

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

**Minutes
Medway Planning Board Meeting
August 9, 2005**

PRESENT: Matt Hayes, Chan Rogers, Andy Rodenhiser and Karyl Spiller-Walsh (7:40 p.m.)

ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant; Mark Louro, VHB, Inc.; Gino Carlucci, PGC Associates. Also, Scott Ployer, candidate for Planning Board vacancy.

The meeting was called to order at 7:30 pm

Citizen Comments – None

Public Hearing Continuation – Hopping Brook Estates

MATT HAYES – We need to wait for a few minutes to begin the public hearing until our other member, Karyl Spiller-Walsh, arrives.

Construction Observation - Mark Louro

Country View – They are paving the sidewalk on Stable Way and have replaced curbing at that intersection. They plan to pave the top course and berm on Stable way on August 17th. It is moving along well. The small things have not been done but they expect those will start up pretty soon. Work on the detention pond at 37 Broad Acres Farm Road is stopped due to litigation (Streifer vs. Greg Whelan).

ANDY RODENHISER –Is everything in writing? Are we making progress with them?

Mark Louro – The detention pond (as actually constructed) on the Streifer's property is undersized compared to the approved plan.

Mark Louro – They are really working a lot on Stable Way and on Broad Acres Farm Road. The litigation will change direction on the pond work.

Hartney Acres 2 – They haven't done anything in a week or two on drainage. They are waiting for stormceptors to come in. The ponds are shaped and 80% of the drainage system is in. The outlet structures are installed in 2 of the 3 ponds.

Evergreen Meadow – They are almost up to subgrade. They need a little more fill for the cul de sac. They will start putting in drainage in a week or two.

CHAN ROGERS – What is this about a lawsuit? Is this the project off Summer Street where we had some neighbors in a few weeks ago?

ANDY RODENHISER – They are suing the developer, not the Town.

SMART GROWTH TECHNICAL ASSISTANCE GRANT

Gino Carlucci - If you reviewed the recent draft, the only major change is that I added a section on how the proposal addresses the State's sustainable development principles. The other half of this application is the Commonwealth Capital application which is due sometime in September. A cover letter has to go with the application and committing the matching funds.

MATT HAYES – How much is our commitment?

Gino Carlucci - \$5,100

MATT HAYES – I would like Susy to draft a cover letter and we will finalize this week.

ANDY RODENHISER – Is there any mechanism within the grant proposal to offer training on what is changing so as we adopt these, we can offer something?

Gino Carlucci – No. There is a public hearing as part of this but maybe we could get the state to sponsor a workshop on a regional basis.

ANDY RODENHISER – If we implement some of these rule changes (regarding low impact development), we need to let the developers and engineers know what they are and how to do it.

Gino Carlucci – The state has all the LID info on its web site and there was the workshop that you, Susy, Chan and I went to. I am sure there will be more of those.

ANDY RODENHISER – I believe we get points toward other grant applications if we start using LID techniques.

A motion was made by Andy Rodenhiser and seconded by Karyl Spiller-Walsh to submit a proposal for a Smart Growth Technical Assistance grant to the Executive Office of Environmental Affairs (EOEA). The motion passed unanimously.

Public Hearing Continuation – Hopping Brook Estates

KARYL SPILLER-WALSH – recuse

Tony Dellorco, VEO Associates
Paul Zonghi, Applicant

Tony Dellorco – We made a couple of changes to the filing we did originally. You asked for an alignment plan for the pavement, which we did. We also did a sight distance analysis plan and we addressed the issues you had given us before. Steve Poole had sent you a letter addressing each of the items and we are waiting for VHB’s response to that.

Mark Louro – The submittal was made on August 2 with revised plans and drainage calcs and on August 3, we received their response to our comments. We expect to be done with our review by the end of this week.

Tony Dellorco – Gino Carlucci had concerns about providing access to the abutter’s property at 37 West Street.

Paul Zonghi – We would want to receive some sort of compensation for some of the road costs. I do think that 1/3 of the roadway costs would be reasonable.

Tony Dellorco – Paul is not opposed to providing them rights to the road as long as they compensate him.

Gino Carlucci – I would like to comment on my comment. Regarding the initial plan, I misunderstood the turnaround stub to be a future extension. But the whole length of the street abuts their land (37 West Street) and they could access it anywhere along there.

MATT HAYES – Just remove the reserve strip.

Paul Zonghi – We would create an easement now but I can’t do it at a later date.

ANDY RODENHISER – I spoke with Eric Frey who owns that land and he would like the ability to split off one lot.

MATT HAYES – Does he understand that it will be a private way?

Tony Dellorco – Our concern is that with an added lot, it would require the road to be upgraded.

Mark Louro – What you have now suits the subdivision. If someone else wants to access that right of way and makes whatever deals with the property owners, the upgrade would be his responsibility.

ANDY RODENHISER – How are roads taxed?

Susy Affleck-Childs – I don’t now if there is a separate tax classification for a private road. How will the road be owned?

Paul Zonghi – An association will own it. They would have to approve allowing access to anybody.

