

March 14, 2006

BOARD MEMBERS PRESENT: Andy Rodenhiser, John Schroeder, Chan Rogers, Karyl Spiller-Walsh, Matt Hayes

OTHERS PRESENT: Paul Carter, VHB; Gino Carlucci, PGC Associates; Susan Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:05 pm

CITIZEN COMMENTS - None

INFORMAL DISCUSSION – Possible Modification to the Daniels Wood Definitive Subdivision Plan

Time: 7:06 p.m.

Fred Sibley, Applicant
Paul DeSimone, Colonial Engineering

Paul – when we came here on the first plan we always talked about no more than 4 lots – See explanation – total of 4 – we need to extend daniels road another 127 feet – we would reconstruct the driveway to Fred’s house and move it easterly along the lot line to make as much room as possible – no driveway off of the daniels wood extension – that is the nice part of the land

Fred – it is a privacy issue; I need to generate some income somehow

Matt – you are proposing a common driveway to be used by all 3 lots

Paul – the new lot could come in off of Oak Street and wouldn’t need to use the driveway

Matt – what issues do you see?

Gino – I have a little bit of a concern is that the purpose of the subdivision control law is to ensure vehicular access – you are creating a lot without actual frontage; you have a common driveway being expanded to a third lot now- you have subdivision control provisions for a 3 lot private road subdivision – technically I think if you waive a number of requirements It might work

Paul – we aren’t extending the driveway any further into the property

Fred – you are saying serving 3 houses off of one easement – you don’t have to have the new lot have access from the driveway but from Oak Street – just move the existing right of way easterly

Matt – it is a paper street

Fred – I liked the summary that susy did. I can only do 4 lots on the entire 8 acres. But I am trying to generate some income to educate my kids – I have made a fairly large compromise in

respect to what I could have done on the property – 6 duplexes and that would have been legal – what I am asking for is just a different configuration

Matt – you are proposing this as an ANR

Fred – the new lot would be an ANR

Paul – but it would be a subdivision because of having to extend Daniels Road for the frontage

Susy – I think this might need to be a whole new plan – not a modification

Paul – I agree that it would need to be a new submission – we always said in the entire piece of land would only be four lots

Matt – creating frontage on a paper street that is not intended to be built – does that go against the spirit and letter of the law

Gino – definitely the spirit, if not the letter - you are counting it as frontage but by the letter of the law,

Matt – you do plan on changing the driveway as it crosses the lower lot

Fred – with the new lot, it is very tight, I need to move the driveway all the way to the property line

Matt – it is an easement now, you would move the easement – what is it like now

Fred – sort of paved, 10-12 feet wide; a do it yourself kind of thing

Matt – the idea of not going with a full subdivision with a private way is strictly a monetary issue? Have you considered doing that? Improve the driveway to private way standards

Fred – my thought is at this point, I have a window of 7-8 years to get my kids through school – I would like to continue the rental income from my mother's house; but I can't see that continuing in its present use for more than 8-10 years; then I would take that out of service and rearrange back to what I had originally envisioned.

Paul – 50 foot ROW for a private way would not allow enough room on the new lot for a house.

Andy – if the frontage is on Daniels,

Karyl – there hasn't been engineering in terms of water for that new lot; there may need to be another parcel to take into consideration wetlands – when engineered, it may be very difficult, that lot may need to be a bit bigger – where is the water going?

Fred – basically, you are talking just about the roof.

Paul –into the wetlands mostly –

Fred – not steep at all.

Andy – if this would come before us as a new application, what would it be?

Matt – subdivision, no roadway construction,

Fred – the width of the existing driveway would be shifted east

Matt – I would come back as a private way subdivision and request a waiver on the ROW – I am not so comfortable with this

Fred – the driveway has been working for 50-70 years. If you have problem, then make the access to the new lot from Oak Street

Karyl – lets assume that lot 2b1 is left as it is and it is 2.8 acres – under that zoning, they would be allowed and fred sold it – would the new owner be required to adhere to the limitations – would the covenant

Fred – I signed this thing and I believe that parcel, that chunk of land cannot be further subdivided into more than 2 lots – how could that be construed in any other way –

Gino – does each deed reflect that – the covenant refers to those properties –

Fred – I would be glad to attach anything to each future deed. I feel that I am acknowledging what we discussed before – and I agreed to it as a compromise – the parcel I would like to be protected – the integrity of the parcel would be preserved and its primary features –

Matt – this isn't the general way we get a subdivision in, we tried to develop our regs in a way to help applicants develop a parcel with a private way option with reduced standards – I really think that we can't go below our minimums in most cases.

