

February 7, 2006

BOARD MEMBERS PRESENT: Chan Rogers; John Schroeder; Andy Rodenhiser; Karyl Spiller-Walsh; Matthew Hayes

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant; former PB chairmen Jim Wieler and Dan Hooper

Call to Order: 7:15 pm

Citizen Comments: none

Matt – I have decided not to run for the board; my term is up in May; I will be glad to join as an associate member if there are any special permits pending but not continue as a permanent associate member

Susy – Also Eric intends to resign as associate member due to family and work obligations

Discussion on need for more participation on town boards

Hopping Brook Certificate of Action (Matt, Chan & Andy to vote)

See 1-31-06 draft – fill in the blanks for votes

Approved

Andy departs to meet with the IDC

General Discussion – Planning Board issues

Chan – should we prioritize these? Master plan update is a subject of its own and devoted to the next time we have a free night – some of the other issues are things we need to resolve soon

Matt – the master plan is something we need to agree to update and we need to appoint a committee to do so –

Karyl – it has a far reaching influence in other departments – like in the DRC we are always talking about linking back to the master plan – all encompassing nature – how much open space we want to get; how things look – all seem to stem from the master plan – it is integrated with everything we do

Matt – what needs to happen to do this

Jim – the PB can just appoint a committee to do this – Diane was the PB rep – we went to town meeting to get a warrant article passed to create the committee – it is a subject for another night – invite members from other boards – but you are empowered to establish the committee –

Dan – I might suggest some email correspondence with other boards – it may not require them to come here to discuss it – this is what we are going to do – just get started – I would be happy to shake down Dave Kaeli to come back

Jim – on master plan – send an email out like Dan says – who do you involve – keep it relatively small - Natick is redoing that –

Dan – have it have the feel of not being run by the PB –

Chan – 2 things woven into the idea for a land-use/open space committee – Open Space should be an active committee, especially with so much land available

Jim – I have been sort of charging the ad hoc trail committee thru CPC – working with Kaeli and Hoag – we have been very effective as an ad hoc committee where we don't necessarily operate with posted meetings, etc – I would be glad to have the PB linked to this – you may not want a formal committee

Chan – certainly people dedicated to understanding these issues –

Jim – one of the things I have been thinking – we have been focusing on the trail network from Wenakeening Woods down to the high school down to Adams Street to Choate Park - I am trying to make this work – I am thinking we ought to broaden our scope – whether we call it the open space trail committee – I have been doing the open space stuff with Bobby Briggs – he has kind of agreed to come to the town first before he proceeds with development – our little committee has to talk things over – you don't need much more of a plan than what Gino wrote

Karyl – Henry Wickett is going to be knocking on our door very soon – the whole thing is going to explode –

Chan – in my mind, that function is being very adequately handled right now –

Matt – better to stay focused on a goal –

Jim – this trails/open space committee – work both with CPC and Planning –

Dan – at one point, Dave Kaeli wanted to have an Open Space Committee – it could have its own mission – as it goes with chapter 61 lands – we are slowly losing opportunities for open space – a land use committee could discuss some of these things – I think the committee could have a general land use focus – increase industrial tax base, preserve open spaces,

Karyl – preservation of open space is linked to stopping residential development

Dan – the players at town hall are not talking about land use – everybody is caught up in talking about the budget – reacting . . .

Dan – Henry Wicket claims he has sewer capacity for 660 units – from the state - we have to anticipate a certain rate of growth

Karyl – we could have a huge rate of growth – it could be massive – we are far from

Matt – what about the growth moratorium/growth rate limit?

Chan – we had a discussion at our last meeting regarding the industrial land near the Millis line -

John – it seems like we want to accomplish a certain balance – and we are out of balance – can we set some limits on residential development until the other land uses increase

Matt – every dollar of taxes paid by residential costs \$1.30

Jim – today, you could argue that the best thing we could do is to try to do an affordable housing complex in the industrial park area – west side – you could get 10 acres down there and put in a senior complex

Andy – I talked to the IDC re: some possible zoning changes in east side – 400 feet no disturb area around the well – seek to change the Lally property to industrial condos –

IDC – Bill Wright, Paul DeSimone, Rick Kaplan, Marian Cole; Glenn Trindade; Dave Wallace (?);

Andy – the IDC wants us to do a sewer moratorium – issues of capacity of treatment plant – they want to reserve capacity at the plant for industrial

Matt – what is relationship between our water/sewer board with the Charles River pollution control authority

