

April 12, 2005

PRESENT: Dan Hooper, Matt Hayes, Karyl Spiller-Walsh , Eric Alexander
Alan DeToma expected later

ALSO PRESENT: SAC, Mark Louro

Meeting was called to order at 7:32 p.m. by Dan Hooper

CITIZEN COMMENTS - none

Public Briefing – Hopping Brook Estates Preliminary Subdivision Plan

Karyl recuse – Conflict of interest, her engineer is the engineer for this project

Steve Poole, VEO Associates representing the applicant
Tony Delorcco

Proposed 3 lot subdivision at 33 west street – westerly side of west street between 2 power line easements and across the street from the substation; 3.12 acres with one house on it – propose to construct a roadway that would come along the northerly property line to create frontage for 2 additional lots behind the existing house – instead of a traditional cul de sac – propose a hammerhead turnaround – waiver to reduce width of pavement – drainage to catch basin to discharge into a 2 stage detention basin and out to the back of the site along hopping brook, a perennial stream – we have a list of waivers – look to construct this roadway somewhat below the standards for a town road – private way not to be accepted – look to eliminate radius on the northerly end of the roadway; eliminate cul de sac; 24 foot width, no granite curbing – only at roundings – allow bituminous curbing, eliminate sidewalks; there are none on west street – we have gotten some comments from DPS and from Mr. Carlucci, on behalf of the board – we would like to get some additional feedback from the board and VHB to give us guidance as we move toward definitive plan

Mark – it will be paved

Steve – yes, bituminous berm throughout

Mark – we like to run the berm right by the end of the driveway – you get less erosion at the corners, they did it at redgate I and that worked well – is the road centered on the layout?

Tony – yes, it is

Mark – the rounding problem – if you shifted the road to the south a little bit

Tony – I had thought about moving the whole road

Mark – the right turn into is the more critical – move the road to be 3' off center in the right of way and then it will be a better radius and you won't effect his driveway

Steve – not a problem without the sidewalks

Matt – grade?

Steve – 1.5

Mark – what is radius on the bend in the roadway before the cul de sac

Steve – 65 feet

Mark – I think it might be better to run that a bit straighter –

Steve – we can flatten that up

Mark – check it with a turning

Dan – what about enough back up area

Mark – look at it from a turning standpoint – 65 foot radius on a road is tough, - try to flatten it out as much as you can

Mark – you show some test pits –

Steve – the botanist did those for wetlands – the area is sandy gravel –

Mark – you show the house at the end of the cul de sac quite a bit smaller than the house on lot 2 – why is that?

Steve – we tend to show big boxes – that one is

Mark- 60 by 35 – if it needs to be that

Steve – the other one is 80 feet

Mark – our standard is 40 by 80

Paul Zonghi, applicant – we would be doing a smaller house

Steve – it is going to have to be somewhat smaller

Mark – your level spreader looks like it is within the 100 foot riverfront – you will have to move it

Steve – we will move it out

Matt – the 100 foot riverfront area is not shown

Dan – what is a level spreader

Steve – instead of a pipe coming out with a flared end with rip rap – it becomes a side overflow weir – it spreads out – softer impact – they like to keep that 25 foot buffer – sheet flow

Mark – you need to keep it out of

Dan – you need to keep it away from the footprint of the house – we are very concerned about that

Matt – what stage are you at with concomm

Steve – we will file with this as soon as we are done

Matt – anrad or noi

Steve – probably go right to the noi with them – Christine said not to call lunti

Mark – make sure you can access the outlet structure from the pond – it needs a 10 foot level area all around – you will also need an easement around it – the dashed line around the pond is an easement?

Steve – we will need to extend it over further for drainage –

Steve – it will be a homeowners association to take care of it

Matt – why is the hydrant across the street and the water line is on the other side – doesn't the water dept like it different

Steve – we can bend it around and put the hydrant over there

Tony – would the board consider a narrower width road –

Dan – serving 2 houses in the current proposal but potential other subdivision for 37 West Street

Steve – we would be willing to put in some type of covenant to restrict the roadway from being used by the abutter - dps suggested making provisions for adjacent lots

Dan – by limiting it then you are ultimately forcing another roadway – lot of considerations here

Tony – if the road was a narrower width and we put a restriction on the roadway, we could put a restriction that if any further development would have to be built out

Dan – does existing house intend to come off this road?