Tony Dellorco – It would have to come back to the Planning Board.

Mark Louro – If they were to accommodate the expansion now, it would probably have to be upgraded to a “local road” vs. a private way.

Tony Dellorco – The only other issue I have is regarding the trees. I need a detail.

Gino Carlucci – Speaking of trees, there weren't any trees proposed along Lot 1.

Paul Zonghi – With my agreement with Barbara Ashman, I will put something along there, perhaps an evergreen row or a fence or both to shield her house from the road. Excuse me. I stand corrected. My agreement is to put something between her house and the new lot behind her.

Tony Dellorco - So we can add a tree on lot 1 and we will show the screening.

NOTE – Tony distributed the sight analysis done by VEO Associates.

Paul Zonghi – I have a couple of questions on the Sidewalk Fund. I think we should be exempt from that as its creation was approved after we applied. The estimate you provided is not what it would cost a private contractor to do this. I could put the sidewalk in for less than that. That is just my opinion as a builder and a Medway taxpayer. I think it is awfully expensive. It is very unlikely that there will ever be a sidewalk built on West Street.

ANDY RODENHISER – What is the basis for the cost of the sidewalk?

Mark Louro – It is based on the Town's cost for vertical granite curbing, sidewalk and handicap ramps for that particular road classification.

MATT HAYES – Town meeting simply set up the mechanism to create the revolving fund into which payments in lieu of sidewalk construction could be placed.

Paul Zonghi – Now it has become more expensive to put the sidewalk in. I never thought it would be such a difference between the Town's cost and our cost. This appears to be an estimate the town would use on a job it would contract for.

MATT HAYES – That is the point of the fund. It is your option to put in the sidewalk.

ANDY RODENHISER – What is more reasonable to the town? To have a stretch of sidewalk that doesn't go anywhere or to get a lesser amount?

MATT HAYES – We will continue to discuss this further and vote on it in the findings.

MATT HAYES - Any public comments?

The public hearing was continued to September 13 at 7:35 pm.

NOTE – Karyl Spiller-Walsh returns to meeting.

Public Hearing – River Bend Village ARCPUD

Eric Alexander, Associate Member joined the meeting.

A motion was made by Eric Alexander, seconded by Andy Rodenhiser, to waive the reading of the public hearing notice. The motion was approved unanimously.

John Spink – First an administrative question. What is your current composition?

MATT HAYES – We currently have 4 permanent members and 1 associate member. We have a vacancy and our prospective member is here.

NOTE – The applicant consulted with his team.

Rich Cornetta – We are prepared to proceed at this time. I am attorney Richard Cornetta representing Abbott in their petition before you this evening. I would like to introduce the members of our team.

James McCauliffe - principal of Abbott

Bob Durant - principal of Abbott

Mark Duchesne - principal of Abbot with a focus on construction

Gary Gardner – Shesky and Associates, consulting architect

John Spink – Coneco Engineering

Rich Cornetta - This is application for a special permit for an Adult Retirement Community Planned Unit Development. The site in question is called River Bend, a 58 acre site off of Village Street in your AR2 zone. We do not have any drainage calcs at this time. Based on previous dialogue, the understanding was that we would submit with a focus on the special permit and then supplement our filing with the drainage information at a later date.

James McCauliffe - Good evening. I am one of the owners of Abbott Real Estate. I have been in real estate development for 30 something years and with Abbott since 1996. We have developed a number of fairly significant projects near commuter rail stations and MBTA stations in Quincy and Norwood. We are finishing a project in Medford and building 300 apartments in Franklin now. We have raised significant money to invest in +55 projects. We have one under construction in Mansfield near the Tweeter Center and are now building 123 homes in Pine Hills in Plymouth. The grand opening will be in October. We have a number of other projects that we are working on and we would like to be here in Medway. I want you to know that we are a developer of substance. We have money behind us. We will build a quality project. We take care with preserving as much open space as we can. We try to achieve a village feel. When we decided to explore this type of development this spring, we had a number of focus groups we held here in the area. We broke people up into 3 age groups and held 3-4 sessions in Medway for several hours each. I can get into it in greater detail if you like. With this type of development, you are really trying to create a social atmosphere with maintenance free living, open floor plan, master bedroom on first floor, lots of walking trails, exercise room, etc. Having a new house with new appliances is a big plus. Turning to the development at hand, the river is an extremely important part of the project, an amenity to take advantage of. We plan 115 homes – 85 town homes and 30 flats in one 3-story building. We are looking at \$290,000 for 1 BR flat and a townhouse would be in the low \$400,000. We have met a number of times informally with the Planning Board and the Design Review Committee. We can point out 8-10 changes we have made to the site plan and design based on those conversations.