Fred – you mean you would rather have a 500 foot driveway come in off of daniels road

John – legal frontage on the cul de sac – you are requesting that because you don't think a private way would work coming in off of oak street?

Fred – it seems like you are making something much more difficult than it needs to be and you are taking the nicest part of the lot and taking more of it than you need to and making it almost not buildable

John – putting the legal frontage on a paper cul de sac is complicated to me – it seems better to me that

Fred – my choice

Matt – the subdivision of land goes on beyond you -

Fred – I could bring a driveway in off of Oak Street extension and mak

Andy – concerned about precedent of using a 10 foot driveway as access to 2 lots

Fred – the 50 foot ROW is the problem for the new lot

Karyl – I question the whole ability to keep the protection in perpetuity – the whole property – I could easily see this being designed to its max

Fred – the driveway easement/row is already on the deed.

Fred – if the frontage is granted on the bubble, then whoever buys it can choose to do it either way.

Matt – we have given you some information – this isn't an application yet

Chan – who is objecting to what he wants to do?

Matt – when he comes back in with an application, this is what you want to come back in with an application –

Fred – if I am limited to what I can do, I am not sure if it is even worth it – it would be simpler to develop the lot up near Todd's.

Chan – I would like you to show us what you want to do. go up to the board and show us.

Matt – we have to end discussion onthis – you have some input from us, some feedback, if you want to come in with the subdivision, I would suggest you have covenants

Paul – should I come in with a preliminary?

Paul – what would you be looking for in terms of engineering?

Matt – this would need to be a very air tight covenant

Fred – if the road was engineered would that be OK?

Paul 0 the board needs to decide if it wants to allow a paper street for frontage?

Karyl – he could engineer it to the max and then keep parcels open –

Paul carter – with a preliminary the board could see

Andy – from hearing the discussion, there is a potential problem with two lots accessed through a driveway – you would be giving tacit approval to something that is not normally allowed.

Paul – we could do the new lot as an ANR plan

Matt- back to their next step? Do you want to see a preliminary plan with a roadway accessing the top – and include something re the driveway

Andy – yes

Karyl – I would like to see it maxed out.

Matt – come back with a preliminary plan and covenants re the entire site –

PUBLIC HEARING – Rolling Hills Definitive Subdivision Plan
3-14-06

Paul DeSimone, Colonial Engineering

Andy read the PH noticed – attach and make a part of the minutes.

Matt – there was a preliminary plan on this back in June

Paul – 3 acres of land; 3 lots; existing house at 25 Milford Street + 2 lots and one parcel for detention basin – fill 805 sq. ft. of wetlands – CONCOM suggested we move the road as far to the left as possible. It is kind of cut and dry – the road pitches down – the lots all perk well – town water – sewer is too high – we will replicate about 1800 sq. ft. in the corner – we are showing 80 by 40 boxes – but I don't think that is the size of the homes – we designed the runoff based on that

Matt – You received the review letters from VHB and PGC – have you addressed anything

Paul – not yet, I thought I would wait – a lot of Paul's comments we can clear up pretty quickly – it would be a permanent private way – the rest of the stuff is trees and drainage questions

Matt – can you explain the drainage back in the middle of the road here -

Paul – we might fill in the pocket area – wetlands have already been walked – we have requested the ANRAD from CONCOM, we are meeting with them on Thursday night on our notice of intent

Letter from CONCOM – attach and make a part of this record –

Karyl - what happens to the drainage easement –

Paul – we are not touching it at all – 20 wide easement – the pipe is under the ground –

Matt – it slopes down to the west, there is an outlet onto the property

Andy – it stays right where it is.

Karyl I-driveway

Paul – it goes right over it – we aren't touching it or anything

Matt – anything you want ot highlight

Paul carter – more detailsl on infiltration , berm , channel how water gets from the sediment forebay to the infiltration – things are missing

Karyl – I would like to see the detention basin more naturalized, and more buffered

Paul – when we go to concom, we will discuss plantings for that and also for the replication area – the concom will give us some input

Matt – Gino, any comments

Gino – mostly technical details, but one of them was sidewalk along the frontage

Paul – look at sheet 4 of 6 on the – there is a retaining wall with a concrete sidewalk that just ends – we don't know wht you want to do – we are proposing granite curb on the corner rounds – what doyou want ot do

Matt – condition

Paul – usable, but kind of beat up

Matt – we would want to see wheelchair ramps –

Paul – would you want me to extend it? What do you want ot do there?

