

February 28 meeting

No matt,  
Karyl, chan, andy and john

Open at 7:36 pm

We have a continuation on the Applegate Farm-

Karyl – motion to continue to March 14 at 9 pm – seconded by John - all yes

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Take 13 Franklin Street ANR out of order –

Bill Halsing from Land Planning – I did want to discuss a few of the items from Gino’s review letter –

13 ranklin street – approved in 1966 as a subdivision – mr walsh purchased a few years ago –

when we met with the PB a few months ago, we discussed what would be required for the board to endorse – it was agreed that we should meet the requirements of the covenant from 1966 – the client is willing to do – they are going to dig up the whole road to put in a sewer service and upgrade water service – we have also submitted to concom for all the work within 100 feet of the ede of wetlands including house construction on the new lot – we meet with concom on Thursday

andy – can you explain the covenant?

Gino – the original subdivision approval covenant specified that no more than one single family residence would be erected on the 4 lots; the wetlands part was separate – I had some concerns that that the covenant – is that being violated that by putting a house on that second lot – the road construction standards had been reduced to allow for just 2 lots and now you are adding another residence – it was never built according to the reduced standards tht were approved in 1966 – under theh PB rules and regs – you can approve an anr plan on a subdivision road if it was built or a performance guarantee – the access has to be inplace at the time the ANR is approve3d, and not done later – I believe this should come in as a subdivision – and you have provision now for private way servingonly 3 lots with reduced standard.

Karyl – those were exactly my thoughts – to what standards was it built – it should be built to our minimum size subdivision standards – and now I heard tonight that utilities are being added to the road tonight

Bill – re the house on the lot – the covenant did not preclude access - there is no gain in the overall lots – simply add two pieces to make it buildable – for the roadway . . we are gong before conservation where we have the roadway and the lot – if the board wants to hold off on the anr until the road is built and then would it be possible to sign the anr then.

Chan – will you be asking for street approval

Bill – no

Karyl – the ANR standards . . we have this ongoing conversation – is it an anr if it fact you have to cross a wetland to

Gino – if wetlands is the only impediement, it is still eligible for an ANR

Chan – you are moving the line to make the lot buildable

Gino – I don't know if the rules and regs in 1966 had a time limit on construction? But they do now – it may be that the subdivision approval expired – if we assume it didn't have any restriction – clearly had the road been built accorlding to the subdivision plan, today it would be eligible for anr endorsement except for that one condition – but that is a grey area – there are now provisons for this kind of subdivision – cleaner process – that was my suggestion

Chan – I think we should forget about what happened in the past and just move the line

Andy – aI think it is important for the road to be built to today's standards – I think it should go through subdivision approval

Karyl – yes . .

John – there was a covenant in 1966 that we need to respect –

Bill – by going thru a new subdivision that would negate the old covenant

Andy – do you want to withdraw or have us vote? I would suggest that you withdraw

Bill –

Gino – another option is to do it as a modification to the 1966 plan

Bill – all we would be looking to do is to modify – would the board waive drainage?

Paul – you need to provide drainage for the pavement surfaces

Andy – you would have an increase in impervious surface to 18 feet

Bill – I think they would like to pave – all the walshes want to do is put up a house for their daughter

Bill – so we will withdraw . . .

Estimate for Rolling Hills – PGC – andy and all  
Estimate for Rolling Hills – VHB – motion by chan, karyl – all yes -

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#### Pay Invoices

1. motion to approve \$200 for CPTC – by chan, seconded by john – all yes

#### Committee Reports

Chan - Presentation of MPO Plan in Framingham – same presentation as was at the last SWAP meeting – lots of interest in pedestrian ways – rails to trails – 4 year plan – the Summer Street project was part of a past TIP – now scheduled for 2007. I made another pitch for improvements to Franklin and Worcester commuter rail lines

Brief break – 8:05 p.m.

Some informal chatting about State of the Town briefing last night – reaction to Route 109 redevelopment plan.

Andy – handed out master plans last night and smart growth in Medway flyer –

Put that Smart Growth flyer on the Web - talk to DAVE . . . .