Gary Gardner, Shesky Architects – We were asked to look at this development on the basis of creating a really nice place to live. Our goal all along is to create a village feel. We want to

preserve the open space. Those two themes were foremost in our minds. We did have kind of a jump start. There was another plan presented to the Planning Board prior to this one. We piggybacked on that plan and that roadway design. It respected the open spaces and preserved key site features. The site is bounded by Village Street on the north and the Charles River on the south. The site is west of the Charles River neighborhood. It is a 59.5 acre site. What we were impressed with is the richness of the natural features of the site – the river, open meadows, natural topography, old growth trees, vernal pool in center. These are all features we want to protect and preserve. That is in everybody's best interest. John will talk about the trail system that is proposed. The way the site was laid out was to try to take advantage of the resources. We kept the prior roadway design. Coming off of Village Street is a one-way roadway that is 14 feet wide. At the front of site on Village Street is a dilapidated house. We would replace that with a house size structure that would become a club house for the development for mail with a few parking spaces and also a large room for family get togethers, meetings. There is a separate exit driveway that is also 14 feet wide. We want to keep the appearance on Village Street very low key. About 150 feet in is the first triplex building, one of three. The triplex is basically 3 capes that are attached side by side. Further into the site the road becomes two way at 22 to 24 feet and becomes a village center with additional triplexes and duplexes and then down at the southern end of the site we have one 3 story building with 30 flats. These are all condos, no rentals at all. Even the apartment/flats are condos. That building will have an elevator. There is the pond at the end of the site which will remain and there is a canoe access point where community can come in and park down here. The roadway continues around with more duplexes and triplexes and then connects back out to the club house area and then exits out to Village Street. There is also a walnut grove area is being preserved that will be cleaned up a bit. There is a sewer easement owned by another town that runs thru the property.

John Spink – Only 24 acres are disturbed.

Christine Kershanan - How do they access the canoe launch? Thru the development?

MATT HAYES – We will take questions from the audience after their presentation.

Gary Gardner – I would like to go thru each type of building and show the relationship of the buildings to each other. The 3 story building is 38 feet to the peak of the roof. The capes are 26 feet to the peak of their roof. We want to break up the triplexes so they don't look so uniform working with suggestions from DRC and input from others. We want to make them feel like individual homes with the use of different siding colors, roof colors, jogging the buildings. We have put plantings between the driveways with landscaping in the front to divide them. All this goes to reinforce the village concept we are striving to achieve. It becomes a walking neighborhood. There are front porches on the homes. It is a very flat site amendable to walking or take to the trails in the woods.

The homes themselves, the duplexes are each 41 feet across, stepped back from each other. There are gable dormers above the garage with front entrance porch. You pull your car into the 2 car garage. The kitchen, dining and living rooms are an open floor plan with lots of light and windows, and high pitched ceilings. A fireplace divides the living and dining space. The intent is to put the living spaces on the first floor along with a laundry, half bath, and master bedroom and bath. The rears of the homes all have gorgeous views. The master bedroom and the living room share a patio. There are no basements here at all. The second floor is set up with a loft area and a second bedroom with a big closet and a full bathroom and a storage space above the garage. That space could be improved/finished as another bedroom or a hobby room. The

triplex layout is three of those homes put together. The one in the center is different with shed dormers and a farmers porch. There were some comments from DRC to get in some stone. That is expensive, we could offer it as an option. The center unit will have stone columns out front. It will have the same amenities but the kitchen has a cathedral ceiling. The exterior materials we want to use are low maintenance so it would be vinyl siding and trim so condo fees won't be high. All windows are double hung. Basically, we are using residential materials.

For the big building, we spent a lot of time working with DRC on this. The comments we heard loud and clear were that they don't want to see a big long building. There needs to be some liveliness. We can make it feel like a reflection of the smaller buildings. It will have an underground garage with 37 parking spaces underneath. So each unit gets at least one parking space. There is one elevator in the middle of the building or people can walk in the front door. Each floor is fully used. There is a bay window in all the units. There are four 2 bedroom units on each floor and six 1 bedroom units. The 1 bedroom/1 bath units are 740 sq. ft. On each floor level there are roughly 10 units per floor. It varies because on the first floor there is a common room just for the folks in this building for family get togethers, card games, birthday parties etc. On the upper floor levels, they are essentially the same but the common room area is an outside deck. We want to make the building feel like a collection of smaller buildings. The DRC wanted to see some detail and differences in the rooflines so we got rid of the long flat roof. We couldn't go up but we brought it down and added peaks. We would like to change the roof color and siding color to have some variety. You can see the bay windows. The third floor units will have high windows. What I hope to do is to just give you a flavor of what is being proposed here in terms of the architecture. It is a village of 115 homes.

Jim McCauliffe – In terms of the site plan, we will retain ownership of the 59 acres and are willing to find some way to agree that the open space land will never be developed.

Jim McCauliffe – I would like to review for you the economic benefits to the town. There are approximately \$200,000 that will go to the Town for building and permit fees. There is the senior center contribution of \$150,000 when we receive our first building permit and another \$50,000 when we get our 75th building permit. In terms of the ongoing impact, if we have 115 homes here and you average out all the homes, the annual taxes per home are about \$5,600 a year. All this with no school age kids in this development.

