

March 28, 2006

Board Members Present: John Rogers, Chan Rogers; Matt Hayes, Karyl spiller-walsh; eric Alexander

Board Members Absent: Andy Rodenhiser

Others Present: Gino Carlucci, PGC Associates; Paul Carter, VHB; Susan Affleck-Childs, Planning Board Assistant; Dave D'Amico, DPS Director

Meeting called to order at 6:55 p.m.

Time: WORK SESSION – Low Impact Development Techniques

Paul Carter and Bethany Eisenberg, VHB

As part of our Smart Growth Grant – looking at how best to incorporate LID techniques into your regulations – asked Bethany to come in and go over

Bethany – Land Engineering department – I will try to focus on actual site development matters – GET HER power point presentation . . . .

7:35 pm – Eric Alexander arrives

Time: 7:40 p.m. Public Hearing Continuation – Betania II Definitive Subdivision Plan  
Public Hearing – Betania II ARCPUD Special Permit

Bill Proria, attorney

Rich Coppa, Marian Community

Bill Proria – We want to open the hearing and ask for a continuance until the board would be here in full to consider the action - reference Andy's absence

Request a deadline extension until June 1, 2006 for Betania II subdivision – chan, motion seconded by john schroder

Waive reading of new PH notice on Betania II ARCPUD – chan, karyl – all yes

Continue to April 4 at 8:45 p.m. – next Tuesday – chan and john -

Continue public hearings to April 11, 2006 at 8:45 P.M.

Time: Betania II/Marian Community – ZBA Request for Recommendation on Applicant's Request for a Special Permit to construct in the Flood Plain

Bill – IN connection with the concom, they walked the site on Saturday, and they have some

comments on the bridge portion – we submitted some additional information to VHB (dae ???) I understand that there isn't enough time for VHB to review it by tonight.

john spink – the discussion was as we go across the flood area riverbed – concom has a fairly significant opinion that they would love us to do a one way road structure across that area – the difference is that we now we have a two way 22 foot road, 18 inch abutment on each side to hold the guardrail and a 5 foot – for a total of a 30 foot swatch across the area – what concom has requested is to reconsider is to bring it down to a 16 foot lane and cutting it all down to 19 feet for the length of 235-240 feet for the distance across – bring two lanes down to one with a stop at either end – clear view across the distance –

karyl – concom would love this because of the reduction ini roadway

david travalini – we were at this site on Saturday, and what we were looking at is – there is a lot of impact here that could be alleviated – fire chief would be happy with 16 foot wide roadway – we would like to get this down as much as possible – a lot of sensitive habitat around chicken brook area – our research has shown us that vernal pool habitats can be as much as 400 feet away – anything that could be done to minimize the roadway would be good – there is a long sightline approaching the bridge from either direction – and I have been to Elm Bank for soccer tournaments and they run a single lane bridge into that thing and it flows smoothly cause everybody knows

Christine LInebur concom – in the vein of a picture can save a thousand words – Elm Bank south Natick Wellsley line – function rentals – to handle high traffic – my propositon is that this would slow people down – showed photos of entrance to bridge at Elm Bank – maybe 120-150 feet going across –

Eric – is there a surface change?

Tony – metal

Christine – I would like to think that we as boards could come together and design something that would be quite nice – the medway site has much visibility – if elm bank can make it work with thousands of people going in, that we in Medway can make this work –

Eric – do we have any idea of what the cost different etial would be between 30 foot and 19 foot

John – 70 sections vs. 100 sections on the culvert – I can't tell you

Eric – my preliminary comment is that I would think this would buy an awful lot of pretty for this bridge

Karyl – I have seen on the Cape, in Mashpee, a lot of bridges that have single lanes – one in Rhode aiSLAND

Matt – I haven't seen any around here – where I have seen them, they have been very short – I still have the same concerns – access to the site for fire apparatus is not an issue – but what I can see here especially with this distance is people not seeing what is coming – weather, glare, poor eyesight – you start across the bridge and meet halfway and somebody has to back up – I just can't see putting a single lane access for 77 homes . . . I know there would be a fair amount of impact to wetland habitats