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#### Budget Proposals

Handouts for part time office clerk, change PB assistant to Planning Coordinator and master plan

Chan – I move we approve them as presented – seconded by Karyl – all yes –

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River Bend Village – request a continuance

Subdivision approval, special permit and scenic road – we are aware that the alternate member is not here –

Rich cornetta – we thought we would just continue

Karyl – are you through with the DRC?

Bob – we will be before DRC on march 6<sup>th</sup> – lots of detailed landscaping plans

Motion to continue to April 4 – karyl and chan

Special Meeting on April 4<sup>th</sup>

Motion to extend the deadline for subdivision and scenic road – to May 1 – Chan, and Eric - all yes

Bob Duchesnes – after we met with Charles River Watershed and DEP – we pulled out some structures that were encroaching on the 200 foot buffer we have preserved the Walnut Grove – and we pulled some homes in as well – we have gone to predominantly swale systems to drain water back into the wetlands and gone to pervious pavements for driveways – that is what our focus has been on the last 4-6 weeks – to accommodate those constraints – remainder of the site has remaining very similar – we have made some changes to the elevations of the triplex units – have been able to accommodate some side entrance garages – more streetscape – and we are taking some of those elements and adding to the 3 story building as well – overall landscaping plan around the clubhouse is linked to the scenic road work permit – within the next 2 weeks we will be wrapped up with engineering plans that we feel comfortable giving to VHB – for next meeting – the current plan right now – which was at 133 units is now at 125 units –

Eric – how has that affected the affordable

Bob – we are still proposing to do 10 affordable units as we had presented earlier

Eric – driveways will now be pervious pavement

Bob – pervious asphalt – the main drive

Bob – one remaining issue is the open space – and how it will be decided . . . one option is to retain the property to stay with the condominium trust

John – there would be a restriction on it – that would get signed off by everybody –

Andy – I remember that you wanted to maintain the system

Karyl – one thing I can see there is certainly a gain by stripping some units – but give some thought to a real green space in front of the 3 story building – the mall area – what about the circle?

Bob – two mature pine trees we hope to maintain

Susy – parking

Paul – swale type drainage system does require more room so you can adequately drain the pavement

Karyl – this is a low impact development approach

John – back between the houses –

Eric – concerned about what people can do in those area –

Bob – in our condominiums restrictions

Karyl – how did you arrive at using swales

Bob – encouraged by charles river watershed – they are concerned about water quality – it is somewhat facilitating poorly drained soils on the site – this seems to kind of work to our favor for both issues

Andy – hve you done this before

Bob – we have not –

John – we have – Kingston athletic field

Karyl – we have seen it used done nicely and attractive – but it will take some planting concepts –

John – I don't think there is going to be any rock on the site at all – there are a lot of constraints on this site –

Eric – there are a lot of parts here to break –

John – we are basically building on the ridge line –

Karyl – make sure they look good – part of a landscaping plan

John – they have an independent landscape architect – DRC will see it on Monday –

Karyl – one more comment if I might – thibking about the public – we have had discussions in the past – some details that we are interested in – what is happening on the back of the structure – all the charles river folks will be able to see the back through the woods

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Pre-Application Meeting – Barberry Homes re: Siderski property

Jim Williamson with Barberry Homes

Kenny

Jay Scruggs from Devereaux Associates

Jim Williamson – just by way of review – 51 acres – the bylaw requires that 40% be kept as open space – there will be 20.4 acres kept preserved – of that, we have 11.3 acres of uplands – contiguous with other open space of Evergreen Meadow – can make it out to Winthrop Street without going across the wetlands – we would be building on 30.6 acre parcel – we are not filling in or crossing any wetlands – we understand concom has 25 foot no disturb zone – we can respect that – the zoning requires a 50 foot buffer around – we have a variety of housing types which is called for in the bylaw – promote rural character and an additional component is affordable housing for seniors – our plan is consistent – the site is served by town water and sewer – infrastructure is in good shape – sewer line is 10 inches; water line is 8 inches – both along Winthrop street –

Jim - Jay Scruggs works for Devereaux associates – red mill village in Norton got the gold award at the international builders show as the finest adult retirement community in the us – they have also done some work in Pine Hills in Plymouth – we feel we have one of the finest land planning companies working on this – once we get an overall consensus, we will turn it over to GLM Engineering -

Jay Scruggs – Devereaux associates – in one way or another has been around for about 30 years – we have worked all over the country – I will walk you through the plan first – Village Green off of Winthrop Street – with a community building and a small general store – orange blocks are triplexes that are 106 feet long with 3 units – each unit about 1600 to 2000 square feet – in addition to being on both sides of the green, they comprise the inner portion of the site – the outer portion of the site in the yellow would be single family detached houses – the community building is about 3200 sq. ft. to house certain amenities – fitness room, kitchen, small assembly room, bathrooms – this design was based on principles of New Urbanism – Traditional Neighborhood Development – the goal of these type of designs and developments – one goal is to create beautiful communities that encourage people to come out into the street and interact with each other – the other goal is part of a scheme to alleviate suburban sprawl – according to the principles of this system of design – a comfortable community needs several things

1. get cars off of main roads – frees up front road – gets garbage cans in back – alleys – allows you to enjoy your street more freely –
2. circulation should be easy to get from one place to another – psychological feeling like it is not taking you forever to get across the area – five minute walk
3. the other aspect of TND – the height of the building relative to the width of the street – and the density – the concept is that the buildings along the street form a space that makes you feel comfortable – the fabric is dense enough that you feel comfortable and you want to walk through the neighborhood – it encourages people to get out and walk around and meet with one another – mingle like people used to
4. density of streetscape – we understand there is a requirement for a 20 foot setback from the street – in communities like this it is not uncommon for the houses to be closer to the street – we might want some flexibility to bring things closer than 20 feet

Stems back to the way the towns used to be planned – based around a village green and people walking to where they needed to go . . .

Looking for feel of an old new England town – tried to emulate that – show examples of triplexes

26 triplex buildings

1 duplex building

38 single family detached

118 total –

andy – it looks very dense at first blush – concept of getting a trash truck down the alleys – these kinds of development and this type of developments have been used very successfully in the past

andy - is this concept used in Red Mill in Norton –

jim – they have used a similar approach – they do have the common driveways and you drive into the garage from the back – if the board was interested in visiting there on a Saturday

our actual density is 2.3 units per acre which is consistent with the River Bend project

we are trying to come in with a good realistic plan right up front – and fight it out for 3 years – we are coming in with an appropriate number –

all roads to be maintained by the condo association – trash would be contracted out by the association

jim – I have looked at some other over 55 projects – in southborough and one in Sudbury – some of the people who live in these don't live there year round

chan – some kind of an easement at the top –

karyl – I have to tell you that I have a lot of trouble with the density factor – but one thing I think that initially I find very annoying right away – the grid system of the internal just smacks of the Midwest – smacks of flat topography – I would not want to see such a nice perfect alignment – I find that uncharacteristic of our town and other towns in massachusetts – if there was some density reduction you could have some more movement – but from the onset I have a lot of trouble with that – in the architecture that you have proposed so far – the roof lines could start getting more varied

jay – we are showing just conceptual footprints

john – I want to go down and see

chan – bedrooms?

Jay – 2 with a den or 2 with an office

Jim – first floor master suites – one bedroom and a loft on the second floor –

Karyl – I think the density issue is very important – the single family homes need to be blocked in to show the massing – it shows as a green area now –

John – what I understand you to say is that the closeness is what is desirable

Andy – this would create some diversity in our housing stock

Exit 10 off of 495 – route 123 go left – and ¼ mile up on the left – Norton

Karyl – how wide are the surfaces?

Jay – 22 feet big enough for cars to pass

Andy – affordable housing?

Jim – the board did mention that to us before – we will do whatever river bend is doing – I would like the board to keep an open mind on this project – a lot of the over 55 projects are very boring and look the same – this is something very unique – precedent setting- I think your fears of the design will be relieved

Andy – I would ask you guys to touch base with the water/sewer department – big concern about water availability – we are getting close to our water limit –

Jim – I was assured there was sufficient water and sewer by Sandy

Jim – the only waiver we would request is the setback requirement on single family homes – Would that need a variance from the ZBA or can the PB do that under the ARCPUD provisions

Paul – I think the comments about the two means of access

Karyl – another thing I think it would be helpful, some kind of open space beach of fresh area within the development –

Eric – pocket parks

Andy – is it your intention to build these?

Jim – yes

Jim – we will be visiting with the design review board on March 20<sup>th</sup> -



Andy – grateful for good architecture -

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149 Main Street – The Maids

Robert showed a drawing from Fasolino Landscaping of proposed landscaping plan –

Andy – we need to know details on materials and quantities –

Karyl – where the fence is by the playground

Robert – we are not prepared to extend the granite wall at this time –

Andy –I am concerned about the wall about when it happens . . . I think you had a schedule out 3 years

Karyl – why do we need a wall there?

Robert – we don't have to do that

Andy – there is a retaining wall that is indicated at the back of the barn? What details

Karyl – something we are looking at is a poured place concrete with stone veneer –

Andy – should have an antique appearance to it

Robert – yes . . it is merely being considered . . . –

Andy – part of this process is to specify what is going to happen – we need to have accountability in place and how it is going to end up being and to make sure it is done that way

Robert – it is not urgent, in the context of everything else that is being done it is not visible from Main Street –

Karyl – what we are mainly interested is that when you rebuild it, and that is visible, we would have a concern that you would put in concrete block which we don't want to see

Robert – we understand –

Andy – maybe Mike could make up a detail sheet of what

Robin – are you placing a time frame on the rebuilding

Mark Cerel – conditions of a special permit are clearly enforceable so whatever you spell out in terms of a time frame, it becomes enforceable – we are comfortable with the time frame that

Robert has proposed, the most critical thing is that he not commence his business until the day care center is out of there.

Paul – Karyl, are you interested if that wall needs a guardrail or a railing and what that would look like?

Just remove it from the plan –

Mark – put it as a condition, if it is rebuilt, then it shall be natural fieldstone or cultured stone

Paul – you may want a guardrail on it to avoid people from driving over it; potential safety issue  
Not ideal aesthetically, but it could be done in a different material – probably 2.5 feet

Gino – maybe a curb stop

Mark – I would think there would be a stop type thing that could be installed to

Andy – how about a vehicle stop or precast concrete curbing –

Paul – I don't know if a vehicle stop is sufficient for an abrupt change of 4 feet

Andy – so you would recommend some sort of guardrail

Paul – yes,

Eric – it is not as though the pavement ends and there is an immediate 4 foot drop – there is a shoulder – it is to be cleaned up, no plans for landscaping

John – if it were landscaped that might prevent some vehicles

Andy – maybe a 4 by 4 guardrail –

Paul – wood rail would probably be fine – it is a safety issue

Karyl – if we have to request that . . . then

Andy – how about some bollards

Paul – just make sure the spacing is correct to prevent a vehicle from going through

Andy – every 4-5 feet

Eric – we could draft language that would give him some flexibility-

Robert – I am quite safety oriented anyway – I think I would want to put a guard rail in anyway – doing something in wood.

Andy – roof material – just matching what is existing –

Andy – Sidewalk estimate

Paul – I talked to Dave D’Amico – he recommends granite curb be provided because it is on Route 109, also he says the sidewalk can be bitumnioujs, it doesn’t have to be concrete – no grass strip – since there are utilitypoles there, he recommends the sidewalk be 8 feet wide – the existing sidewalk is about 4-5 feet wide – the current sidewalk doesn’t extend all the way to the east property line –

Karyl – are we suggesting that he actually build this?

Robert – this is certainly nothing I ever considered in the outset – I am looking for your guidance throughout this – however, when it comes to \$6,000 to either do it or pay into a fund – I don’t disagree should it one day happen that is one day becomes a sidewalk –

Eric – I have to confess that I think – by focusing on the sidewalk, we might be losing sight of the primariy objective of the adaptive use overlay district which is to make them more usable – I don’t want the sidewalk situation to act as disincentive

Mark – first of all, I don’t know where the right of way is – the sidewalk used to go in front of my mother’s house – the town took it out at my mother’s request because it was causing flooding I would speak in support of keeping the expenses down –

Eric – I don’t want to foreclose the possibility of the PB having sidewalk improvements where it is appropaite – I don’t mean to contradict our DPS director – I think from my perspective that granite curbing is just excessive and very costly – if we were looking for a payment in lieu –

Mark – it is a huge difference when you are dealing with subdivisions – but you are sitting as a special permit body under zongni – I don’t think

Andy – how strongly did Dave feel it needed to be done –

Paul – the context of my discussion -

Could we look at what we did for 127 Main Street/Reardon on a per foot cost –

John – we need to be consistent with what we did with before

Eric – we did require something and that is what we need to look at . . .

Andy – usable space within the barn – what is the square footage

Robert – Susy called me today, how much of the square footage are we talking about – the 1328 sq. ft is the footprint – I don’t know if there is any wasteage upstairs – for this submission I have doubled it, workingon the assumption the basement is unfinished – the parking calcs is that we

would be needing a total of 13 required against the 12 that we have proposed – looking at earlier versions of the plans – there are two alternatives – we could squeeze another space on either side of space 3 and 4.

Robert – we have 7 operational vehicles – rarely are they all parked on the premises – 4 to 5 leave at night –

Andy –

Robert – 23 – 24 employees – 4 drivers go down to Woonsocket to pick up the employees and drop them off – it works well. A couple of others have their own cars – I am sure we have ample space. We haven't got everybody parked all at once –

Robert – the solutions are to give us a variance or to limit the square footage

Mark – the way the bylaw is worded you have the authority to reduce the parking requirements – he would not need a variance

Andy – can we restrict the parking for his employees so there isn't a propensity for his staff to come in and park there

John – I don't believe it is an issue

Eric – I think we are OK to go with the 12 spaces

Karyl – OK

Mark – the summer house has lights

We need to continue this to after the DRC –

Andy – we are looking for from you is some wrapping up of details and resolution on the sidewalk stuff –

Continue to March 7 at 4 pm – here in

Mark – I have agreed with Robert that 7 am is OK for opening time– any external lighting be directed into the property the property –

Andy – read Mark Cerel's letter of February 14<sup>th</sup> – into the record – attach and make a part of these minutes

Schedule for listing the items to be done and the schedule –

Eric – keep us on focus about what our purpose is . . . .

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Other Business – Discussion on

Karyl- I have had an informal discussion with the Avellino brothers – it seems as though they are very dependent on this second element – ExtraMart would do all the site work that would benefit Medway Gardens – the gas station is willing to do all the excavation work for Medway Gardens they are hopeful we will look favorably on this.

Chan - I don't think it is allowed.

Gino – The question is whether to let it slide

Karyl – The question is if we let it slide, would it mean therefore that a gas station would be allowed elsewhere.

Gino – is this the only possible commercial use that would allow them to do what they want –

Chan – the zoning enforcement officer made a determination that is not

Susy – if the ZBA overruled on this determination then they could seek a use variance

Susy – the other option is for us to propose a change to the CV district to allow a gas station by special permit just like CI, CII and CVI.

Susy – how do you feel about a gas station at that corner?

John – I like it.

Karyl – it might not be so bad .

Chan – I don't think that intersection can handle that kind of intensity of use if the access is from both summer street and route 109.

Karyl – flavor of the conversation was that it would be at the southerly part of their site with access only from

Chan – right now the board is not unanimous in terms of appeal

Andy – I think we should

Chan – I think the board has no alternative but to appeal the decision – we want a rigorous interpretation of zoning

Karyl – in essence, I agree with you on this –

Chan – I would wait to defer until Matt can pipe in on this –

Discuss again next Tuesday

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Motion to adjourn – karyl, john – all yes

11:05 pm