John Spink, Coneco Engineering – We have been working this project for 6 years. I would like to provide some history for those who are new to this project. It started out as a 42 lot, single family subdivision. We looked at the old cluster bylaw and then looked at the ARCPUD option approximately 2.5 to 3 years ago. After talking with the Town, we came up with basically this layout we have here. We have gone thru all the process and had a draft ARCPUD special permit about a year ago. Then we ran out of voting members and the Einis family was looking to step in and do the architecture and find a developer. Now that Abbott has come in, they have gone thru the design and architecture. This plan now opens up the site considerably. Their process results in a nicer site that is quite a bit more open. The inclusion of the apartment building opens it up some more and responds to a market segment for singles which I had not realized was there. Compared to the original drawings and layout we have changed basically 2 things. One is that we dropped the site 4-5 feet because we are not creating basements for the duplexes and triplexes. We are following the existing topography so there will be almost no material coming and going to form the site. Before we were going to bring in lots of material. Now we are building on a slab. In terms of the administrative process we had gone thru previously, we have a few geometry and technical waivers we will need to do but the general process is that we

have the uses, we meet all the parameters of the bylaw. At this juncture, we have quite a few open items that we need to go back down through and we need to solve them. We know there are new members on the board and we need to go through that process with everybody.

MATT HAYES – I think the board really needs some time to review the old draft permit.

John Spink – Another change we have been wrestling with is that we are going to have the big U of open space land around the development. At this juncture, Abbott would prefer to own it and allow for its use by the public and they are willing to do that under the condo system. I think that will be useful to you at the end. We have the trail system that we had before. We are duplicating the trails and making them flat. They will be dirt trails but level and flat enough for handicap access.

NOTE – This should be discussed with the Disabilities Commission.

John Spink – In terms of the roads, we started out at 22 feet, then went to 24 feet. We understand that you are starting to look at low impact design options. Now we have cape cod berm collecting water in manholes like a traditional subdivision. Other than that, we have not changed the design or concept of the site except for more open space.

MATT HAYES – Thank you for coming back. We were eager to have this project return. It was the first proposed ARCPUD for Medway and now it seems like you have the team together to finish it up.

ANDY RODENHISER – This is a nice job. It looks real good and sounds very promising for the Town. Some of my questions you may have addressed in the past. Are there any on-site maintenance buildings?

Jim McCauliffe – No, but the club house will probably have some space for maintenance.

ANDY RODENHISER – Will the management office be in that building?

Jim McCauliffe – Yes, along with the mailboxes for the units.

ANDY RODENHISER – Will that be staffed?

Jim McCauliffe – I am not sure if it will be around the clock. That will depend on the condo association. Initially, we will have a management company in there and a maintenance person on staff. It will be professionally managed.

ANDY RODENHISER – On the roads, since the public is going to have access to these roads, what is the arrangement for the type of construction? Aren't ARCPUD roads private?

Mark Louro – Yes, the roads will be private.

John Spink – Basically, we are going to follow the town standard for construction. The only question is the width.

ANDY RODENHISER – I am seeing different levels of details in these drawings between actual photographs vs. sketches. I want to see it with a nice New England feel. Will the roof breaks shown here be more pronounced?

Gary Gardner – Yes.

ANDY RODENHISER – None of the drawings depict vents or chimneys. What will they actually look like? Candy canes?

Gary Gardner – We are sensitive to that. We will want to get them to come out the back of the roofs. The furnaces could be done concentric ?????????????? ANDY . . help me here!!

ANDY RODENHISER – Is it likely you will have chimneys with siding?

Gary Gardner – Aluminum, but it could be less jarring.

ANDY RODENHISER - Are these going to have basements?

John Spink – None now. We did originally, but not now. Storage problem is solved by putting it upstairs.

ANDY RODENHISER – Do you plan any exterior lighting for streets or common areas?

John Spink – There will be a full set of lighting down the street and we will give you a lighting plan. We had originally done a 6 foot post every third driveway. We originally made a commentary that we didn't want it on all the time but to have a timer system.

ANDY RODENHISER – My thought would be to have it on a common circuit so that everybody gets the benefit of it throughout the development.

ANDY RODENHISER – In your focus groups, was there any desire for high efficiency energy?

Jim McCauliffe – Yes, higher energy efficient gas burners were desired.

ANDY RODENHISER – There is a LEEDS project where there are dollars for energy efficient developments.

Jim McCauliffe – We did that at our rental project in Cambridge but it is more difficult with for sale developments.

Gary Gardner - In the Plymouth project, we are scoring high.

ANDY RODENHISER – You had mentioned that most of your projects are located near transportation. This doesn't have that. Is there anything you can recommend to Medway that you would have liked to have seen here considering what you are building?

Jim McCauliffe – The one point that comes to mind is that when you look at the total parking spaces, we are now over 4 parking spaces per unit. Every town home has 2 garage spaces plus 2 spaces in the driveway. The large building has 37 spaces underground. I would ask that you not require us to have 2 spaces per each unit for the large building.

ANDY RODENHISER – Missy Dziczek, with a project like this, what impact will there be on the senior center?