John – a couple of step down options – the bridge and 10 culverts is 150 feet – we could do just those – we could make it more severe – the culverts are 12 foot x 10 plus 32 feet

Chan – this is a lot different – this is a controlled community, private road, not a public way, just serving the community at hand – not for access for any other community – you are using a one way system for most of the access thru the neighborhood – I am pointing out that there is plenty of room for exceptions – less than 2 miles from this site is a similar situation – in Holliston – Fisher Street to route 16 – that has a place exactly like what is proposed here – one car at a time and you can't even see around the corners and there is no sight distance and Holliston has been able to manage it

Tony Bionchi, concomm – it is one way route for most of the road system – the bridge has to go there – with it being one way, I can't believe that we couldn't come up with signage that would help the safety – also, we have a chance to do something very unique here that could be a very nice, decorative bridge because it is down to one lane, it is something unique – something I think could work – you do have an emergency exit out to Kimberly – with those things, and I do realize what you guys are supposed to do

Matt – the one way roads and the narrower roads we are allowing throughout the rest of the subdivision – it may be confusing

David Travalini – confusion concerns – basically this is going to be a closed community – some visitors – but not talking about continuous traffic or using this as a cut through – 95% of the travelers on these roads will live there – they will know that there is a bridge coming up – if you are worried about the occasional traveler, maybe a speed bump to slow them down – it seems there is too much asphalt on this thing

Karyl – are you aware of the religious site that is just beyond the bridge that will gather

David – Yes, I know that. I expect people will be walking to the shrine from the worship center parking lot.

Matt – Are we still providing sidewalk

John – concomm wants us to have a separate stone dust trail with a pedestrian bridge and no sidewalk on the car bridge itself.

Chan – all of these exceptions apply because these are not a regular subdivision – town will have no responsibility for the street

Eric – I think those observations are the same, regardless of the nature of the community – even if it was an open subdiviosn – I am not convinced that the unique nature of this community really matters

David – look at this as a trial and see how it works out – we are looking to minimize impact on wetlands – what we prefer to do is to minimize impact as much as we can – helps whatever subdivision is going on – big roads are just unattractive – smaller roads look more rural – makes for more attractive – I hate going to see subdivions that have been cleared out – knock down all the trees – this is an opportunity to make this place look like what it can be – if it doesn't work out, it is the owner that isn't going to suffer , not money out of medway's pocket – the town should be willing to give it a shot

Bill – the ability to make the road shorter by 100 feet – how do you feel

Karyl – yes

Matt – I would be more comfortable if the portion just over chicken brook is one way – would be more open to considering this if just the bridge were one way – more favorable to that

Chan – what was the suggested proposal?

John – 240 feet that includes

Paul – concerned about he safety of the driving public, visitors, people going to the shrine, safetyof eldering residents, making decisions to take turns, - usually, you see these up in Vermont where that is what they built across the river – but whenever they upgrade, they make a safety iporovment to 2 way – I would b e very concerns with a one way roadway that wast signalized – same issue even if the crossing length were reduced – there are going to be people doing this at night – all types of weather conditions, snow, rain, fog, I would be concerned about safety – I would be interested in what the town safety officer would say

John – lets talk about a signal – on the side of the road, a red and green light signal for a first come, first served, alternating mechanism – or activated signal – not a big huge –

Paul – it is done commonly for temporary construction – don't know if it is done for apermanet installation – sacrificing safety of the drivers –

Chan – there is a request here from another board – and we want to work with them – I don't see this as a safety issue - not an open public subdivision –

Chrisinte – just to address ome of your concerns, - the Elm Bank is the headquarters for Mss Horticultural society – it is something that is not a vestige of the past we are stuck with – it is something that is used by every element of the public visitng this – sledding, soccer fields, annual flower show and a huge vintage car show – far greater quantity than what would be

coming in here – anything that slows people down is a good thing – this is the perfect opportunity for us to be forward looking – this is such a straight entrance

Matt – any consideration given to making a one way loop through the entire project – make this a one way bridge?

