

*Matthew J. Hayes, P.E., Chairman
Andy Rodenhiser, Vice-Chairman
Alan DeToma, Clerk
Karyl Spiller-Walsh
Cranston (Chan) Rogers, P.E.*

**PLANNING BOARD MEETING
Tuesday, June 28, 2005**

PRESENT: Matthew Hayes
Karyl Spiller-Walsh
Chan Rogers

ABSENT WITH NOTICE: Alan DeToma
Andy Rodenhiser

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant
Mark Louro Louro, VHB, Inc.
Gino Carlucci Carlucci, PGC Associates

The meeting was called to order at 7:37 p.m.

Citizen Comments - None

Susy Affleck-Childs – I have a few changes in the agenda. Ellen Rosenfeld (Birch Hill) asked to be rescheduled to the next meeting. Kate Labbe cancelled her informal discussion regarding a possible AUOD at 171 Main Street. So I asked Bill Halsing to come in early. Also, John Ryder did not respond to several telephone calls to confirm his appointment so I don't know if he will show up.

MATT HAYES – Mark, What is the status on Birch Hill?

Mark Louro – They have done pretty much everything except the pavement. They have done some videotaping as requested by DPS to make sure nothing was crushed or damaged.

Informal Discussion – Bill Halsing, Land Planning Inc. – Possible subdivision at 13 Franklin Street

Bill Halsing – The Walshes currently own two lots on the west side of Franklin Street off of a private way (unnamed). They would like to rearrange their 2 lots and bring sewer up the street. They are presently on septic. There was a ROW created in 1966 so there is an existing private way per an approved subdivision plan. We simply want to move the property line to make it a buildable lot.

MATT HAYES – The question is whether it is an ANR or a subdivision?

Gino Carlucci – As long as the way was approved on a subdivision plan, it would be an ANR.

MATT HAYES – The issue is access and the quality thereof. But this private way has been providing access to the Walsh's home and one other for many years now. What about the lot shape factor?

Bill Halsing – We need to show the edge of wetlands.

MATT HAYES – We need to go out and look at the condition of the roadway and see if it meets the minimum standards for a built way - vertical alignment not greater than 8%; 200 foot site distance; 18 feet wide;

MATT HAYES – I would want to realign the proposed driveway to new lot 2 to match up to the other two driveways.

Gino Carlucci – Those minimum road standards don't apply in this case. Those only matter if the way was created before subdivision control. As this way is from an approved subdivision plan, we need to see what the original plan specified.

Bill Halsing – We will research that at the Registry of Deeds.

MATT HAYES – I would want to see an 18 foot width roadway at least up to the new driveway.

Mark Louro – If the way was constructed as it was approved, then you don't have to do anything at all.

MATT HAYES – Please do some more research to see if it was built to what was required at that time.

NOTE – Susy needs to check with the Town Clerk for the Certificate of Approval from 1966!

KARYL SPILLER-WALSH – As it is built is appropriate for the type of street and neighborhood, except for widening it to the standards at the front.

MATT HAYES – Could you bring back some photos of the roadway in its current condition?

Susy Affleck-Childs – If this ends up being a subdivision modification, we would want to look at a permanent arrangement on road maintenance and upkeep in the deeds.

MATT HAYES – Let us know what you find out.

Informal Discussion – Pine Meadow II Definitive Subdivision Plan

Paul DeSimone

Matt Barnett

Paul DeSimone – We were hoping we wouldn't have to revise the drainage calcs. We received your letter.

Mark Louro – The drainage calcs should accurately reflect the proposed design, even though I understand there is a reduction in the impervious. The calcs need to be for this plan, not the former plan. The make up of the drainage area will change because of the change in lots and roadway length.

Paul DeSimone – I can't believe you can't just take the drainage calcs as they are. To redo the calcs will cost him another \$5,000 to 6,000 grand for the engineer to revise.

Mark Louro – The calcs need to reflect what is on the plan, whether it goes up or down. She (engineer Barbara Thissell) needs to adjust the makeup of each of the proposed drainage areas.

Paul DeSimone – These are such small drainage area changes and you say she has to go back in and do it all over.