Missy Dziczek – Some of the residents will age in place there. They might move from the town house to the apartments. Hopefully some will come to the senior center. Transportation will be an issue too. Initially, they will be healthy people when they come in.

Jim McCauliffe – Let’s work on that together to figure something out.

ANDY RODENHISER – So maybe a bus pick up area or we could talk about a shuttle of some sort.

ERIC ALEXANDER – With the trail system, what type of surface?

John Spink – We have gone thru this discussion. We can get to most of the trail system without any grade problems. We can keep most of the handicap standards. The material becomes a problem but we come to find out that there is an ability to have a smooth dirt path. Where it is hard, we will make it flat and even. Where we go into the wetlands area, we end up with a stone dust trail that is sided with steel coving and stays in place and works nicely.

ERIC ALEXANDER – If the entire trail system can be (handicap) accessible, that will be wonderful.

ERIC ALEXANDER – I have brought it up before and I am not trying to beat you over the head with this, but I would strongly request that you give a good hard look at this and see if there is a way to get an affordability component in here. There is going to be some demand generated by this development and by the Town for affordable units. It would be outstanding if you could find a way to do this. Otherwise, I do want to say I am very pleased with your proposal.

Missy Dziczek – I agree.

CHAN ROGERS – Would you just review the number of units again?

Jim McCauliffe – In the 30 unit building, there are 1 and 2 bedroom units. The 1 bedroom is 750-800 sq. ft in size and the 2 bedroom units will have 2 bedrooms with a kitchen, 2 full baths and a living room and dining room area for a total of 1100 sq. ft.

Gary Gardner – We have 9 one bedroom and 21 two bedroom units in the large building.

Jim McCauliffe – The rest of the units are town homes with 1800 to 1900 sq. ft.

Gary Gardner – 69 homes in the triplexes and 16 units in duplexes for a total of 85 town homes.

CHAN ROGERS - Do you have a rendering showing the 30 unit structure? It is more like a dormitory than a high rise.

CHAN ROGERS – What kind of space are you providing for visitor parking?

Jim McCauliffe – If someone visits a town home, there are 2 parking spaces in the driveway of each unit.

Gary Gardner – We didn't want to create parking lots throughout the development. We wanted to keep it as conventional as possible. We have clustered parking out front by the club house. The 30 unit building has guest parking area out front for about 15-20 spaces.

ERIC ALEXANDER – A point of clarification . . . the site plan that you have there and the one included with the submission is a bit different.

John Spink – We moved the large building a bit and buried it into the hill.

Gary Gardner – We wanted to get the guest parking in front of the building near the front door where people will want to use it. That way we can preserve the open space behind the building.

CHAN ROGERS – To what extent will the club house provide space for activities?

Jim McCauliffe – That is easily imaginable – billiards, card tables.

CHAN ROGERS – How does the age restriction work?

Jim McCauliffe – At least one person on the deed has to be 55 years of age and older.

KARYL SPILLER-WALSH – Well, we did have in fact a lot of going back and forth between the applicant and the DRC. We were in fact very receptive to the idea of having the triplexes and even the 3-story building because of what it could do for the site. Some things haven't been quite explored fully that wouldn't cost anymore. There has been a lot of back and forth but we feel there is more back than forth. All our suggestions were not included. You say you could add a little stone and it will be OK. But it is not enough. You have created many triplex units. Each is its own cookie cutter. There isn't any real change in design. We would like to see several architectural options for the triplex units. They brought in a model to us. It was very nice but we suggested we would like to see more 90 degree angles, less garages facing the street, roof lines that had variation in their height rather than long horizontal roof lines. They all meet one similar height. We would like to see different heights of rooflines, more of a village feel and less manufactured. When you look at their two point perspective drawings, keep in mind that these are the most flattering visuals that are going to happen. This is a very maximized image of how it will look. The one problem is you are going to loosen up the land, but now the responsibility is on the architects and developers to make it much better than what we see. If anybody has taken a drive on Route 126 in Bellingham, there are 3 story buildings that repeat themselves. I think there are examples of places that do 3 story buildings with much more architectural character than this. So far they have done a little bit – changed the color of the roofs and created some bump outs, but nothing has really changed the horizontal character that we are going to see. This kind of building saves money for them. They need to integrate it better. They have gone this far and we have seen this building 3-4 times. I think that this could still make a large transition from this very mundane building to something much, much better. They aren't really showing you the full picture. These are going to be done everywhere, we need to improve these buildings. They aren't wrong, but it needs more effort to make them more interesting. They need to go many steps further.

MATT HAYES – Could you tell us with the rendering of the triplex, where is that taken from on the site?

Gary Gardner – The previous plan had quads, triplexes, duplexes and singles. We don't have any quads. We have just one 3 story building. By going to the triplexes, there is more space between the homes. We have increased it to at least 25 feet between structures. We heard your concerns about perceived density and addressed that.

MATT HAYES – I would like to reiterate Karyl's comments on the roof lines on the triplexes. It does seem monolithic. I would like to see if you could change the triplexes roof lines.