Andy – Medway is a member – Paul Desimone

Jim – we were talking about the Cliquot Club lots

Andy – I had a realtor come in to see me, stopped by town hall to planning and assessors office – he wants to develop apartments out there which can take the 40B gun out of our back – puts it out near the edge of town – and also developing commercial and retail along this stretch of route 109 – they want to work with us to develop it – they don't own anything – they said the town would have to do an RFP and they would respond to it – the biggest single property owner in that area is the Town; a guy named Williams is the second ; power company is an owner – Britt from the assessor's office is prepared to do the paperwork for a taking if the BOS

Jim – there might be state funding available for economic development –

Dan – it would really have to be discussed whether residential development is what is really desired – somebody really needs to think about it – would this really co-exist – does it correct a real problem

Matt – could it be a mixed use zone?

Andy – what is going to happen there if we don't proactively work on this . . . only way to do it is with a taking

Jim – we would need to get sewer there

Andy –

Dan – I think dan might be right.

Andy – what is the mechanism to measure capacity

Jim – they know

Andy – with each connection a permit is pulled and a capacity is determined –

Matt – that plant was designed for a certain volume –

Andy – the convergence of arc puds here and there and 40Bs –

Jim – that might be a need to meet with Sewer/Water

Dan – you cant keep it in check by holding off for a better development

Andy – we need to understand

Dan – I think there is lots of sewer capacity for Medway – is the town obliged to provide the hook up

Andy – I will find out and provide some information for the PB

Dan – does it make sense in a residential setting to set up individual system like Wrentham village outlet – when you keep your water on site- recharging the groundwater – if that can be encouraged – to me that is the most ideal situation – then we aren't pumping into capacity – a major complex would have its own system – what size triggers –

Matt – no you wont be allowed to tie into sewer, you have to do your own on-site package plant

Dan – in a residential setting, you don't have the parking fields to bury treatment plants as compared to commercial or industrial settings

Chan – I feel we have to reach some conclusion tonight on the budget situation that has been raised – there is no way we should try to put forth a town planner as an over-ride – I think susy should have an assistant and then raise her to another level – more realistic than our preliminary proposal – for a full time planner and a full time assistant

Andy – I don't think the town will support it; I don't think it is fair to other town boards and departments who need help too

Chan – I think the situation is such, some activity is necessary – the full boat may not be justified but there should be some additional

Andy – but whatever you come up with, health benefit component; space component;

Matt – a 20 hour a week position is

Jim – could you make the argument now that Susy could seek some of the grants – that is a justification

Andy – what is the return on investment? What is the revenue side of the equation –

Chan – it would be too optimistic to show cause and effect – but if this activity never goes on –

Matt – we do need some ideas of some of the benefits –

Chan – that can easily be projected

John – what towns have?

Dan – find a town that has an admirable growth management strategy – based on what we see, when we drive thru –

Dan – people will tell you it is in the worst of times, it is when you need to get the preventive medicine in place – it can't be done in a clerical fashion – focus day to day to a list of 10 activities –

Andy – I think Suzanne, and kent would support a planner – I would too but it just isn't the time

Dan – what are the legitimate plus benefits of hiring a planner -

John – I am looking for tools to sell it –

Matt – susy, can you send out something thru the mass planners to assess this? GET IN TOUCH with Matt on this – cost benefit analysis

Jim – get back to glenn's question – there is a huge problem – if we are going for an override, then let's put forth

Chan – this proposal is essential; doing nothing is only going to make things worse –

Jim – if you are going to

Andy – I don't think the public is going to support an over ride

Karyl – how do we project what a positive effect a planner would be

Andy – features and benefits – what is the benefit to the residents?

Chan – this is as important as a school teacher is,

Jim – focus on the value

Andy – how are we going to justify it and pay for it and how does it help solve a bigger

Dan – long term financial benefit for a planner – you are going to always need

Matt – susy and I will send out something – have you gotten a planner, have you seen results, what is the daily function – typical day in the life of the planner;

Dan – we could probably get Roland Bartle to come down from Acton

Chan – I would call this person a facilitator – coordination with other boards -

Jim – Should we call this an economic development position?