Mark Louro – If you are shortening up the cul de sac you are changing the locations of the catch basins and your pipe runs are changing.

Paul DeSimone – We are shortening up the road and changing catch basins.

Mark Louro - The pipe runs are changing.

Paul DeSimone – You can't professionally say that the system won't work?

Mark Louro – If the slope on the pipe changes, I am talking about flow on a particular pipe.

Paul DeSimone - How can flow increase the rate?

MATT HAYES – We don't know if the design has changed. The structures are in a different place.

Paul DeSimone – I can't believe you are actually asking for that.

Mark Louro – You want me to take responsibility to say that it is going to work?

MATT HAYES – We need your professional engineer to say that it is going to work.

Matt Barnett – I would request that VHB not review my plans anymore.

MATT HAYES – We will take that under consideration.

Paul DeSimone – I just can't understand why he (Mark) can't say it is OK.

MATT HAYES – It needs to be submitted.

Mark Louro – It would be OK if you wanted us to start the review now and get the calcs to us later.

Paul DeSimone – It will take 2-3 weeks.

Susy Affleck-Childs – I have to tell you there isn't going to be any quick turnaround on getting another engineer to review the plans. The Town Administrator has to make a selection and that isn't going to happen in a timely fashion. The new TA starts July 18th and you can't expect that this will be a high priority.

NOTE – It was agreed to start the public hearing process to commence July 26th and to have the new drainage calcs submitted ASAP.

Construction Observation Reports – Mark Louro

EVERGREEN MEADOW – We had a kick off meeting with Doug Brown (general contractor) and Taniel Bedrosian (developer). They will stake out the road the week of July 5th. Doug Brown is the engineer who works for the contractor. Taniel asked that we start to prepare the bond estimate assuming the binder will be down by the end of September so he can start to pull together his financing. We talked about the stone walls.

MATT HAYES – What is the schedule for the trails and parking area?

Mark Louro – The plan to pave in September and do the landscaped island and parking area and path and bridge in the fall. The pedestrian bridge is not designed yet. He needs to submit it to the PB to finalize the design.

MATT HAYES – The bridge will that have to go to Bob Speroni.

Mark Louro – I am not sure if it is high enough to have to be approved by Bob.

HARTNEY 2 – They are installing the sewer line from end of the Blueberry Hill cul de sac through parcel A into the subdivision parcel. Most of the soil was impervious clay. They are using plastic shields that the pipe goes thru and is clamped tight. They put 4 of those along parcel A instead of a clay dam, tight to the trench. I am OK with that alternative. They will probably work better than the clay dam. The water just sets out there, not much infiltration.

MATT HAYES – Is every house going to be sewerred?

Mark Louro – They have their wetland replacement area constructed, but not yet planted. They have a temporary wetland crossing coming from Nobscott. John Claffey still needs to come back in for the revisions to the plan for the fill wall and show it to the PB.

Susy Affleck-Childs – I believe we previously decided to call this a plan revision (as compared to a plan modification) as there are no lot changes, no roadway layout changes, no drainage changes.

ISHMALE COFFEE ESTATES - They are raising all the frames to prepare for paving the top course of sidewalk and roadway. The concern there is that only 6 houses are done. Mark Flaherty (Water/Sewer Department) wont allow them to tie in the houses to the sewer line until he can go down and inspect the entire sewer system. Those manholes need to be opened up and adjusted to finish grade and pave the top. There is some concern that there might be damage.

COUNTRY VIEW ESTATES - They were preparing to repair the catch basins at 6 locations. But the contractor that Greg Whelan hired was not interested in doing the work as they thought it was going to cost more than they had quoted. So those 6 locations have not been fixed yet. Greg is trying to get somebody else to do that work. I did have a brief meeting with Bill Canessi who will be finishing the construction work. I need to prepare a cumulative punch list as requested by the Board for the neighbors. I will review that with Bill Canessi so he is clear on what is expected.

GRAPEVINE ESTATES – Oakland Street was reclaimed and the binder replaced. The sidewalk binder is complete and the berm is in place. The next step is the roadway top and sidewalk top and leveling course and then a top course on Oakland Street.