Steve – no, their access is off of west street – possibility that the house at 33 west street could be torn down –

Matt – put private way on the title

Steve – we could put a restrictive covenant – to limit its use

Matt – shift the whole road as it is – the paved portion – not the right of way

Tony – the possibility of playing with the mouth of the opening – is good – we have plenty of frontage on lot 1 – I am concerned about the entrance – once they are in they are OK

Matt – get it completely away from driveway at 37 west street

Dan – I would ask the board to consider sidewalk – even though west street doesn't have one – who is to say that this road doesn't get extended across the back lots of all the west street frontage – it would be unlikely that we would ever see a sidewalk in the future if we don't do it now

Eric – trees?? I

Zonghi – if we can move the pavement, we might be able to save some trees – we can keep a whole line of trees on the north side of the stone wall –

Dan – sidewalk would then need to be on the south side with this proposal – if you don't start with sidewalks, it is something we wrestle with quite a bit

Zonghi – Boston Edison has so much along there

Tony – wouldn't west street be better served by a sidewalk

Steve – we can put a sidewalk along the south side -

Dan – we are dismissing sidewalks too much I think – from a village street area resident – I think it is the feature of village street that I love the best – it is a community thing and it works – walk to school, plaza, etc. – and when you go to town meeting – budget issue – upgrade sidewalks – Medway considers this important –

Matt – rules and regs as proposed we purposely removed sidewalks from 3 lots and less permanent private ways – if this road were to connect in the future we could require the entire road be upgraded with sidewalks

Dan – putting it off for another pb to deal with

Matt – no, following our new rules and regs -

Matt – I am in favor of you reducing the width to match our proposed rules and regs for permanent private way – 18 feet

Steve – when?

Matt – we continued to the subdivision rules and regs public hearing to april 26th

Eric – we would want to help you save trees

Tony – it would be helpful if we could place it off center

Eric – see hwere they gets you with

Matt – please show the trees and the stone wall on the def plan - is it a scenic road

Dan – no – checked the scenic road map

Acknowledge letter from Dave D'Amico - April 5, 2005

Acknowledge review letter from Gino Carlucci

Mark – I am going thru Dave's comments - - did you look at his comments,

Steve – there are a couple of issues that I want to talk to him about –

Susy – will you be getting in touch with him

Steve – yes, I will

Dan – on anything rea: stormwater – we want to see a healthy distance from the house – it is not suitable backyard for today's house lots –

Susy – new regs require a separate parcel for drainage structures with standard

Tony – under the new regs we would lose a lot

Tony – we would be frozen under the old regs

Steve – how does the board feel about underground detention?

Dan – generally, favorable

Steve – good soils

Mark – private – we approved Grapevine and that was all underground – promotes infiltration and recharge

Steve – don't end up with an eyesore or safety issue

Matt – separate parcel – open detention basin only or does it apply to an underground system

Karyl – just a question, is it possible to have 2 different types of detention systems – underground and then an infiltration system

Steve – you can do various combinations –

Mark – you don't need that much volume so you would really only go with

Karyl – would that effect the close proximity to a house footprint

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mark – the only concern would be the proximity to a septic system – I thought you had to be 100 feet from a septic with an underground system

eric frey, 37 west street – I want to clarify the ruling, how many lots would have to be on a road before you would have to upgrade it

dan – our proposed rules and regs would max it at 3

no other comments from the public

tony – would we be coming back with a preliminary?

Dan – do we want them to address these issues and come back

Matt – I think we should

Gino – it is approval of a preliminary plan with conditions as noted during the discussion

Matt- approve preliminary plan with amendments as discussed tonight – hopping brook estates preliminary subdivision plan – seconded by eric – all yes – eric, matt, dan - no karyl – alna not here

Brief break 8:12 – 8:15 pm

Release of Covenant for Lots 16A and 17A for Birch Hill Estates

Dan – specifics for Hunter Lane – we are just now in receipt a letter from DPS regarding their concerns – for all to read –

Note from DPS/Dave D'Amico - April 12

Matt – how did the pavement hold up over the winter?

Mark – when you walk on it, it moves – it is still wet, - it moved like I was walking on mud – the water is still coming thru it – I was out there today

Dan – anything else you want to share

Mark – dave covers a lot of my concerns – even the current bond has things that have been removed – sidewalk binder – some of the work in the cul de sac – rip rap channel – things that were at one point acceptable, are not now – the whole slope still hasn't vegetated – the whole slope is failing – there is one house at the top of the hill that is under construction - the problem I am seeing is the cul de sac – the pavement is failing – they are storing all the equipment in the cul de sac – they had a dumpster straight in – wouldn't accommodate a fire truck

Dan – more than half of the cul de sac is consumed by the building material

Karyl – I have a thought about the cul de sac – some of that low impact design we saw – create a detention in areas that are cul de sac islands or islands along boulevards

Mark –it is already designed

Ellen roseneld – we have to put the 2 foundations in, put in the driveways and loam and seed the slope – the cul de sac and berm needs a final coat – the erosion has nothing to do with the cul de sac has nothing to do with the cul de sac, it has to do with the hill