Gary Gardner – You are looking at it 2 dimensionally. They do step several feet between ridge lines. In reality, you never see a 2 dimensional plan head on.

KARYL SPILLER-WALSH – What is the limitation on actually raising the roof line? What is the possibility of raising or dropping them?

Jim McCauliffe – We will explore it.

MATT HAYES – I had a question, are there sidewalks planned?

John Spink – Sidewalks are on one side or the other of the road all the way through. There is a sidewalk out the front door to a sidewalk or across the street to a sidewalk.

MATT HAYES – Are they ADA compliant?

John Spink – You have to keep the grades flat.

MATT HAYES – We had suggested running the cape cod berm right thru the driveways.

MATT HAYES – Could you please describe the river access?

John Spink – There is a stone parking area with 15 spaces. It will have to be moved northerly a bit. And then there are paths from the parking area down to a canoe launch place. We are going to put down 4 pilings with a 20' by 12' deck and a beam going out with a 3-4 foot step down to the water level. Whether CONCOM will let us do that, we will see.

KARYL SPILLER-WALSH – Isn't there another accompanying parking lot?

John Spink – We had one a little further west in an earlier version of the plan.

KARYL SPILLER-WALSH – We should at some point discuss the proposed 14 foot road to give them some guidance.

MATT HAYES – I think your entry and exit ways should be 18 feet wide.

John Spink – How about a 14 foot paved with 2 feet of gravel of either side. The Fire Chief has said 16 feet is acceptable. 18 feet is too wide and encourages speeding.

CHAN ROGERS – What kind of restriction will be placed on public access?

Jim McCauliffe – People are going to have to be able to come in to walk the trails. It will not be a gated community.

KARYL SPILLER-WALSH – What would happen in the gravel strips?

Mark Louro – In the winter, they will only plow to the edge of the berm.

Mark Louro – Let's look at 18' paved. If a car breaks down, there will be room. It is a kind of standard minimum.

ANDY RODENHISER – I spoke to the Fire Chief and he is going to give us some direction. He wants 18 feet.

Mark Louro – Then 24 feet is reasonable for the interior roads.

Mark Louro – Some of the side streets are shown at 18 feet, you might want to look at 24 feet instead.

Mark Louro - You do have some disturbance in the 200 foot river front area. Have you done the alternative analysis?

John Spink – I understand all that. We are well under the 10%.

Mark Louro – I am very concerned, near the club house and apartment building, the parking spaces are backing out onto the main road. This is especially bad at the club house so near to Village Street. It looks like they are backing out onto the access road,. A better solution is to take it off the access road.

John Spink – We have taken it off the street and put it into the parking bay.

Mark Louro – Did you look at some garages on the sides. That would separate the driveways.

Jim McCauliffe – We give up open space if you do that.

John Spink – I think you can do it in 4 places.

Mark Louro – Is there any on street parking?

John Spink – No.

Mark Louro – Are you going to go with infiltration system for drainage?

John Spink – Probably stone pits with some form of piping for volume and then infiltration.

Mark Louro – What are you getting for rates?

John Spink – Not so good, 35-40 minute range.

Mark Louro – How are you dealing with roof runoff? Will you tie it to the roadway drainage system? You have a lot of roofs.

John Spink – I believe I have to catch a substantial amount of it to meet the 100 year. Yes, quite a bit will go into the system. The sewer will tie into the easement.

Gino Carlucci – My comments boil down to how you meet the zoning requirements. You have not presented that so far so that still needs to come forward.

John Spink – We will give you all the data you require per the zoning bylaw. Every time we went through an iteration, it is a \$4,000 bill for printing.

Mark Louro – On one of the previous plans you had a bridge.

John Spink – We have gone to low culverts, elliptical, 24' by 30'.

Mark Louro – Any walls?

John Spink – Almost none. The wetlands crossings will slope out. No retaining walls are needed.

MATT HAYES – I will open this up to comments and ask for town officials first.

Joe Dziczek, Selectman – You will retain as much water on the property vs. into the river?

John Spink – We will do what CONCOM wants us to do. The flow that now exits will be less than in the future

Joe Dziczek – It would be nice to see some recharge. Will there be any municipal expenses for trail maintenance?

Jim McCauliffe – That will come under the condominium association.

Joe Dziczek – How will you handle dumpsters & trash?

John Spink – What we had come to is a private trash pick up for individual units.

Joe Dziczek – With snow removal, will you retain it on the property?

John Spink - We will have retention areas.

Joe Dziczek – I would like to support the affordable housing aspect. Even if there is a way of helping the developers put in a few more market rate units to offset the affordable housing, it would be good. Is there some way you can you add on a few more units to get some affordable ones in there?

Mary O'Leary – Vice Chairman of the Housing Authority and member of the Affordable Housing Committee. \$290,000 for a one bedroom unit is not affordable for our people. I was interested in the focus group that you mentioned. What were their opinions and what cross section of people did you interview.