BIRCH HILL – As I mentioned before, they videotaped the sub drain and cleaned out the trunk line. They had not cleaned out the detention pond yet. I cannot confirm whether that is done yet. They have not yet supplied the video tape. We will want to give that to Dave D’Amico/CPS. The subdrain system under the road is in place.

MATT HAYES – I was out there last week and saw some moisture on the pavement, right where it was before!!

FOREST EDGE - I talked to Dave D’Amico =regarding what he wants for a punch list. I wasn’t sure if he wants me to determine quantities for top coarse and loam and seed. Dave said they will take a first stab at it and let me know if they need some help with the specs.

MATT HAYES – The rosa rugosa is in around the detention pond.

INFORMAL DISCUSSION – MORGAN HEIGHTS/WILD TURKEY RUN

NOTE – John Ryder did not show up for the meeting.

CHAN ROGERS – What is this all about?

Mark Louro - The drainage system was never installed and so stormwater goes direct to the wetlands. There is no treatment or detention and so the runoff to the wetlands is higher than designed. Also, there is some debris in the hammerhead area. It is kind of a mess. They never built the trenches to convey the flow.

NOTE - Mark Louro leaves at 8:40 pm

Development Handbook Update

Gino Carlucci – Since the draft that you have, I added another page for the Water/Sewer Commission. They had commented that there wasn’t enough detail. I got their Rules and Regs and drafted a page on them. Also, the list of resources is updated with notes as to which ones

are on line and noted, etc. There are a few minor editorial changes too but nothing that changes anything really.

MATT HAYES – So who provided comments?

Gino Carlucci – CONCOM, DPS, Water/Sewer, BOH, and the DRC.

MATT HAYES - Nothing from the ZBA, or the building inspector? I will follow up with Bob Speroni. What do you see as next step?

Gino Carlucci – I will run the Water/Sewer page by Mark Flaherty for final approval.

Susy Affleck-Childs – We had talked about having introductory letters from the MBC, IDC, and BOS. I will follow-up on that.

Gino Carlucci – I will take some photos for the cover.

MATT HAYES – Can we do a grand roll out within a month??

Gino Carlucci – It is 99% complete.

MATT HAYES – Any thought on how to promote?

Gino Carlucci – The town’s web site with hyperlinks to the various departments. Distribute at MBC September meeting and at town hall.

NOTE - Gino Carlucci departs at 8:45 p.m.

CORRESPONDENCE

Susy Affleck-Childs – The good copy machine is broken so I have not been able to copy the two lengthy documents for you – the ZBA decision on West Haven Estates and the information from the Permit Streamlining Initiative workshop at Dean College. I will distribute with your next board packet.

A series of other items were distributed.

- a. SWAP meeting announcement for July 21st. Medway is hosting.
- b. Smart Growth Technical Assistance Grants – 7/11/105 workshop at MAPC
- c. Editorial on Massachusetts Land Use Reform Act in the 6/27/05 Metro West Dailiy News.

Minutes

June 21, 2005 – Motion by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the June 21, 2005 meeting minutes. Motion approved unanimously.

July 14, 2005 – Motion by Karyl Spiller-Walsh, seconded by Chan Rogers to approve the July 14, 2005 meeting minutes. Motion approved unanimously.

OTHER BUSINESS

Associate Member

Susy Affleck-Childs – As I understand it, the night that you met with the BOS to select Eric, only the BOS voted and it is a joint appointment.

A motion was made by Chan Rogers and seconded by Karyl Spiller-Walsh to appoint Eric Alexander as Associate Member of the Planning Board. The motion passed unanimously.

Adaptive Use Overlay District Rules and Regs

Susy Affleck-Childs – I had let this slide. After the brainstorming meeting, I pulled this out and did some editing on the earlier draft.

MATT HAYES – I will review this latest draft and work with Susy to finalize. Let's do the public hearing on July 26th.