Mark – the loam and seeding didn't take –

Ellen – rain

Mark – they cleaned out the manhole that was bubbling over – no problem now –even swept the roadway

Mark – now the pond at the bottom of the hill is full again – the concern is that it is a difficult site – it seems year after year, you are cleaning out more than usual – you say slope is not part of roadway

Ellen – I don't agree that the cul de sac is failing – we will replace what we need to

Ellen – I can't do anything until I stabilize the slope – and we are doing it – we are getting there – in a month we will have the foundation in and I will do whatever you want me to do

Dan- lets get to the base of the problem with water and how it is affecting the roadway and the infrastructure which will ultimately become public

Ellen – you want to meet us out there and tell

Mark – what is ellen looking ofr tonight

Ellen – when we did the original plan there were 3 lots, we did amodiffication and we squeezed it down to 2 lots – now we have a new covenant – and we need new releases – you released all the lots from the first covenant

Ellen – you still have 35,000 in bond money – you don't think that is enough? I will put up more money

Mark – there just continues to be problems – big concern – dave damilco is coming from the perspective of the new dep requirmenet s- state has issued the town a permit –the town cannot put any more sediment into the waterways – that puts the town in violation of a permit – difficult site with a lot of problems – you are out there more than once a year cleaning – why would we want to agree to put another house out there if everything is not stable

Ellen –I think you have to put the house in and then stabilize – you want me to stabilize and then bring in equipment to build the house?

Mark – the loam and seed on a flatter slope would have taken – dave wants to see that slope stabilized –

Ellen – I have to put in the septic system

Mark –the house that you are building up there now, will need retaining wall –

Mark – it is a difficult call, I am not sure that allowing you to build a house now will help or hnut

Dan – stabilization can occur across this thing and time tells whether it is working or not, then

Karyl –

Dan – it is all water coming from the hillside

Mark – I think there is spring

Dan – the water coming out of the hillside is contributing to the problem – puts pressure on the spring

Matt – why isn't the subdrain working that was put in

Mark – we need to stabilize the slope and fix the pavement – there is water coming up thru the pavement – they have put in new gravel and there was a puddle in the next day – water was pumping thru the binder

Karyl – in the center, couldn't there be a detention area

Matt – that only works if you can control the water that is going into it –

Ellen – I can send my engineer out and try to come

Mark – the road needs to be repaired, the binder there is useless, - the roadway needs to be in place before the board will release lots – the intention is to fix it permanently – the issue is how to fix it – I had proposed a large stone rip rap base, fabric, and then gravel and then pavement – that rip rap has to convey to the drainage – there is a solution, we have to make sure the water is removed before it rises to the gravel - maybe the subdrain failed –

Mark – one of the suggestions Dave had is to video the drainage – something has collapsed or there is a spring under there – the water comes out of the slope year round –

Karyl- there was a clay and sand pit there before – it was there for eons – a lot of clay there

Mark – the binder is no longer acceptable

Ellen – can I just throw one other thing into the mix – the house that is being built there is my brother's – he had a baby 2 days ago – he will kill me if I go home tonight and tell him he can't keep building the house

Dan – we are stuck with the reasonability

Ellen – I will bump up the bond – I will do whatever you guys want

Ellen – I have a building permit on that other lot –

Matt – how can we set a bond for something

Karyl – it has to be reengineered –

Mark – you don't need a hydrologist - the company that designed the road should be able to

Mark – she has one house under construction – is it reasonable to consider one lot release?

Ellen – can you restrict occupancy?

Ellen – I promise I will get a plan in place –

Karyl – what about additional landscaping on the slopes –

Dan – you have already got – a rip rap band at – in this easement area on the slope – you cannot build, right?

Dan – what is the board’s sentiment

Mark – have the engineer talk to me, maybe we can reach some resolution – rather than have then submit something –

Dan – if mark is not in tune lock step to the construction work – it would strongly behoove your contractor who will act on the engineering solution to involve VHB –

Ellen – I don’t have a problem with that at all – if you do it and not inform VHB that it is going to happen, how do we know if it is done properly

Mark – have your engineer call me

Ellen – what am I doing with my house –

Board – not yet on lot release - -

Mark – what needs to be in place for a lot release?

Mark – what has to happen?

Susy – Do a new bond estimate based on a reworked design

Mark – regs require that binder be acceptable

Matt –

Susy – ask fire chief

Move to go into executive session and we will come back into open session – matt, seconded by karyl – - allow joe musmanno and gino Carlucci to stay –

Karyl – aye,

Eric – aye

Matt – aye

Dan - aye

Closed *:50 pm

Joe Musmanno – Apple Farm Estates is a 1 acre parcel in village street – proponent has filed for a 40B affordable housing permit for 10 units, project was debated at length; was reduced to 8 – ZBA denied – proponent sought relief from the housing appeals committee-0 that process is underway as we speak – ZBA has retained counsel (Patty Daley) – she has advised us that our chances are nil that HAC - appeal was based on 10 units – meanwhile, it has been my firm belief and everyone else believes it would be simpler and quicker to go back to what the applicant originally wanted which is 2 single familyhomes – he did not have enough area –

sought a variance and was denied – while the HAC process has been going on – the ZBA doesn't believe it can defend the appeal – cost to the town would be in excess of \$20,000 which the town cannot afford – we would be inclined to find the money if we thought we could win – we don't want people to think we are going to roll on HAC appeals – I believe it is in the town's best interest to facilitate an arrangement – Todd Allen has suggested thru his attorney that 2 single family homes would be fine- he needs 100 + sq. ft in area which some neighbors will convey – he also needs ANR endorsement – to transfer the 100 sq. ft and to divide the parcel into 2 lots – his attorney has said to me that all she needs is the ANR – they have not applied for an ANR because she expects that it would be denied – she would like a memorandum from you that would outlet your sense – this may raise several questions in your mind – that completes the background

Joe – first of all, you believe that an ANR must be endorsed unless it shows a subdivision – it is a separation of lots – of one lot into 2 – chapter 41 81P – 81L defines a subdivision . . . must be on one of 3 ways . . . the plan that you see would have continues frontage partially on village and partially on Metcalf or Mayflower – the question you may raise is whether the lot is buildable or not – I have some letters from counsel, special counsel, - then there is question as to whether the way is adequate – it is really a question of the physical reality? Then there is a question whether the applicant needs to show fee simple interest in the way or an easement in the way or neither – the SCL is silent – people have opined that you don't have access unless you can touch that way – I believe in this case is that the abutters would grant easement rights but I am not sure – the next question, is in case, the board isn't comfortable with any of that, the SCL gives the board the right to waive frontage – this board has already twice endorsed ANRs on these pieces – there is probably several reasons – does that minimum have to be spelled out?

Matt – your second to the last point, that the PB can waive the requirement for frontage for subdivision purposes –

Joe – the frontage in the SCL has no real relationship

Karyl - common driveway is the way to go

Dan – the frontage they have on village street complies with all aspects -0 it is the 2 private ways that present the difficulty with respect to the frontage definition and access considerations – I would like to hear from Gino on this – question whether we want to

Joe – Counsel for the Town (Patty Daley) said she had sent

Gino – a case can certainly be made that the board can endorse the ANR – midway zoning bylaw has a definition for street that kind of attracts

Susy – there are 2 subdivision plans

Gino – based on that, - if Todd could be granted access rights, that would certainly solidify the case and erase any doubts – with it, that would cinch it –

Eric – looked at Acton’s zoning bylaw - different language from our bylaw – I talked to both Kristin and Roland

Karyl - there are conflicting findings on access in ANR handbook –

Dan – I believe you have to have demonstrated vital access from the frontage –

Gino – in this instance, village street is part of the frontage –

Eric – I would be comfortable sending a signal that I would sign it

Karyl – me too,

Karyl – has it been proved that the frontage on the private ways is not usable frontage –

Joe – you have several tools before you –

Karyl- what is in the best interest of the town, now

Dan – in the end, that has to be the decision if you are waivering –

Reference Edy Netter’s letter dated

Alan arrives at 9:10 pm - joins executive session

Dan – when I boiled it down to the bare minimums –

Gino – vital access should be the number one thing – also the fact that there is a plan under subdivision control law –

Dan – where they have been demonstrated on an approved and endorsed plan – is there still access

Gino – there is a case where there is a guard rail along

Matt – where it is something or somebody that is preventing

Dan – what action do you want me to offer – are you amendable to me and Susy to call them –

Meet criteria for area and frontage

Karyl,

Matt – motion to close – seconded by karyl – all yes roll call
9:20 pm – close and return to regular session – live feed back on

Dan – we are back live from the executive session – return to public portion of our meeting

PH continuation – Wingate Farm Def Sub Plan – modification

Karyl – recuse –

Dan – thanks for holding off and agreeing to come in later

Gene Walsh

Rachel Walsh

Steve Poole

Sample of T-Base was provided and photos of Walsh driveway using Tbase –

Dan – distribute a note from the Fire chief – I met with him as I had promised to do – showed him the newest plan – this is his response

Dan – sieve analysis from Aggregate Industries that applicant provided –

Mark – it is actually a little bit finer than gravel –

Dan – so because it has both, it would compact between gravel and asphalt

Mark – it has 4% asphalt – it might compact a little better

Matt read note from the Fire Chief – dated April 12, 2005 asking about radii of the turns and fire truck access

Dan – I would suggest that he meant access and egress into the site?

Steve – it is all within lot 3, goes over lot 4?

Dan – what I brought to him today was the April 6th received plan (March 30) - he didn't seem concerned about having easements for access – he was comfortable with the 24 foot width in the parking area – it was the radii that were of concern to him – concerned with tightness of entering and exiting the parking area – concerned about location of trees that could cause an issue with him departing – backing up a 37 foot vehicle

Steve – coming into the parking lot itself, that is a tight turn – we can narrow up that parking space and flatten out – we can take out a space – we will use a turning radius to check – we can push that out and give him a better turn – all three of the issues are doable

Karyl – in that parking area, those aren't going to be lined – big open area – it is not going to be lined parking

Matt – will it be curbed/bermed

Mark – no, so if they cut a corner, it is not a problem

Alan – you wouldn't strip Tbase

Dan – but there are swales so there isn't a ton of room on the exit out of the parking lot – this has to be workable as roadway that creates frontage for lots – this isn't just a glorified driveway – I don't want to lose sight that this roadway is for frontage – our job is safety, vehicle access, stormwater management of whatever is created out of this and the issues of frontage and adequacy of the way – that is where my comments are coming from re: meetin with hechief – these all sound like these are solvable matters – whatever the next phase of that is I will bring to him, we will get him to do one final letter that concurs – anything

Mark – steve and I talked briefly about my review letter – the signs proposed by the safety officer need to be shown on the plan

Steve – I will do that

Mark – how are we on waivers?

Mark – next matter was alignment . . there were able to revise the plan based on our discussion – now there is only one curve that is shy (141 vs. 150) – everything else conforms – this is a dramatic change – so that looks much better but it still needs one waiver for one location

Mark – as far as the vertical alignment – they were able to conform mostly – the only one they need is for 100 foot area at 1%

Steve – it is pretty close

Dan – is there a little plateau as it meets Holliston Street?

Stee – we came off the gutterline with a 1%

Mark – then it starts to drop off immediately

Matt – how far is the point of vertical intersection from the gutterline?

Mark – 4 inches????

Steve – very little difference

Dan – the difference between what would be compliant is about 1.5 inches for a 25 foot long vehicle.

Mark – the operations and maintenance plan - some items that needs to be incorporated into the plan set – such as raking and grading schedule – he will add the text – also ditch maintenance as well

Matt – do we have berms?

Dan – no paement, no berms

Alan – did you have a concom review for wetlands at the back of the property – did they put any conditions on

Steve – from the old subdivision, we had an order of conditions, - now we need to go back to them to get a new order of conditions

Alan – concom is going to be very keen on the maintenance of all this – very interested in natural absorption

Dan – whole contradiction of ease of maintenance for public ownership vs. higher maintenance of more ecologically beneficial approach

Steve – they like the naturalized basin approach – vegetated type basin -

Karyl – I had a conversation with steve – there is going to be a need in the riding hall – need to keep dust down – contemplate putting in a well – I asked steve about the possibility of pumping from the bottom of the detention pond to use to water the floor – seems very possible –

Mark – how would you distribute inside

Karyl – two hoses by hand

Dan – we are getting closer. Gino, any thoughts?

Gino – I think you ant to have some mechanisms in place to ensure that on-going maintenance is kept up

Dan – suggested methods? Where is place with the best teeth?

Gino – I haven't seen it used in practive, Bobrowski suggests a supplemental covenant that would remain in place after the construction is complete - it would make reference to the O and M plan

Steve – normally, when you do something like this with concom, the work is in perpetuity

Dan – I don't want future PB's to have to deal with an abutter claiming there are water problems – this is an unconventional approach to roadway construction – so as long as you are comfortable long term that the town is protected and those abutters – I think we are probably at some point,

Steve – you have 3 – PB covenant, CONCOM order of conditions, and NPDES permit

Dan – lots of requirements but who complies and who provides oversight??? How do problems get addressed?

Dan – Eric and I only have one more regular meeting to actually vote on this – we need to go over waivers and

Eric – I would stay on

Dan – I think we can accommodate this

Extra meeting on Thursday April 28th – to just do certificate of action on Wingate

Dan – any other issues?? To get us to findings on April 26th??

Mark – ask chief about whether he wants a fire alarm??

Steve – we will check with him on that?