Jim McCauliffe – We had 3 sessions for the Medway area. We hired a market research group to conduct the sessions using professional methodology. We made sure they were age qualified. It

was an hour and a half session. We talked about things in general like what type of housing are you looking for in the future. I can show you those findings if you like. There was a lot of qualitative stuff that we got from the focus groups. What we gleaned was that people want maintenance free living, open floor plan, first floor master bedroom, a patio or enclosed porch, and even a small garden spot. People are looking to downsize.

Mary O'Leary – Were price levels discussed? Price is the first thing with the seniors I talk to. I would like to talk about the over 55 requirement. One person has to be over 55. What about children? Will they be allowed in this complex?

Jim McCauliffe – You have the zoning law. It usually says that one person has to be +55. We will write the condo bylaws as being fairly flexible.

Mary O'Leary – You mentioned all the other places you have built. How is your occupancy rate?

Jim McCauliffe – We have been doing apartments for rent. Cambridge is 96% occupied and Mansfield has sold out.

Mary O'Leary – Regarding affordability, if somehow you could have some units, even though you are giving some money for the senior center, it would be very beneficial to the town and for the elderly people in our community, it would be great.

John Ehrmantraut, 18 Charles River Road/Open Space Committee – My question is we were at 90 units before and all of a sudden it is 115 units. That is kind of ludicrous.

Jim McCauliffe– We could build 176 units here per the bylaw. We have approximately 78% open space here. We are way under the number of homes we could put on that site. Legally, we only have to do 45% open space.

John Ehrmantraut – A lot of that you have to keep like that. How did it go from 90 to 115 units?

John Spink – We went back and forth.

Edward Reardon, 203 Village Street – I built 25 homes right next to this project in Charles River Park. My great grandfather owned the land you are going to be building on. I question the supply of water that is necessary for this development. Right now, the state has put sanctions on the Town of Medway. This project is going to adversely effect the water situation. Based on my own calculations, I figure the Town will have to build a new well if they come in. I don't see it any other way. Where are you taking the water from?

John Spink – It comes in from Village Street and we will tit it to the backside of Charles River Road to provide them with a better system.

Ed Reardon – There is a 6 inch line coming down Charles River Road. On Mohawk Street, there is an 8 inch line and there are problems there. Also, I am concerned with so many cars going out onto Village Street. Village Street is in such terrible repair. One side is a sunken trench and on the side, you have to watch out walking on the sidewalks.

MATT HAYES – One of the conditions of the draft special permit was a requirement to improve the sidewalks on Village Street.

Ed Reardon – Will it be a public or private road? Who is going to do the snow plowing in this project?

Jim McCauliffe – The condo association will handle it. We will be responsible for maintenance and snowplowing.

Jim ????? – Do you already have permission to tie into Mohawk Street? What do you intend to do?

John Spink – It will come from Mohawk through the woods. Everywhere there is a road there will be a water line and then a connection to Mohawk.

MATT HAYES – What is the size for your proposed water line?

John Spink – I think 10 inches.

Ed Reardon – Are you going to be drawing water pressure from Charles River Park?

John Spink – We will probably be providing them with some additional water power. It will improve their flow and pressure.

ERIC ALEXANDER – I would like to remind folks that there are ways to subsidize the cost of the affordable units.

Flo Carucci, 2 Sun Valley Drive - You talked about the water table. What are you doing about drainage underneath the slab. That is a lot of pressure. How are you going to take care of the water?

John Spink – It will not puddle up in the yard or slabs. There is a 4 foot frost wall that goes around each house. The ground water is anywhere from 15 inches to 8 feet. It will not cause water to flow into the slabs. We will slope the water to go into the wetlands or into the streets.

ERIC ALEXANDER – There is a connection with the abutting Charles River neighborhood. Have you discussed anything with the neighbors on more connections with the neighborhood for trails. If the desire is there by the neighbors, I would want to support more connections between the neighborhood and River Bend Village.

Mark Louro – Where is flood plain line?

John Spink – We should not be in the flood plain so we don't need a special permit or flood insurance.

KARYL SPILLER-WALSH – What happened to the emergency access road?

John Spink – That concept was before we double looped it back out to Village Street. The neighbors did not want vehicular traffic going thru the Charles River neighborhood.

MATT HAYES – We have two letters to read.

Eric Alexander read a letter from Dan and Kathleen Hooper. It is attached and made a part of these minutes.

Andy Rodenhiser read a letter from the Design Review Committee. It is attached and made a part of these minutes.

Susy Affleck-Childs – I expect we will need a scenic road public hearing.

John Spink – We will file an application with you to do so. There are some trees in the right of way. And then the question is what do you want to do along the street? There is granite curbing along some of the frontage. The house has a huge foundation of granite. We will have quite a bit of disturbance of stone wall out on the site as well. So what do you want to do?

KARYL SPILLER-WALSH – The building at the entrance. Is it visible from the street?

John Spink – The existing house is behind trees. Those trees aren't going to be cut. It will be back a bit further than the existing house.

KARYL SPILLER-WALSH – We do want to encourage the use of some nicer materials. Maybe some elements from the existing granite could be incorporated into the front of the building.

Jim McCauliffe – We will take a look at it.