Matt – can you fit he sidewalk behind the tree?

Karyl – a meandering?

Matt – you need a path to travel across the roadway – you need to design the wheelchair ramps –

Paul – extend it through the curbing or turn in into the street –

Matt – go straight through – don't send pedestrians out into milford street

Andy – this is a sidewalk that doesn't go anywhere?

Matt – are you planning on doing anything with that guardrail

Paul – if we are putting in the widewalk, it would have to be right up against the roadway,

Matt – discuss sidewak with dave

Paul – so straight through with handcaip ramps –and crosswalk

Letter from Board of Health – dated 2/3/06 attach and make a part of this record

Matt – there was some letters that went with the preliminary plan that you need to address

Paul – do we need to request a waiver on the street lights?

Chan – how does the

Matt – the applicant has moved the raod as far to the east within the ROW but it sounds loike the concom

Matt- any comments f

Vincent packi – 6 fales street trust – I would like to find out what they are going to do with the tree lines and how far away is the house form the lot line which is the stone wall – we don't have anything to know how far aways the hosue is – there was talk about moving the wetlands over

Matt – they can't move the wetlands but they will need to replicate the wetlands that are being removed.

Paul – we are going to put a 15 foot buffer line along that wall

Matt- the zoning bylaw requires at least 15 feet

Matt – the houses are located schematically,

Vincent – you don't know how far from the lot line the house is going to be?

Paul – I wont know until she gives me more specifics – I cant answer that question.

Vincent – 15 feet is going to be in my back yard –

Paul – I can guarantee you that it will be at least 30 feet.

Vincent – the first fella tried to do this – he ran into some money problems –

Matt- as long as they come in with a plan that meets the requirements

Matt – it is not a requirement for the approval of the subdivion that the actual house locations have to be shown – he will have to go to the board of health for a septic permit –

Vincent – can we get a plot plan

Andy – when they go for a building permit, the lot has to meet

Vincent – she is not going to do anything

Paul – she will put the road in and then look to sell the lots – she did tell me the hoses are not going to be that big.

Matt – this board acts on the subdivision itself, what goes on in the individual lots is the boh, bulding department and

Rob peral, 4 fales – I was involved with some of the arguments with the ZBA – the road location is a swamp in the spring – it was denied before because they tried to put a road thru a swamp – my concern is also onlot 6, the drainage easement – will the 4 foot septic system have an impact on our drainage system . if that grade changes, I want to know that the water isn't going to flow backyards

Matt – the drainge in an dethru the pipe is not going to be effected by this.

Paul – when we do the board of health plans, we cant run off onto your property – we will maintain the buffer between the two properties of 15 feet side –

Matt – you are protected from not having water come onto your site that is not already coming on.

Andy – there are setback rules for the septic systems

Rob – as far as the trees that are on the land – whose jursidication

Matt – within the buffer zone of wetlands – concom – we are doing a 15 foot selective cutting zone around the perimeter of the lot – developer cannot remove healthy trees, there would be no need to cut those trees as they cannot pout the septic in that area.

Jess dowd, 5 fales street – what is pictured up there – the boxes shown are 40 x 80' – the pipe goes under fales street into my yard

Paul – the construction is monitored by the towns consulting engineer during road construction

Jess dowd – is there a requirement to extend the sidewalk

Matt – west on milford street for the full frontage.

Moiton to continue to april 11 at 7:35 pm – karyl, john – yes

Paul – any other problems you have?

Karyl – the plating plan on the detention pond

Paul – we are going to save the 24 inch oak for the landscaped island –

Karyl – naturalize the shape of the detention pond

Paul DeSimone – we will do some heavy planting around detention pond

8:40 p.m. - five minute break -

PH CONTINUATION – Restaurant 45 Site Plan

Paul yorkis
Mark smith
David faist
Jay melick

Paul yorkis – applicant is here mark smith, david faist, engineer and jay melick, the architect – what we would like to do this evening, is go through the changes to the plan as it relates to engineering first and then changes to the plan as it relates to architectural features – I believe you have in your possession comments from Sergeant Watson – and Fire Chief Wayne Vinton –

Paul read the letter from Sergeant Watson into the record – attach and make a part of the record -

Paul – because the roads are not accepted . . . any . . . check with paul on his comments –