Karyl – urgent and pressing, as soon as we get some kind of approval, we need to apply to the ZBA for our inlaw apartment special permit –

Dan – you still have never provided any testimonials from a developer

Karyl - - there aren't any! It is used at Choate Park and Idlybrook

Continue - to April 26 – at 10 pm – motion by matt, seconded by eric

Karyl rejoins meeting

10 pm – River Run Pre-Application

Dan- recuse

Matt officiates -

John Spink, coneco

John – I have gone and spent considerable time with new owner developer – abbott and their architect all the things we have gone thru during the past 3 years – and they have gone out and thought about it and have come back with what they are thinking about

Jim McCauliffe – principal of abbott deve – based in boston, done a number of projects in and around – we were formed in 1995, one of our first projects - Cambridge Park Place near T station,

norwood near town hall/green; built in quincy 111 apartmets near T staiton; under construction near Wellington circle t staion – frnaklin off of 495 – 300 aparment s- we also recently, we are completing 27 town homes in Mansfield and that is a 55 and over project – we are stargint a project inplymouth – 62 acres – 123 homes for 55 plus – which brings us to Medway Planning Board

Gary gardner from cheschi associates – I understand that John spink had gone over a site plan with you about amonth ago when it snowed – I would like to review it with you – what we did, we took a look at what you had seen prviously – we liked the layout and distriutio o fhte roads – what we did do is take a look at this in terms of what works for active adult communities – what we found is footprints in previous design were a little small for single level living – for us to make it work with the site, we looked at a couple of different approaches – I want to walk you thru the site – small amenity buldkingright on village stret – office for condo association – small – large meetikng room – parties, that structure would look loike ahouse – all on one floor – maintain character of the street – on either side of that is an entrance – groupof tri –plex – one way in and then it becomes a two way street – a little parking at the amenity building – mailbox – the rest of the site is dominated by the charles river – vernal pond in center – very nice pond at southeast corner – we worked with john spink to understand the critical issues identified previously – we tried to not violate any of those that were established – we actually pulled some houses further away from

Gary gardner – the spreading out of the footprints of the houses – to get the first floor to have the MBR made us make the homes wider and shorter and we found that by grouping them in 3s instead of 2s, we could get more space between the units – by have triplexes we can get the same # of units on the site – another concept is a 3 story building with 30 condo units – it has been our experience that every community has different needs in terms of what people need – some folks want to have a house feel; others who prefer to live in a single floor arrangement – this building would have 20 2 bedroom units (1050 sq. ft) and 10 1 bedroom units (740 sq. ft.) – with underground parking with elevators up

Jim mccaulliffe – the townhouses are 55-65; the flats would tend to go to single women; - one bedroom would be in the high 200,000 range; and the 2 bedrooms would be high 300,000
- the whole complex is condo

eric – any affordable?

Jim – no,

John – we cant figure out how to do it

Eric – there are subsidy programs out there

Gary – what I think, judging from what John told us, you have concerns about the design – triplex; there is movement in and out with elevations – each with a 2 car garage- we try not to make it look like a bunch of garages – the previoius footprints were much narrower – we wanted to make them wider to get more of the house facing the street – more house less garage – kitchen

window faces the street – each home is a 2 bedroom, 2.5 bath – full 2 car garage – additional space in front of garage for 2 more spaces – here we have effectively 4 spaces for each triplex – First floor master – upstairs a second bedroom, and bath – no basements on the site – living room, dining room and den – with a fair amount of unfinished second floor attic space for storage – easy accessible storage space –

Floor plan of the 3 story building – 10 units per floor – elevator building – common room on first floor level; 3 cars per unit for 3 story building; bay windows; laundry in each unit – parking is underneath – this building is not quite twice as long as a triplex building – the outside of the building = we wanted to make it fit it – triplex is 26' high - the mid point on the roof of the large building is 35' – parking is below ground so you don't see it – wood frame building that has same character as the triplexes – tree canopy to the east – 400 feet away from the Charles river –

The outside of the building – typical residential materials – low maintenance – vinyl or some other material – clapboard type siding and regular roof options

Eric – do you have a typical materials

Jim – in Mansfield, that was vinyl siding – emphasis will be on low maintenance

Alan – what would the apartments price point?

Jim – one bedroom in high 200,000 – 2 bedrooms in the low 300,000 – the front building will also have a fitness center –

Alan – is that where the existing home is now

John – yes

Alan – has the open space away from the central area changed

Jim – I think it increased slightly –

John – they also pulled a little

Matt – how many units are you showing

Jim – 115 –

Karyl – price points in triplexes

Jim – \$400,000 average

Karyl – architecturally, at this stage – I would have a couple of observations- DRC would have lots of observations – in Medway we are trying to avoid a horizontal roofline that doesn't show a breaking up of longitudinal mass – higher and lower and peaks that show a layered look –

Jim – I think we will come back with a 3 d model – and we could talk to you about rworkign that

Karyl – materials will be something to address – a lot mjore variation from building to building – some better – some stones in some details insome places that would be consisitent throughout – surface components – a higher quality, nicer surface – also –there is very little breaking of the footprint – there is no breaking – it would be interesting to see some sort of breaking of long axes - also, I see the problem with the garages – really big

Alan – what is theproblem

Karyl – you end up seeing a large mass of doorways

Jim – what we try to do – we are trying to develop from the inside out – we like a lot of sunlight fo rhte living spaces - we like to keep the windows for the living space areas – put the garages on the interior –

Karyl – a lot of house plans feature garages on the sides – there are also a lot of things being done

-

mark – driveways all along one field almost breaks up sidewalks

gardner – we could include some sidewalk

matt – one thing we saw before was a small driveway that would come off the road to service a few units – so everything doesn't come off the main road

john – the real viable approach is to find a way to change the look of the garage door

alan – I gotta say, at first pass, this is pretty darn attractive

karyl – I think the tudor applicatoinis kind of rote – window design, arches – materials – wooden doorways – I was starting to mention – the repeat is awful within the triplex – lacking in character

matt – I think dormers would break up the roof lines –

karyl - all these buldings have a long cross roadway – long repeated horizontal rooflines with no break in character

matt – the four buildings in the middle, maybe have a driveway along the back

gardner – most of the units have nothing behind them

karyl – this large 3 story building – is like my worst housing image nightmare – what can you do with that – if it is necessary to have this – what can be done creatively

gardner – it fulfills some market demand

john – karyl, you want a different look

karyl – I don't want to see what you are doing in franklin off of route 495

jim – what styles of architecture do you like

karyl – varying roof line; some recessions; varying sizes of windows; we don't want it to look loike route 9 – hideous

matt – we would recommend that you meet with the DRC

alan – I think your initial stab is an attractive one – it is not crap – it is a nnice start – I think personally a little bit of variation throu the complex in the architectgure would be nice

mark – even variations in color

karyl – a good example of architecture – some of the condos that were built off of chestnut street chestnut ridge – nicely done

jim – we are laos, we haven't begun to refine the different buldings – I think you will find variations from building to building

karyl – I have a lot of trouble

matt – I would like to open up to the public for comments

dan hooper – I guess I want to offer to the board, first and foremost, the unit count is discretionary – it is still arbitrary – this is an entirely new proposal – the 115 units count is something that should be on the table as the special permit process continues – a lot of the concerns might be adrresses with a more conservative configuration and unit count particularly in light of what the market rates – it is an amazing cumulative

alan – less density gives space to deal with altnerative roads, cutting up sidewalks

dan – unfortunately, I know how applicants approach a board, when a number is there and discussed, even if the number has no permitting meaning, it often becomes very endearing to the applicant – I am not sugesing how many unit counts – I expect the applicant might want you to go up – density issue could be alleviated with a reducito

dan – elevations in terms of heights, hard for me to get my arms aroundthe heights – my knee jerk sense if 38 feet high is rather drastic –

karyl – it is not indigous or consistent with the niebhorhood

dan – landscaping is the one thing that oucl do a tremendous on the valueof eachof hteunits – even considering a rduction in units – you might find – I like the idea to keep the mature trees – very smart idea

dan - village street entrance – concern about how that would appear – my hope is that the entryways themselves – not blackeyed with perfectly constructed stone walls – something more indiidious – field stones – farmers wall – without flamboyant, ostentatious – or large signs – no concrete block walls – that would be a real sore spot on village street

dan – I love the idea – I am abutter, and chairman of the PB – 200 feet away; the architectural shingles and bulding materials very important – to the overall value – big advantage s- adding stone and brick concepts – to intersperse and vary them throughout –

dan – finally, a building – that locations doesn't seem to be the best location for that – further in toward the middle of the site – I would say, the quad unit area in the middle might be better served by a community center – perhaps tennis court could be added – this will be the signature project in medway for over 55 developments – more green space and well landscaped designed

john spink – we became very fond of the number 176 – the maximum amount that oucl be allowed – I need t put that on the table again – clearly, we aren't at the landscaping level – we are at a very preliminary working in process – as to the viability of the comments you have given us – I think they are fairly constructive and good – going over it the last 3 years, where we have been – I don't see that there is really any big change in what you gave us before – I am a bit askance at the height of the building – this plan is a better utilization with the different kinds of units with a variety of size units – ability to handle couple sand singles – tht all makes the 3 wtory building in the center terribly important – my personal comment is that I would double up the flats compared to the townhouses to allow movement from a couple to a single

matt – ilike the mix; but a mix of affordable would

john – I just

eric – with al ldue respect – I approve subsidies in my work – I would urge you to take another look at it – that will make it more attractive to me

jim – how does it work

eric – the funds I help administer are federal and state – those dollars help subsidize constructionand the market rate units help susidize- some of the money we put in can buy down

jim – if you make some of the units affordable, you are counting on the m arket rate to subdsizie

john – what is funding

eric – federal home dollars, atate housing stabilization funds – cdbg can be used;

gino – low income tax credits

eric – those are only avialble for rental properties

eric – I couldn't review it cause I live here in town – I would encourage you to take a look at some of those funding source s- it might involve bringing in some consultants to help you package this – the sources are out there and for a worthy project, the dollars

david einis, owner of the properlty – we have been down this road before, mark bobrowski sat – the deal has been cut – 115 units, \$100,000 after 90 days and another \$100,000 after 75 unit – this is a done deal

eric – this is a done deal

dan – I too attended those meetings – this plan you showed us tonight is not the plan that was part of the deal – is it better, you need to decide that – arehctgturlaly, this has a way to go – from a site deisgn perspective, it is more linear – the apartment complex is a good thing – the mix is a tremendous advantage to the site – there might be some advantages to having another one to open things up a bit – this plan is not the plan from before – the unit count may be the same

eric – marketing is what you need to do to make this viable – I asked it earlier in a passing way, I don't know if there is a market out there for rental active adult? My gut would have been that there would be a market for that.

Dan – just in terms of rental, the board knows the advantage of them being rental as a 40B

Jim – if you went 40B,

Eric – in previous discussion – I thought the large building was to be rental – we had thought it might provide an opportunity for a friendly 40B – attractive to us – looking for a count toward our inventory –

Alan – is the dynamic that people at this age would rather own?

Jim – in this community, there are very few rental units available

Karyl – local realtor insists that there is a huge market for rentals

Eric – it is more of an issue of zoning than market –

Matt – this was our preapplication meeting –

Philp nevrigeld – I introduced the einis family to abbott – 55 and older on a rental basis doesn't work – quincy example – I am a broker – usually those folks want home ownership – I specialize in over 55 projects

Eric – that is different from what we have heard from other foks

John – did you ask the question of the 55 and older market ? there is in the boston area

Jim – this is about my 30th year in real estate – in the last year we have built 1500 rental units -0 we live and breath this – if you were to tell me you want an over 55 rental project, I would have to pursue that risk fee –

Eric – I am not questioning your marketing, but we have anectodal info that is otherwise

Jim – we have looked at the demographics in medway, very high percentage of home ownership

Karyl – just before we leave this, there was a brief converstatoin – if there is something that you can come up with something really wonderful for that large building and then maybe it could be repeated

Jim – to our defense, we are trying to show you a prototypical building – we just wanted to give youa feel for the floor plan layouts

Karyl – a lot more imagination

John – assume the architecture comes out to be lovely – what is the general response of the board of going to a higher number of units in the flats vs. the triplexes

Karyl – can you show us another way with a more interesting architectural approach

Matt – if I say another building with more flats that wouldn lighten up the numbe of tgriplexes – not a 6 story building

Karyl – less mass – your worst nightmare –

Jim – there are 60 foot trees blocking the 3 story building – we are going to be very careful about how that looks

Dan – I think where they were going is a good direction – especially if they went with a reduction inunits – the consolidation of some town house units to open up some space for trails within – better overall complex –

Jim - thank you

Pine Meadow – Certificate of Action

Dan – work on certificate of action – distribute April 11 draft

Mark – the plan changes were not that big – one of the things that was done – they did change the wheelchair ramp – the only comment I have is that there may be a problem in construction – go to 1.5 and 7.5% -

Mark – there was a note on the plan – the drainage calcs – inconsistent on how roof drainage is to be handled - ?????????? the folks that build the houses are going to know that –

Mark – Other just drafting issues, a few items mislabeled, or items not shown – still no comments from safety officer or fire department?

Susy – have you been in touch with the fire department of safety officer yourself?

Paul – no

Mark – the operations and maintenance plan included in the drainage study was much more detailed than what is shown on the plans themselves.

Dan – unless the board has issues with any paes – lets go to directly to findings

Waiver on 4.2.4.3 –

See red marked up copy of 4-11 draft –

Paul asked who prepared the findings

Dan – susy and I prepare and circulated to grop

Vote to deny plan
Board signed certificate of action

Susy – will fiel with town clerk on Wednesday or Thursday

Invoices

Vhb Plan Review – 1095.07 – karyl, eric – all yes, no matt

PGC plan review 420 – matt, alan – all yes,

PGC consulting services \$840 – moiton bykary, alan – all yes

VHB contracted services \$324.76 – karyl, alan – all yes – no matt

VHB – CO – 328.92 – motion by alan, karyl – all yes - no matt

thank you board for tonight – good work

motion to adjourn – matt – alan – all yes

adjourn 11:50 p.m.

Dan – let's cut the core here – the issues as it is boiled down to -

Joe Musmanno – I would suggest that Mr. Louro be excused from this as he is called to be a witness,