John – can't do it – we are at a 15 mile per hour limit

Tony – everything we are talking about tonight is public places – Elm Bank – this really is a closed community – signage – most of the people will know that bridge system is there – this is unique place – I don't look at this as a public place – I do believe that in a private way, you can get the safety handled to get this done and to save wildlife

Gino – I was going to suggest a possible compromise – 2 way roadway at 18 feet with traffic calming mechanisms – we allow 18 feet for 3 lot private way subdivisions –

Susy – arcpud bylaw requires 22 feet for a 2 way street.

Bill – the ZBA is waiting for a recommendation from the PB on this flood plain issue – but not in the context of asking for a variance from the ZBA from the 22 foot requirement. That has to be a separate petition

John – is this variance material?

Bill – I think it would be

Matt – I would like to get your take on 18 feet width vs. 22 feet

David – we would take any reduction – we prefer the least amount that can be done there – that is why we came up with the one way bridge –

Matt- you need us to write a letter to the ZBA

Bill – yes, but we need to know from you where you are with this

Karyl – with 150 feet I would consider it a one way and preferably with some kind of a signal –

Chan – what is the applicant's position on the whole matter

John – we think the 16 foot wide one way with stop on either end is fine – secondarily, shut it down to 150 feet, or two way at 18 feet, last 22 feet at end –

Matt – concom is advocating 16 feet –

Bill – police is OK with the 16 feet –

Matt – I would consider it if the ZBA would grant a variance for an 18 foot 2 way bridge for 150 feet

Karyl – I don't disagree with you but at the same time, I don't find it that aggrriefous- I think it would work

Matt – day to day traffic that is my concern

Matt – letter to ZBA

I think the board is comfortable with a 16 foot width with alternating traffic for 150 feet portion .

John – I am struggling a little bit that I would rather go with an 18 foot two way depending on the safety officer's opinion

Karyl – I think that would be more convienet, but more almost more dangersous

Matt – would a variance be required for a 16 foot - I think we need a little more input from the safety officer on these options

Bill – we will need to continue with the ZBA since there isn't a recommendation yet from you

Karyl – this is a very good topic of conversation – w

Susy – will talk to Jeff Watson to see if he can attend next week

Bill – perhaps we can try to meet with Jeff during the day – perhaps with Gino,

John – I could meet

Chan – I could meet

Tony – I think the applicant should request a variance on the road width – get it started . . .

Eric Alexnader leaves

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13 Franklin Street – David – their proposed detention pond sits in wetlands – we could not approve it – they could make a narrower road – I think they could widen it about 4 feet to the northern side – how can they fit the drainage in??? would you allow a current driveway to be used for another lot – is it allowable without drainage?

Matt – there is no actual application in hand

**3-28-06**

**Time: 8:50 pm      Public Hearing Continuation – Restaurant 45 Site Plan**

Paul Yorkis – Mark Smith was here earlier but he had to leave due to a small electrical fire

Our goal is to try to close the public hearing tonight – david faist and jay melick, the architect are here this evening – I know you are running behind

At our last meeting, - we showed you a color rendering – we are leaving a set with you – we are trying to comply with the checklist – I would like to read the letter from Dave D’Amico, DPS – attach and make a part of this record - several conditions per Dave’s letter. We have reviewed this and it is certainly in the applicant’s capability to comply with what is stated here.

I have additional information – to submit – first two pages show additional light fixture info - Traditional light fixture for adjacent of the buildings and

We are not prepared to submit an overall signage plan – future tenant will be required to comply with the town’s sign bylaw – it is their responsibility to conform with the bylaw –

matt – any conclusion to the spaces within the town right of way – it would be our hope is that the PB would require that the BOS/TA address

karyl – you stated you would do brick = that is not shown on these plans

paul – we expect you would make a condition

paul – the last item I want to address – review all the inspections that will be required – DPS street opening permit; DPS license to connect to stormwater pipe; the building inspector will be doing all the normal inspections for the construction addition and new bldg; we are in a position to indicate that our engineer can provide a letter to ensure that the stormwater system is constructed per plan – we know DPS will require a bond – we are trying to ask the PB to recognize that there is going to be numerous inspections and to try for us to not have overlapping bond and overlapping inspections – dave will want to inspect the connections to the town’s line – either he or jimmy will be there – water and sewer department will be inspecting both of those connections as well –

Susy – We would just need to see if there is anything that is in the plan that is not being inspected by others

Paul – david’s letter could address various items

David – we could provide an as-built plan and a letter re: stormwater system

Matt – any comments from other boards –

Matt – is there any additional information the applicant would like to provide

Paul – we have given you everything

Matt – any abutters

None

Motion by Chan, second by Karyl to close the public hearing – all yes . . .

Have a draft for the April 11 meeting – and try to vote that night –

Paul – Susy was able to share a draft of that WORKSHEET in trying to understand what you need to

3/28/06

Time: Public Hearing - Minor Site Plans for Marc and Jayar Roads – Ellen Realty Trust

Dan Merrikin  
Ellen Rosenfeld  
Marc Rosenfeld  
Matt Fasolino

Waive reading of public hearing notice – Karyl, Chan –

Jayar Road – 3 separate lots located on Jayar Road- used basically as a contractor's storage yard for a better part of 20 years – building inspector issued an order for site plan approval after the fact – side open site, industrial park built in the mid 70s – fairly flat property – two tenants on the site – Fasolino landscape – firewood operation – stockpiles of loam – the other half of the property is used by Rosenfeld Realty – storage of earthen materials – loam, rocks, excess fill – sporadic uses - firewood operation runs 3-4 days a week –not labor intensive activity – two guys at the most – cut it up, stack and haul it out in dump trucks – there is not much really to say – existing site – in this condition for a long time – I did review the comments from the town planner – there is a question about drainage – swale runs about 2000 feet north and then east and out to Millis – I don't see any signs of erosion and sedimentation – it dates back to the 70's –

Matt – any accumulation in the basin

Dan – probably some – part of the street runoff is piped into the basin – it primarily takes the site runoff

Gino – street drainage system empties into that system

Matt – are you proposing any changes on the site?



Dan – storage shed to be installed; existing wheeled trailer will be removed – shed will be a home depot size shed – 14 feet by 14 feet – fully enclosed – requires a building permit – we proposed adding some trees down at south corner of site at Coffee Street – there is 30 feet width buffer zone with the AR1 zone on coffee street – there is an area where we could add some vegetated screen – I understand the neighbors would like a fence – the owner is agreeable to do a 6 foot stockade fence – about 800 feet long at the property line – no parking provision – we do have a list of waivers that we would need – mostly relate to things that would pertain to a more formal use – see Feb 10<sup>th</sup> letter outlining waivers – list out

About a 100 foot area where we propose to put evergreen growth

Idea – spec on shed and fencing - catalogue cut please per matt

Matt- what does road have as edging

Dan – bituminous curb

Matt- any photos of the buffer

Dan – yes – showed photos taken today – decent buffer

Looking for waiver to not have to do perimeter planting to the border with Swenson and the south between industrial uses

Gino – most of my comments he has addressed – the main ones were that the proposed screening of the 8 evergreen trees could be beefed up – some sort of permanent plan for erosion and sedimentation control though that could be difficult on this type of operation – also dust control - and then my concerns about drainage – I suggested that the system may be overrun with sediment

Condition possibility – clean detention pond

Matt – does board have any other questions?

John – sedimentation control?

Dan – the basin and the 2000 feet of swale handles things – we can look at it a little further – from what I saw, there isn't any problem with sediment leaving the system – the swale system and detention basin are doing their job – we can clean out the basins

John - it seems like there are areas that are used – would it be possible to seed with grass some of the area

Dan – not really practical cause areas that are used change depending on what they have – when they bring material in and out – much of site is used to stockpile products – stuff comes and goes

Chan – do you have an architectural cut of the shed

Dan – we can give you a cut sheet on that.

Matt – abutters?