Paul – letter from Fire chief wayne Vinton –

David Faist – we received comments from VHB last Friday – my handout is the latest version – the grade along the southwest corner will be raised 2 feet and be 8 foot high – dumpster location has been relocated away from the home and further east on the sight – the fence alignment was adjusted a bit and we are providing a 6 foot wide landscaping area on the outside of the fence to make a nicer buffer in that corner – some of the other minor – VHB comments have been incorporated – we have added curb stops –

Jay Melick – the last meeting we were at last month, we had a color rendering I presented to you, I have taken the working drawing and applied the color to it – the same building with color on it – neutral tones – bone/beige color vinyl siding, asphalt roof shingles, and we are looking at brick on the lower level/kick base on first 30 inch of the elevation – the restaurant addition had not been shown or provided in any detail – this will show you in a bit more form and contrast – for the actual addition –

Andy - does the roofline on the front show the mechanicals? Rooftop equipment

Jay – they would be beyond the ridge – you could see the tops of them from the north elevation but it will be on the back side. – the only element of the front elevation that is any different than what exists now is the roof structure of the addition at the back. The door into the restaurant now will be replaced with a bay window.

Karyl – well, I think that I would have liked to have seen some sort of stone suggestion on the foundation – as you are entering Medway, that is apparent – that is a real strong thing that we felt would fit this architecture – whatever material

Jay – I think the decision to go with brick was mostly driven by the economy of the project

Karyl – I understand, but the drc wanted to

Matt – could you describe the brick base?

Jay – the lower level – at the tallest point it would be 3 foot height down to one foot. It would be where you would expect to see the building foundation – we felt it was something that would be impervious – no block any more – concrete or clay brick – we discussed a bit – it hasn't been selected yet – I think mr. smith is thinking of a grey brick

Mark – not atypical red brick but a grey brick – small brick sizes – I did look again at the stone products – a friend of mine sells stone in Milford – he said you cannot afford to do it – the labor cost was staggering – upwards of a \$30,000 job. I would love to be able to do this – but I am starting to get nervous about the costs of this – that is my reality – I feel like I have presented a great project – starting to get fearful from a construction

Matt – traditional brick size?

Jay – probably a smooth brick

Andy – the area under the foundation under the new window on the existing building is concrete?

Jay – yes – existing

Andy – is that going to see some plantings or anything there?

Jay – there will be about a 5 foot area being curb and building so it will be planted area.

Karyl – on the westerly side elevation – what is the height there 36" – any room there for plantings

Jay – that side has a 5 foot sidewalk directly next to the building – so no –

Matt – we received two letters back in February that I don't believe we read into the record

DRC letter dated Feb 14th – Andy read – attach and make a part of the record.

Disability Commission – Feb 15th – Matt read – attach and make a part of the record.

Matt- were those comments addressed

Jay – I did look at each of those. HP locations. In each case, the handicap spaces are as close as they can be to the entrances to the restaurant and the new store. There were a few mentions to the men's room – we have reversed the door swing. We did check out – the dimensions would

be shown on the building permit plans – there was mention of the ramp at the rear of the building as not complying – I don't know exactly why that doesn't comply – I haven't looked at that yet.

Matt – when you add the new handicap access at the front, will you need the existing one at the back

Paul – when it gets to the construction phase, the building inspector is very rigorous in making sure that any proposed changes conform to the AAB as well as the ADA requirements. I am sure Bob will scrutinize it before he issues a building permit.

Matt – the parking area in the front corner that is within the town's right of way – I know we discussed the desire to have an agreement with the town on using the ROW for parking

Paul Yorkis – do this as a condition to the site plan

Landscaping plan for area on route 126 – mark – we are committed to landscaping that

Paul – there is an obligation on the applicant's part on route 126 – we would request that that the installation of it be deferred.

Karyl – where do we stand with the total number of parking spaces

Paul – we are right on the mark –

Karyl – so those 7 spaces are part of filling the parking

Mark Smith – I understand that if I had to lose those spaces in the future, that I might have to reduce the number of seats in the

Paul Carter – I would say is whether you guys have final approval from Dave to tie into the drainage

Paul – Dave Damcio is out of town and I am meeting with him tomorrow morning – he wants to look at this set of plans and as soon as he does so, he will prepare a letter

Paul Carter – is the number of trees acceptable to the board

Matt – gino, do you have anything

Matt – I think this is an excellent plan, -I think it will be a big improvement to the plans

5 little tree road – just to clarify – you have included some of our discussions - we also talked about some trees outside the compound on the abutting private property

mark – I am more than happy to commit to doing that on your property

citizen – are there any guidelines or type of business or establishment of the type of business that can come in there –

gino – it is limited by the zoning – for this district, - it is more restrictive than the shopping area in route 109 – retail, office, restaurant type uses

citizen – last time there was talk about meeting with the concomm

mark – we are at concomm Thursday night at 9 pm – 3/16/06

matt – does the board have any questions or comments

Andy – the memo from March 9th from Susy to us, some items that need some more detail that need to be addressed –

Andy read the letter – attach and make a part of the record

Andy – we would like the landlord to specify plans for signage

John – I need to be at ease with the parking situation – how many are there now and how many will there be – how many additional

Mark – 42 increased parking spaces without adding any new seating -

John – the outflow from the parking lot is that something that needs to be addressed?

Paul carter – the area in the front, they are proposing to tie into milford street – they need to get final approval from DPS

Paul yorkis – the system that David FAsit has designed will improve water quality above what it is now, it will be Mark Smith's responsibility to maintain his part

Karyl – I have trouble with the surface e – they had gone to a lot of trouble with the building design – it is too bad that they are falling short by not using a better product –

Maqtt – we need to keep the public hearing open to wait for DPS' comments –

Continue to march 28 at 8:30 pm – chan, andy – all yes

Applegate Farm – PH

9:40 pm –

Ralph Costello
Rob Truax, GLM Engineering

Motion to waive reading of PH notice – andy, kary – all yes

Rob Truax, GLM engineering and Ralph

Costello - this is a definitive subdivision plan entitled Applegate Farm - located at Coffee and Ellis streets across from Goldenrod Drive that Ralph finished up - 15 acres of land in the back - back in the fall, you signed an ANR plan that carved off the front lots - 10 lots on Coffee and Ellis - we are proposing to develop the back land for 12 lots - the proposal is to have a road across from Goldenrod and line up with that directly - the other access would be off Coffee Street at a pretty level area - this site has some open field and some wooded areas - the top on the site - slopes from Ellis down easterly to the wetlands to the east of the site at the bottom of the hill - those join up with the Great Black Swamp - the wetlands are along the eastern boundary at the bottom of the hill - the layout that you see - road B comes in from Coffee Street - flat in nature - uphill from Coffee Street about 150 feet - road A comes in from Ellis Street and runs a slope of 8% down to cul de sac houses are shown on the plan - the line up along the roadways - we did look at some of the existing stone walls and tree masses to preserve - try to align the lot lines to keep the stone walls and trees - the roads are located in the clear areas - wooded areas as you come out to Ellis Street for the last 200 feet - service by town sewer on Coffee Street - water system would be a loop system would come in from Ellis and down to Coffee - drainage system is a series of catch basins and discharge to a retention/detention basin - the area that we are proposing the basin now is an open field right now - we selected a low area in the lower fields on the site - set it down - good soils, gravels - groundwater is deep enough - not too deep - 3-4 feet - blend in quite naturally - outfall discharges to the wetlands - the treatment is forebays - some recharge that will take place to handle increased flow - when I went through the new regs - we would need a waiver to allow for a cul de sac at the end of the road - we have looked at other options - also, you require a 100 foot leveling area - if we could reduce that to a 50 foot leveling area - the approach to Ellis Street is uphill, not downhill so it works OK . . . something to consider . . . we have seen all the comments from Mr. Carlucci and VHB - most are engineering items - the big one is the dead end street - the other big item is sidewalk construction on Ellis Streets - do you want sidewalks on that or the money instead? We have gone through the comments - the key one is the dead end street - I will admit that I did misread that -

Matt - what is the length of the dead end?

Rob - 450 feet or so . . . I do have some other options if you want to see them

Karyl - is there a possibility to look at this - but could you look at this as an open space

Rob - I did look at that - I don't think it works on this site - we want to do something upscale - I did just run numbers - if you took the land area 15.8 acres on the back land and took out the road and the

Rob - we would prefer to do conventional with 1 acre zoning and upscale homes - the idea is to come in with a high scale project

Matt - the streets are awfully straight - isn't there a requirement for a maximum length of a tangential street -

Rob - I believe it is the board's preference -

Matt - it would make for a more attractive subdivision

Rob – we worked up another scenario – another option – alternative layout #1 – 11-20-05 date –

Ralph – part of the thing, if we can follow that grade aesthetically, we will preserve more trees, stone walls, etc. – we want to design houses to fit onto the site – better for a road to follow the existing graded as possible –

Rob – we have to get up to Ellis streets – you have to make a decision about waiving that leveling area standard –

Matt – that leveling area standard is more for sight distance concerns –

Matt – Paul, could you touch on anything major

Paul – we need a copy of the soils map with the site on it – the groundwater depth – you need percolation tests –

Rob – I have all the information we can provide on your drainage questions

Rob – how do you handle streetlights

Matt- driveway post lights as part of the neighborhood covenants

Paul – access to detention pond – access easement – more details on the basin – landscaping and planting around the basin

Rob – we will deal with tree issues with part of the scenic road – we are taking down a 20 inch tree –

Paul – need sight distance calcs –

Karyl – relating to the detention pond – should be naturalized – look like a pond, not like a scar – it looks like a rectangle – free form shapes to soften to the rectangular appearance e- we want it to look like a pond, not a detention basin

Matt – where are you at with concom

Rob – we met with them already to walk the wetlands line – we meet with them again this week. They

Karyl – you mentioned that you have an existing stone walls, trees, if we could get a copy of that –

Matt – gino

Gino – there was no erosion and sediment control plan – grass strip needs to be 6.5 feet – tree species shown weren't from the list but they need Tree Warden approval – then a bunch of technical issues

Paul – you aren't showing any house foundation perimeter drains?

Rob – the town requires that the cellar floor be above groundwater – technically there shouldn't be foundations in the groundwater . . . we did not do any leaching pits

John read letter from Jeff Watson – dated February 27th – attach and make a part of the record

Letter from abutter at 34 Ellis Streets – dated Feb 28, 2006 from Sue Rorke – attach and make a part of the record. – read by Andy

Letter from Jeffrey and Cassandra Grenen, 16 Coffee Street – attach and make a part of the record – read by Matt

Matt – any abutter comments? Identify yourself

Billham, 25 Coffee Street – I am right behind the retention pond and a bit below it – I just want to make sure I am not going to get flooded out – my basement floor is about 12 feet below that pond – what can you do to make sure it won't come thru to me

Matt – where is detention pond

Rob – the contour of the land – it bowls down and up and the detention is in the down – I can do some shootings – to give him some assurance - maybe we can put a liner in and go straight down to give him a better feeling about it

Elisha Verosha, 2 Spruce Road – for the gentleman who is the engineer g- we have lived there over 30 years – there is quite an amount of water that comes across Ellis Street and across the apple orchard and it goes toward northeast – it seems like you are trying to get the water to drain to the southwest – is that really possible

Rob – the natural flow right now would take the water to her house – but I don't want to do that – we will redirect it to the southwest –

Elisha – where Virginia Road cuts into Ellis Street – there has been a pipe that goes under there and dumps into Mr. Fontanella's property – what is going to happen to that? – somebody should look at that .

Rob – I didn't know about that. We will want to deal with that

Elisha – as one drives west on Coffee Street coming up the hill, the Fontanella land is quite high on the right, with a street coming out, you are going to have to cut into the land somehow so that your Road B will – as you exit B Street, are you going to be able to see the cars flying down an up Coffee Street - how wide would the road be? That would be a concern

Rob – 26 feet wide with the opening would be larger

Kalryl – any retaining walls needed?

Ralph – it is at its closest elevation at the point where the road would come out

Rob – coffee street itself is not centered in its layout – we could do some grading and clearing in there and improve the sight distances –

Karyl – it needs it

Rob – I think the roadway does n

Delores carpter 3 coffee street – are you planning any kind of alteration on coffee street interms of widening it? School bus exiting

Rob – no we are not proposing to widen coffee street

Matt –how wide is it

Rob –I can scale 18 – 20 feet. We have large curb radius coming in – 40 foot radius

Mr. ????? near detention pond – the road could potentially be much wider than it is

Susan wood, 23 coffee street – one of the concerns is the width of sthe street – going up the hill in winter on coffee street – going up the hhill and stoppoing to take aturn to the left – school kids walking to school – there are some real issues about that

Matt – perhaps we can do so meandering sidewalk on coffee street behind the stone wall . . .

Susan wood – has the road department discussed the grade of coffee street and icing concerns

Matt – we haven't received any comments from DPS yet, they usually do.

We submitted the letter from 16 Coffee Street – can you respond to our questions

Rob – alignment – at this point in time, that is pretty much what we have drawn up – as far of ht runoff – we have catch basins at the roundings at coffee street – and catch basins along the street to carry

Rob – I don't know what the town does for snow plowing

Mr Grenon – we are concerned about cars overshooting

Rob – the road is offset slightly

Matt – you are more lined up with the traffic going into the street vs. the traffic coming out of the street.