Dan – the number of houses has not been out of sight – but there is an aging Briggs, aging Wickett; Cassidy family with lots of kids – it is close – and Panachelli

Chan – economic development specialist

Jim – if you went to the BOS with that, and we couched it as an economic development planner – that might fly –

Andy – if we did anything, I would suggest that we did it in such a way that Kent could lay it on the table, so it doesn't come as a PB proposition

Andy – it can be presented by them in a manner that is conducive to the town, in the town's best interest, not the PB's best interest –

Jim – you get the BOS to propose it, and IDC to support, and PB to support

Dan – the position needs to work on preventing single family growth/slowing – and encouraging economic development to become more active participants in our tax roles

Jim – it is zoning, really what this town could use is a true continuing care facility – 600 people living on 10 acres – Shrewsbury – my inlaws live there.

Andy – fees could be used – you can't charge more than what it costs to provide the service – but I see an overhead function that needs to be considered – all need to share in the expense of the planning department –

Andy – let's apply the same principle to how we charge on our permits/fees;

Susy – DOR book on how to price municipal fees

Andy – the lack of communication that existed 3 years ago was the cause of a lot of problems – we are better off to cooperate – this person could be the convenor of the Development Review Coordinating Council

Andy – I wonder if there is state money to fund this type of position?

Karyl – it leaves the whole issue of the PB operations unaddressed –

Andy – you need to give people a reason to vote for this – managing growth for the benefit of the town is the way to frame this – encourage growth that we are looking for that provides the maximum tax benefit – framing the- prevents the erosion of our community

Jim – it really should be brought forth by the BOS – I think the IDC would support it –

Dan – Would the administrative assistant be a shared person with the new eco dev person and the PB

Andy – Keep Susy, get her an assistant

Matt – we need to flush out what we believe this higher person would be, what the assistant would be,

Matt – other items on this list that are generating interest

Jim – what are you doing with any of the open space from river bend, and other projects

Andy – river bend was concerned about the town having the funds to maintain it

Jim – upper charles would be hesitant to take anything – Mark Cerel is also on the Upper Charles – Dave Hoag has resigned – we are talking with Mr Hoag about them donating their woods as conservation space for the town - 14 acres –

Jim – if concom owns it, you can have another entity hold the conservation restriction on it -

Andy – we put forth an effort to change the terms from 5 years to 3 years –

Susy – I spoke with Dick and he says it can be done via a warrant article – doesn't have to be a general bylaw – nothing in state law that says the terms have to be for 5 years

Matt- I will contact Diane Borgatti to see if she would consider the associate member

Meandering Sidewalks for Scenic Roads – Deviations to miss trees, distance between edge of sidewalk – low impact – scenic quality - new standards

Dan – wayland, route 126 -

Matt – add to rules and regs

Susy – add in special provisions for sidewalks for scenic roads

Matt – we may want to revisit the curbing requirements –

John – the cost of the curbing varied greatly from development to development

Matt – the nature of the street requires certain types of curbing –

Mitigation measures – linked to waivers to impacts . . .

Susy – I think we need to learn more about this – what grounding are we on – on what basis – waivers, impacts –

Karyl – even if an applicant meets the minimum open space requirements, ii think we should ask for more

Matt – town counsel said we couldn't ask for mitigation that wasn't directly linked to wht was going on at this site – I mentioned a monetary donation to the senior center - van -

Dick said that would be OK as it was a sufficient link to the impacts of the development

Andy – if we were to change our rules and regs to reflect any development that consisted of more than 10 units to contribute

Andy – we have a duty to think about the potential of being sued – and the cost of special counsel

Jim – you need to present a united front to these developeprs – we are going to ask for mitigation – this is a formula we are going to use – if you have members exchanging various perspectives in front of the applicant – then they see there are cracks

Karyl – there are no standards for what waivers we grant –

Andy – I would like to know whether we even have to consider granting a waiver – some of these projects won't even fly if we don't give them the waivers – then we say what is the alternative.

John – I am uncomfortable tying mitigation to the waivers

Karyl – it is about the dance . . .

Matt – we should be looking at waivers as what is the benefit to the town?

Chan – there is a quid pro quo – you have to look at that . . .

Andy – there is an economic benefit to them for the waiver request – so we want the town to share in its economic gain

John – compensate the community

Dan – you only have so many levers as a PB member – waivers are the one . . . – if they need/require a waiver in order to develop, then you have a lever – it does affect the whole background- you may be making something possible that would not be possible otherwise -

Matt – anything else to bring up . . .

Matt – thanks to dan and jim for coming in tonight

Handout CPTC conference in March 2006

Matt – handout re: Avellino property at 126/109

Motion to adjourn – karyl, all yes