Paul desimone, 38 coffee street – I am so fr removed from this – in my discusin with the abutters about a fence – you brought up a good point on seeding areas where the vehicles would not be using – the neighbors are getting dust from the site into the homes – I would like to see the fence extended enough to deter anybody from using the secondary informal access to aboid any additional dumping – in general, I thing things like dust should be handled in such a fashion that the neighbors wouldn't be disturbed –

Todd Thompson, 46 coffee street – I took some pictures myself – this is a view outside my window - I can see this site from my property on the south side of coffee street – the buffer isn't as full – my main issue – two things – dust comes in on dry days – being able to see everything – sound- having bulldozers working stuff on the edge of the property – the fence is a good idea – it would be great if it could be built up

46 coffee street – Pollack – our lot is where the bareness – we don't want to stop anybody from doing business – our biggest problem is dust and lack of a buffer – it is only full during best part of th season – equipoment is running all year and blowing dust – because we abut, we have dust that comes in thru the screen door and settles on the pool – noise is gotten better matt has replaced equipment – when there is noise, sometimes it is early – nobody wants to stop fasolino and rosenfels from using this proerty – I played out there – it has been used to this level of intensity for about 8 years – these are not little piles of wood chips, loam - 20 foot pile on a property line – we are looking for consideration – move the piles to be as far away from the property line – we don't want to have to put up with noise, dust – stuff being stored is also broken up concrete blocks and muck – lot of noise when big trucks are dumping so early in the morning – dust, noise and eyesores . . .

ed barnes, 43 coffee street – last year there was a fire near my property – I would be happy if they planted some trees planted all along – last week, they put in a road in up near the ledge- now a bigger truck can come in and kids will come in all summer – I want to know what you are going to be doing up there and is there s gate

matt – road to drive up to dump materials –

Marc Road site – across the street on the north side of Mark road – 2 lots – this site is similar situation – used for 9-10 years – same situation with the building inspector – used primarily by fasolino and tim ryan firewood – similar operation – cuts firewood, fasolino has a few bins where they store and process materials – screening of loam – excavators, trucks, - part of the site is ARI zone – tim ryan is using some of that area dn that will be rectified – same swale system that runs to Millis – swale loclatin divides parcels – we have proposed alongthe zone lines some tree plating along the zone lines – I am not even sure that is really necessary, but there is a tremendous amount of woods back there – we listed out waiver requests – very similar to our

first set of waivers for the Marc Road – salt shed will be removed and newly built - we will close one of the curb cuts – electric is all overhead in this subdivision with outside plugs to allow trucks to plug in during the winter – no need of planting between similar uses – less of an issue here with neighbors – not as intensive of a use

Matt – I don't see a need for the trees at the back of the lot – put that money into trees

Donna 49 c offee street – the metal buildings – the grinding sound comes back at me twice – bounces off the metal buildings

Matt – sketch of that please . . .

Karyl – we keep hearing about all this stuff running out to Millis – how does it look when it comes out

Dan – it looks pretty clear - not buried in sediment

Gino – pretty similar to previous comments – one is moot now if the plantings are moved – to help noise onlog cutting, some sort of wall to have the cutting happen behind it – same concerns for dust, erosion – I also suggested that the storage bins could be backed off from the road

Matt – would the calcium choloride help

Paul – yes and water

Dan – we have a note on the plans that the tenants will have a water truck on site to keep the dust down - calcium chloride is very effective – apply as needed

Resident – in most construction you see haybales surrounding the site – never has there been any haybales to help filtrate - is that something that should be there with all the diesel fules and gases that are there to help prevent something from happening – right now on one of the sites there are 2-3 barrels of diesel fuel or oil – concern about kids – could end up in the water and there is nothing to prevent from going into the swale – I just don't know if that is something that should have been there –

Matt – I think if there are fuels stored on the site, they need a permit from the fire chief and some sort of containment

Dan – I will check that out

Matt – barrels of fluid will be removed – there is no diesel fuel stored on site –

Matt – I don't think haybales would prevent diesel fuesl – generally use haybales and fencing on a construction site to prevent washoff –

Matt – we will have them clean out the detention road

Susy – is it your intention to keep these as private roads

Karyl – what can you do about some of the noise – might there be some plantings on the residents side of the fence might help –

Dan – you really need to put the fence on the property line

Karyl – so what about some landscaping sound buffer on their property –

Dan – we could take the trees that we were going to put on our side, and put them on the neighbors

Ellen – any difference from a sound perspective

Karyl – I am talking about some lower shrubbery

Dan – fence is going to be more effective than anything else for sound –

Matt – the trees that will be growing up

Ron Pollack – I think only from experience – evergreens and spruce trees are excellent dust barriers – we want to make sure that the extent and amount is sufficient – fence is a good means of a sound block – whether or not 6 feet is going to be enough – maybe 8 or 10 foot range taller would catch that much more noise – the more evergreens and the thicker they will be they will naturally solve the dust problem –

Donna Barnes, 53 coffee street - we are up high – for us the fence would be a good visual – we don't really get the dust that they get further down coffee street – I like the fence idea to block –

Susy – calls re concern on condition of marc road??