MATT HAYES – The Board needs to review the previous draft special permit. This public hearing will be continued.

Susy Affleck-Childs – I would like to get some communication from Mrs. Einis that the funds remaining in the River Run plan review account can be used for this project.

The public hearing was continued to August 30th at 8:15 pm.

NOTE – The Board took a short break at 10:30 pm. Eric Alexander departed.

CONSTRUCTION OBSERVATION

Mark Louro – There was a complaint from someone on Lovering Street who doesn't believe that the Forest Edge drainage is not working properly. He claims he has water on his property. Forest Edge has a detention pond and outlet structure.

Mark Louro – The old regs that this was designed and approved under required that the flow rate be maintained but not the volume .

Mark Louro – There isn't a lot of money in the Forest Edge Construction Observation account to investigate this. This is the extension of Field Road subdivision (Redgate 1).

ANDY RODENHISER – If somebody is taking pictures and sending them to us, we need to deal with it.

KARYL SPILLER-WALSH – It seems the Town of Medway has some interest in knowing about this.

CHAN ROGERS – The first step is to assign Mark Louro to research this.

Mark Louro – I can talk to Dave D’Amico to see if he will look at this. I will do whatever you want me to do.

MATT HAYES – Susy, please talk to Dave D’Amico tomorrow to chat about this with Mark Louro.

Note – Mark Louro departs at 11 pm.

River Bend ARCPUD Plan Review Fees

A motion was made by Andy Rodenhiser and seconded by Chan Rogers to approve the PGC estimate of \$1,087.50 for plan review services. The motion passed unanimously.

A motion was made by Andy Rodenhiser, seconded by Karyl Spiller-Walsh to approve the VHB estimate of \$900 for plan review services. The motion passed. Matt Hayes recuse.

ANR Plan for Coffee and Ellis Streets

Susy Affleck-Childs – Ralph Costello dropped this off yesterday. As the next PB meeting is August 30th, you either need to deal with it tonight, hold a special meeting or have it be approved by default.

MATTHEW HAYES – Let’s deal with it tonight.

Gino Carlucci – I have looked it over. It takes the Coffee and Ellis Street frontages and makes 10 lots and leaves some land in the back to be subdivided later. It does not provide for a correct radius for the access road for the future subdivision plan. But it does show the correct frontage. Technically it meets the requirements on the ANR plan. I notice there is no graphic scale. I believe Ellis Street may be a scenic road. Apparently, it is a totally undeveloped piece of land. The ANR plan does not show any site features. It is not noted whether the property is 61A or B. But other than those details, it meets the requirements for 10 ANR lots.

MATT HAYES – So we have no reason to deny. This was delivered to us yesterday.

CHAN ROGERS – I say we go ahead and sign it. There is nothing we can do about it.

A motion was made by Chan Rogers, seconded by Andy Rodenhiser to endorse the ANR Plan of Land for property at the northeast corner of Coffee and Ellis Streets, owned by Edward Fontanella. The plan was prepared for Ralph Costello/Cedar Trail Trust by GLM Engineering Consultants and dated August 2, 2005.

INVOICES

PGC Associates - \$806.25 for consulting services. Motion by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Unanimously approved.

PGC Associates - \$881.25 for plan review services. Motion by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Unanimously approved.

PGC Associates - \$ 297.50 for plan review services. Motion by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Unanimously approved.

VHB, Inc – \$4,946.92 for construction observation services. Motion by Karyl Spiller-Walsh, seconded by Chan Rogers. Approved. Matt Hayes recuse.

VHB, Inc. - \$546.56 for plan review services. Motion by Karyl Spiller-Walsh, seconded by Chan Rogers. Approved. Matt Hayes recuse.

VHB, Inc. - \$1,262.62 for plan review services. Motion by Karyl Spiller-Walsh, seconded by Chan Rogers. Approved. Matt Hayes recuse.

VHB, Inc. - \$3,213.15 for plan review services. Motion by Karyl Spiller-Walsh, seconded by Chan Rogers. Approved. Matt Hayes recuse.

VHB, Inc. - \$3,094.74 for construction observation services. Motion by Chan Rogers, seconded by Karyl Spiller-Walsh. Approved. Matt Hayes recuse.

Handouts

Sign memo to Suzanne

2. CPC letter re: Briggs 61A property.
3. Resume of Scott Ployer, candidate for Planning Board vacancy

OTHER BUSINESS

NOTE – Susy Affleck-Childs briefed the board on the request from Cumberland Farms for the Planning Board to exempt them from limited site plan review for the construction of a new façade for the building on Main Street.

A motion was made by Andy Rodenhiser, seconded by Karyl Spiller-Walsh to not exempt the proposed façade construction for the Cumberland Farms building on Main Street from limited site plan review. The motion passed unanimously.

MINUTES

It was decided to hold over review of minutes to the next meeting.

A motion was made by Karyl Spiller-Walsh, seconded by Andy Rodenhiser, to adjourn the meeting. The motion was approved unanimously.

The meeting was adjourned at 11:35 p.m.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant