PB may invite other boards to participate

Alan – lets call it preapplicatoin/informal review –

Dan- 5 i - identifying conservation areas – require that be done as part of application - wetlands should be verified by concom;

Gino – ok to do this as it is a special permit –

Susy – call it out specifically as an ANRAD –

Eric – page 3 item 6 d) - add “approved” to all references to Concept Plan throughout –

Dan – 6 3 i – add towns consulting engineer and planner

Dan – 8 a 5 – consistent in definitoiain s

Dan – 8 a 6 – garage doors may not face the street – need to be careful with that language – check that out - potential for problems

Eric – I like the intent of this

Dan – definitions for open space, yards, driveways - . . .

9 a iii – easements – include in rules and regs

dan – check numbering, etc. –

revisions by Thursday

motion to adjourn alan – eric –

11:30 PM