Ed Barnes – I want the fence and trees; - I would not put your new shed where it is now – kids are throwing rocks at it –

Paul Desione – fence does not have to be put on the property line – it could be put on the buffer line and put it back farther and then plant more trees in the buffer area – Rosenfelds would own the fence – adversity . . . claims

Dan – it is not good practice to put a fence off the property line – people tend to think they can use the property up to the fence – I always tell all of my clients – liability issues –

Ellen – just because the 30 foot is a buffer, it is still our land – practically it doesn't work

Ron Pollack – putting fence at buffer line would function to send the sound back sooner -

Continue to 9 pm on april 11 –

Action deadline Extension to May 5 – karyl, john – all yes . . .

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Time: 10:30 pm      Pre-Application Briefing – Jim Williamson for Winthrop Street ARCPUD

Jim – we just wanted to keep you abreast of the changes we have made - just a quick review – bring a few things to your attention – connections to open space at evergreen meadow – susy said the interconnectivity - hook them up with Jim Wieler

I did meet with the Fire chief – they kind of reflected the comments you made about a month ago and we have incorporated them into the design – among the things that will be done – we will hook a cul de sac – to get back to the preserved land – it is an area of priority habitat according to national heritage – we have had a couple of meetings with them – area of possible spotted turtles – we have

Matt – I should mention that my wife worked for the company SES that did some work on this –

Jim – general store – concern it doesn't look like it will be possible – white hen, Cumberland farms 7-11 – none are interested based on demographics and traffic – they don't feel it will work – that might have to be removed from the plan –

Handout – showing alternative – 106 units -

I did want to get some feedback – we would appreciate any comments, esp on new layout and unit

Karyl – what is your stormwater design?

Jim – there are areas where we can put retention ponds

Karyl – are you proposing any in the open space?

Karyl- we want to see an overlay of existing conditions – stone walls, site features – on your new plan is everything in the middle is going to be cut, leveled and graded, right?

Jim – yes in some form, it is a hay field now –

Karyl – the DRC wants to know what is going to be kept on site –

Gino – if the walls can't stay where they are, perhaps they could be moved –

Jim – there is no trees or anything –

Karyl – I think we need to do a site check –

Group walk – this saturday morning – 9 am -

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No construction observation reports

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Motion to authorize the treasurer to close out the candlewood bond to a new account in the name of CLAFCOI – Karyl, chan - all yes

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Community planning act – susy to draft something up for the PB to endorse

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Building cap limits – Mendon example

John – specific reason and time frame

Gino – if it is a reason like water supply, you have to take some action to solve problem

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Cvs – motion to authorize minor modification to cvs site plan to alter the proposed cupola to match the existing upolas – karyl, chan – all yes

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2-4 Main St – site plan modification

have occupancy permit rescinded on July 16<sup>th</sup> if as built plans - also recommend the BOS not renew their business license would not get renewed

matt – insurance bond and rescind occupancy permit by July 15<sup>th</sup>

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Invoices

VHB construction observation – 2634.95 – chan, karyl – all yes – no matt

VHB – plan review – 7500.74 – chan, karyl john, – no matt

Vhb – plan review – 5730.69 – karyl, chan john – all yes, no matt

Vhb plan review – 1860 – chan, karyl, john – all yes – no matt

PGC – all yes . . .

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Endorse plans for 149 Main Street – all done

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Susy – plan review \$ for

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Gino – did a map showing the properties

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Motion to adjourn - 11:25 pm

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Special permit in C1, 2 and 6 – add it by special permit in CV – prohibit in C3 and C4 -

Maybe wait a year . . .

Matt – write it up and then decide whether we want to pursue a zoning change

Matt – if we do go ahead with any zoning change, I don't want it to effect medway gardens plans.

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Check into wording on auto service station -