Mrs. Grenon – too bad it couldn't have been located further

Karyl – would you be interested in some landscaping buffer on your property

Mrs. Grenon – that would block our sight lines

Matt- I do like the alternative alignment

Elisha – as one option for the exit on road B – to put flags where they think the road would end so these people could see where it so they could see where – stake it out now so they could see

Ralph – what I would suggest would be a line of shrubbery across the front – that would delineate where the property is – it would also help at night with lights –

Mrs. Grenon – the only problem is trouble we would have

Elisha – is there a light pole at that intersection now

Matt – the road is between the two existing street lights

Rob – we will show the existing street lights on the plan

Matt – any other questions or comments

Rob – how do you feel about the curvilinear

Karyl – I like it

John – does that alternative follow the topography?

Ralph – the alternative layout – even though another 150 feet of road there – if the preference is, I suppose we could consider doing that – there might be a few more trees cut – I think it would work if that is your preference

Rob – we would ask your feeling on the waiver for the leveling area –

Matt- given the changes to the topography I would be willing to consider a waiver to allow for 50 feet leveled area

Rob – there was a comment from neighbors about people cutting thru the neighborhood – a curvilinear layout would reduce this

Karyl – I do have concerns about the detention pond – could it be like Fiske Pond Road in Holliston?

Ralph – near Sherborn?

Rob – that is full all the time – I don't think it is a detention pond

Karyl – it has doubled in size in the past two years –

Matt – on the ANR lots on the corner – you have a common driveway

Ralphg – we wanted to try to cut down on the impact on Ellis Street – this is one of the way to do that – rather than have driveways come out on every lot – we figured we could have one cut to come in and serve 3 lots – the stone walls

Matt – we don't have any rules about them – not part of the subdivision

Ralph – the only tree we are cutting

Elisah – what safety issue does that present?

Rob – the only issue may be the address

Sue wood – if you would do a meandering path?

Chan – have you done common driveways in other projects

Ralph – The Preserve at Kingsbury Pond in Medfield – 6 houses off of a common driveway – it works well – we have made it work

Andy – I prefer the curvilinear – but I would like you to work with the residents across the street on some mitigation – it would slow down the traffic -

Andy – it would meet our regs more – by

Chan – straight

John – whatever is least invasive to the property

Karyl – could you look at the center part of the site to keep some of the features with an open space alternative?

Continue to april 11 at 8:15 –karyl, chan – all yes – and do the scenic road public hearing

John – do I have your permission to walk the site?

Ralph – you are welcome to anytime

Thomas Geysner – 121 Main Street – Possible Adaptive Use projectg

I would like to use it as a 2 family home and 2 small businesses –

Matt- how is the building used now?

Thomas – corner of Elm Street and Route 109 -

It is set up as a two family now

No addition

Bringing the building back to its

Antique store and maybe a beauty shop as possible uses

Put a fence around the place and paint it – I am trying to restore the house as it looked originally
–

Gino – there is enough room to have the two residences and have businesses

Thomas – in the basement –there is a walk out

Susy – how many parking spaces there now?

Thomas – 9 or so now

Paul – we would want to look at access

Thomas – I think I would need 7 for the basement plus 4 for the apartments

Matt – an on paved surface could be adequate for parking

Andy – talk to the building inspector regarding what egress requirements he will have for the businesses.

Susy – who needs to prepare the plan

Andy – at a minimum, a surveyor to create a document that can be referenced.

Matt – we need an accurate site plan that will show your proposed plans – landscaping

Gino – if there is no real drainage work . . . if he is not adding pavement, a surveyor may be enough for now – if the only changes to the ground are to add pervious surface parking –

Matt – are you working with an architect

Thomas – not yet

Chan – go with an engineer

Andy – get yourself some help and it will get thru this faster –

Paul – the other AUOD project, we wished we had more information . .

Matt – sounds like to get an engineer would be helpful – better at outset . . and make it move more smoothly. A surveyor may be enough.

Karyl – we have done these without an engineer and it takes longer . .

Informal Discussion – Medway Gardens redevelopment project

Conrad Decker, ExtraMart – handed out concept plan and proerty – we are lessees corner of milford – 3.6 acres – at corner of summer street – involve demolitoinof all buildings on the site – 10-11 buildngs –houses, greenhouses, etc. – a regarding of the site – total redevelopment of the site – we are proposing to do a 15,000 sq. ft greenhouse and a 4,000 sq. ft retail and 4,200 retail/gas station – property is CV – everything you see does meet the setback requirement sin the zone – parking for all uses would require 66 cars – we are showing 70. totl building coverage is 17% - the canopy and gas islands are set back about 70 feet. Trying to minimize using retaining walls, - one of the issues here is the driveway locations – we propose move the summer street access 280 feet and the milford street about 330 feet easterly

Matt – these roads are not state highways in medway – route 126 reconstruction project

Conrad – convenience store – lots of possibilities for design options –

Matt – DRC will give you some guidance on architecture

Matt – the other retail building

Conrad – it would be related to the avelinnos

Conrad – we would be leasing some space from them.

Our retail space would need to be be at the front

Conrad – Millbury on route 146;

Conrad – 6 pumps canopy

Karyl – right off the bat, it would have to be a lot smaller, the scale is huge -

Avellino - we want this to look nice –

Karyl – my outside riding area is 180 feet – and the canopy for these gas tanks is 170 feet

Gino – the Cumberland farms, june’s and dominos is 5200 sq. ft total

Conrad – architecture is up in the air

Andy – how do you handle the gas tanks? What type of protection; is there a liner that keeps the gas from going down into the water table

Conrad – the avellino family had a developmetnplan – as they proceeded to look at it and looked at costs of rock removal –

Chan – from an engineering perspective it doesn't make any sense to do a gas station on that sight – the economics – but what you propose debunks that completely – I am very pleased with seeing what you have done at the sight.

Andy – have you talked to the bains?

Avelinno – yes, they like where the Garden Center would be located –

Andy – joann bains would like to be part of the CV district

Andy – how do you as a corporate entity handle sign and design issues

Conrad – newer stores are big enough to not have to have lots of junk outside

Avelinno – it will look beautiful that is our intention – we will do all the landscaping

Chan –what doyou envision in this green strip

Conrad – landscaped to your standards –

Susy – traffic analysis will be needed

Conrad – I don't think this will trigger a MEPA review- trip generation will not be enough

Matt – did you receive a corresondance from bob Speorni – we had some questions on whether this was an allowable use

Avellino – yes, we have – diswtributed copies of Bob's letter

Conrad – are we going down the right path

Karyl – I think the scale is way off – when I was initially was informed that a gas station was in the works, I understood it would be smaller in scale and location – number of pumps, and size of the canopy – I think the whole scale issue is inappropriate for that corner – the traffic studies 0 I think we are going to go around in circles on traffic – this isn't going to help

Conrad – typically, we would deal with the state highway department –

Karyl –I see this as a four tenant – gas station, convenience store, greenhouse and extra retail

Chan – I was opposed to a gas station for the conerns I mentioned earlier – with entrances back from the intersection -

Susy – you may need to combine and then reconfigure the land for tax purposes - ANR

Chan – I would challenge the building inspector on his decision to allow gasoline sales as a permitted use – I like combinaitng it with the greenhouse –

Conrad – we are meeting with Design Review and try to get some direction from them –

6:45 PM ON 3/28 to meet with Paul on LID stuff – pizza

Gino – 109 Main Street Redevelopment Plan

Looked at existing development in C1 and C2 districts – Gino’s draft 3/14 evaluating

Andy – would you meet with the Medway Business Council on this

Gino – sure

Chan – it should be scheduled with as many groups as possible

Great work . . .

Andy – is there money available for the developers?

Gino – medway is already an economic target area which allows us to negotiate TIF agreements – if we adopt a zoning overlay district that fulfills 40R, then we receive higher priority for grants

Andy – try to organize the circulation within the sites –

Chan – might there be some help for medway block to make a transition to another location?

Gino – I don’t know for sure, but I believe so

Invoices

PGC – 112.50 for Pine Ridge – chan and karyl – all yes

Check contract dates for Gino

Matthew Barnett \$518.18 – karyl, chan – all yes

SAC – 309.94 for purchase of – chan, john –

PGC associates – \$ 625 – chan, andy – all yes

VHB – 1152.37 – andy, karyl – all yes – matt recuse

VHB – 230 – karyl, chan – all lyes, matt recuse

Andy – I asked Mark Flaherty to give us a letter on utility capacity – distributed

Water/Sewer has to show how they are trying to conserve waters –

Letter from

Concom meeting on the 16th – rolling hills project;

Motion to adjourn – chan, karyl – 12:50 am 3/15/