Informal Discussion – Possible Amendment to 127 Main Street Adaptive Use Special Permit

Tony Biocchi – Ted Reardon had decided to put the building and site up for sale. He had gone through a lengthy process to get the Adaptive Use Special Permit. I think what he wanted to do was to sell off the whole thing but I talked to Ted about doing a half and half thing with that. He would still like to put up the new building (for his business) but there was a lot of site work to do, more than what he thought. I suggested that he go ahead and build his new building and I would take over the other half with the existing building for my business. I wanted to get some commercial environment out of that building. I would like to move my office there. I have a computer business that now runs out of Raynham but I don't have anything local. I want to have a local office here to get out of the house. It would not have a heavy environmental or business impact, strictly an office that I would use in this building for me and my partner. I do have some accounts in Framingham and Boston. I would use it mainly for phone and office work. I design computer networking systems for law firms and insurance companies and for small businesses. I might use the living room area to pre-stage a couple of computer systems to do diagnostics testing.

MATT HAYES – So the existing building would remain as a residence?

Tony Biocchi – There could be a residence portion and a business portion. It is up to you guys.

KARYL SPILLER-WALSH – What would you really like it to be?

Tony Biocchi – An office environment for downstairs and possibly the upstairs for an apartment. If we went ahead with this, I would do just that or I would leave the upstairs vacant and perhaps use for myself.

MATT HAYES – I believe there must be some residential use per the AUOD.

Susy Affleck-Childs – I don't believe that is the case. It can all be converted to commercial uses but it can't be all converted to all residential uses.

Tony Biocchi – The overlay lets you change it to commercial. But you made some changes at town meeting and there is more flexibility. A special permit can be written anyway you want it to. I may still have to go to the ZBA for a use variance. I will do it either way you want to do it. I would like to have the ability to do either/or.

KARYL SPILLER-WALSH – I had a conversation with Mr. Yorkis who had a client who was looking at that property and they asked about razing the house. To tell you the truth, after working with Ted several times at the DRC, that house really doesn't seem to have anything of merit worth preserving.

Tony Biocchi – Have you been inside it?

KARYL SPILLER-WALSH – No

Tony Biocchi – There is nothing special, no architectural integrity. But what is nice about it is how nice the new building looks with the existing building. If I made it all commercial, what works better? To gut it and make it into one space? I just don't think that it doesn't suit itself to residential anymore after you look at the interconnections between this lot and the lot to the east to connect thru to Elm Street. I think it is important to keep the smallness with parking in the back. I am looking to keep the atmosphere, rather than razing it. When Ted talked to me about this, we discussed space for two offices or one big office space.

MATT HAYES – This would involve a modification to the Adaptive Use special permit.

KARYL SPILLER-WALSH – I would be very receptive to that.

Tony Biocchi – Ted's concern was focused on the new building. I don't think the intent of the bylaw was to tear down a structure

Susy Affleck-Childs – So this would be a special permit modification to change the allowed 2 apartments to one business use and one apartment?

MATT HAYES – We would need to limit the business uses for this.

CHAN ROGERS – This is like a professional office. It is not really a commercial use. You won't be having clients or business people coming in.

Tony Biocchi - It is basically a service facility for me and my partner. If I needed to have somebody come out, I would have them go to Raynham. The more I do outside my office, the more money I make.

CHAN ROGERS – A professional office with no client demands seems to be the most innocuous use we could have.

Tony Biocchi – I am looking at a low key scenario. With ZBA special permits, we try to limit the square footage by the parking. I wouldn't have a problem if you limited it to two businesses each limited to a set square footage. I don't need 1500 sq. ft. for myself. The problem with the house is the layout.

MATT HAYES – How do we handle this?

Susy Affleck-Childs – As I understand it, we have to follow the same process as with the original the special permit with a public hearing, legal ad, abutter notice, etc.

KARYL SPILLER-WALSH – Who would do the renovation?

Tony Biocchi – Probably me.

MATT HAYES – Who would be the applicant?

Tony Biocchi – It would have to be Ted Reardon. I could see 2 offices up and 2 offices down and have the kitchen used by all. The outside would remain the same but the back may change some.

CHAN ROGERS – I think this is a very good transition. Your use is actually going to be less intensive than a residence.

MATT HAYES – I like going with two lower impact business uses vs. one general business use. Susy will work with you and Ted.

A motion was made by Chan Rogers and seconded by Karyl Spiller-Walsh to adjourn. The motion was unanimously approved.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant