

April 11, 2006

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

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

Meeting called to order at 7:07 p.m.

CITIZEN COMMENTS – None

INFORMAL DISCUSSION – Andrew MacDonald and Jonathan Fryer, Metro West Housing Initiative

Andrew MacDonald
Jonathan Fryer
Vincent O'Brien

Jonathan – we are developers of affordable housing we are doing projects around the area and would like to do something in Medway – we have spent about 9 months looking – we have put an offer in on some land on Franklin Street – it has been accepted – Franklin Creek subdivision property – what we have done in Holliston is a project with 36 units – use as a model for this piece of property – 3 stories with 12 units per floor with a parking garage underneath – that is a fairly expensive feature – makes a big difference with a smaller lot – this parcel has been approved for you for 3 lots with a roadway thru wetlands – we would probably need to widen the roadway – other than looking at the drainage, building fits well on the site – feeder street route 109 and village street – we are pretty excited about it – we had our engineer take a look at the site – 45 total parking spaces - - showed two options – one with underneath parking and one with parking all around – all 2 bedroom units – 1,300 to 1,600 sq. ft – price point below \$400,000

Matt – building dimensions?

John – 205 feet by 158 by 72 feet

Matt – your parking under, is it completely under?

Vincent – parking would really be open underneath due to site features

Jonathan – have to go thru concomb on roadway thru wetlands

Vincent – we would probably want to do 24 feet

Chan – this totally changes the concept of the site from 3 homes to 36 units –

Vincent – the approval process would be before the zoning board of appeals as a 40B project

Jonathan – advice, help, comments

Matt – there is a culvert under the road, was it being replaced?

Paul - I don't think so

Vincent – culvert has to be structurally sound to support the roadway;

Paul – corrugated metal culvert; they were going to raise the road

Susy – roadway was quite snug

Vincent – in this instance,

Joe Musmanno – what is dimension of the site?

Matt – about 300 feet

Joe Musmanno – so there would be parking; what fraction would be affordable

Jonathan – 9 units

Joe – give me the size

Andrew – 1290 to just under 1600 sq. ft –

Vincent - we had been able to do in other towns, we designed them for 55 and older, apparently the state will not approve anymore of those – this will be conducive to young couples and older .1 children per unit with a 2 bedroom

matt – are those available to town employees

joe – depends on the contract

Vincent – town can segregate 70% for town folks of the affordable units –

Susy – overall site is 2.8 acres

Susy – site in Holliston is much different than this one

Karlyl – is this Ron Margolis project?

Vincent – yes

Chan – location in Holliston?

Andy – winter street –

Karyl – would you say that this building was designed to fit into a more vertical

Vincent – yes . . . this might not work on a flat site

Karyl – density??

Vincent – we would need to file with the state to determine if it is even viable – construction costs are unbelievable – the cost of constructing the garage is 20,000 per parking space

Karyl – have you done exploration as to whether it is possible to go underneath from a groundwater

Vincent – elevation seems to work there –

Andrew – all indications are that the soils are sufficient to do it . . .

Karyl – when we did the subdivision, the residents were concerned about natural quality of the lot – desire to leave some natural sense so that every square inch is not filled –

Vincent – vegetated barrier would make a huge difference

Karyl – there are some good sized trees there now – folks will not be very cheery about this . . .

Vincent – dollars and cents is what it comes down to

Joe – you have some choice in what you construct – 40b is set up in such that value of the project you could equivalently elect to build 5 homes with 2 affordable . . . and it would work out – not a defensive claim to say that the economics force it to be so big

Vincent – the price of the property is reasonable for a 3 lot subdivision; I would need to be convinced that it could work

Andrew – very aesthetically pleasing building . . . with features

Andy – I am horrified at the scale and density – I could never imagine 36 units going in there

Karyl – isn't the term friendly 40B an oxymoron

Chan – I kind of feel the same way, is this new configuration even doable

Matt – it would have to go thru the 40b process with

Karyl – I think you are going to have some difficulty on the roadway – your architecture already has a palatability to it – if you are talking fewer units – it is jammed on the site – with fewer units and leaving something of the integrity of the site – of what was there originally –

Vincent – what was there originally?

Andrew – was it chicken farms?

Paul DeSimone – chicken coop –

Matt – this is purely informational – it is not our purview

Andy – they are just taking

Joe – are you going to do this as a LIP

Vincent – we were going to go under the New England Fund program

Andrew – we looked at the other medway site on Main Street – but it just didn't work

Joe – the comments we made last year still apply – when it comes to affordable housing, we would like to see this kind of proposal that is somewhat inline with the intentions of a 40B – when we talked last year, it seemed more in line – parcels that were larger and densities that were lower – you are talking about 36 units in 2.8 acres – that is a huge difference

Vincent - statewide is 8.8 units per acre – different elements come into play – septic, wetlands -

Vincent - thank you

Rolling Hills Subdivision – pH continuation

Paul – we are here to ask for extension – we are approved thru ConCOM and they are just waiting for some planting plans

Matt – did they make you move the road

Paul – that was really out of character – now we can incorporate – we are putting in some retaining walls and will take Paul's punchlist

Matt – retaining walls to – no replication –

Paul – plantings around the detention pond –

We will submit in 2 weeks –

Extend to July 1, 2006 – Karyl, john – all yes . . .

PH continuation to May 9, 2006 - motion karyl , john -0 all yes – 7:35 p.m.

Bob Potheau, 2-4 Main Street

Bob – the bond becomes an issue – I propose to do a passbook account with the town – that would make it easier – and I can move forward -

Matt- the issue is they need an occupancy permit for new building, the site plan requires that all work be done, so bob is here to offer to do a cash bond

Bob – I have a guestimate of \$20,000 – drainage system to treat water before it goes into the brook; we didn't get our building permit until November 2005 – frost on the ground, asphalt plants have been closed – we expect this will be done in the next 2-4 months – burden if we have to wait longer – just tell me how much and we

Matt – single largest expense is the vortex unit in the back – what size? The prices I got for vortex installed is 20-30,000 for the smallish units – do you have the sewer connection? Is the sewer manhole in?

Andy – lot of ground water there – hard to estimate

Bob – you pick the number

Karyl - \$60,000 sound good to me

Matt – I could do a more detailed estimate, I would be quite comfortable with \$60,000

Andy – motion to set \$60,000 as the bond – chan seconded – all yes –

Matt – I did have one concern

Bob – you are concerned about the lights we installed – they are not new lights, they have been there

Matt – I am concerned about the light on the street

Bob – I would like to have a board member meet me there in the evening

Matt – I can do that - early next week . . .

PH Continuation – Betania II – Marian Community

Eric Alexander joins meeting

Bill Proia
Rich Coppa
John Spink

Distribute review letters – 2 from PGC and one email from Rich Coppa

Bill – road width – Rich Coppa met with John Schroder and Chan Rogers met with Jeff Watson – he had 2 suggestions he could support – one being a 20 foot wide 2 way road or a 16 foot 1 way road with a signal on either end to regulate traffic – our preference is the 16 foot wide roadway for various reasons – looks nicer, fits in with overall design of the arcud – less expense, we were prepared to file for a variance tomorrow and want the board's input on that

Matt – at 150 foot length?

John – the arcud bylaw says 22 feet for 2 way or a one way at the PB discretion – this solution doesn't quite fit anywhere – you do not have the ability to change this

Matt – we discussed some of these roadways with the VHB traffic engineering department

John – an alternating signal with a sensor – red/green on each end – with enough time to pass –

Chan – just like 2 cops at a construction site –

Paul – we are not aware of it being used for permanent traffic control – we aren't aware that it is approved by the manual for uniform traffic control devices . . . we would not recommend it for

Chan – I said in the meeting, I am a traffic engineer, I am not going to contest the town's safety engineer on town business – this alternative has been given to us by the safety officer – I feel the same way myself personally as VHB does – but in medway, I will take my lead from the safety officer

Andy – it is private property,

John – private, 15 mph speed limit, 77 units only – low traffic counts

Karyl – the statue is located on the other side of the bridge

John spink – we are at 12 parkingspaces at the statuary – most people will park at the main building and walk there – separate walking bridge

John - jeff was aware of the parking at the site, he said he would go back and dig up more info before he sent us the letter – I go with his choices – kind of surprised that the mechanical choice has been made

Karyl – did he go out on site

John – yes, he was aware of where the parking lot would be located

Andy – paul, is this just not an orthodox way of looking at this; is there a specific disallowance

Paul –not viewed as an acceptable means for permanent access and transportation, because there are other alternatives – in a signalized intersection you have an alternative of a roundabout – with a straightaway road, you have alternatives to make it wider – but it would require wetlands filling – it is not something that is covered by the standard – it is only used for temporary construction – it needs to be designed by a traffic engineer and stamped by

Andy – if it is not an acceptable method, would somebody design it

Paul – vhb would not design it

Chan – Notwithstanding the fact that this does not meet the traffic signal standards, the fact that this will be a private way, and the fact that this is a religious organization which gives them special status under zoning

John spink – it is not a negative determination on this in the standards paul cites. The standards paul refers to are adoptive standards, not legal standards – vhb has chosen to not support things outside the standards.

Eric – to andy’s point, I would like the applicant to provide something signed by a traffic engineer

Andy – where vhb is standing by the uniform traffic control standards . . . but if they can find an engineer will stamp it – I am fine with them doing it because it is a private – as long as it is stamped

Karyl – just as a definintoin, I think Paul is saying it doesn’t meet the standard, this is a solution – I personally would defer to the safety officer in this situation – if a problem emerges, it will be dealt with by the community

Eric – we need to address maintenance of the traffic signal light and include

Matt – I am not in favor of a 2 way single lane bridge even with traffic signals – jeff’s reco does carry some weight – but I will let the will of the board

Bill – mechanics of getting a recommendation to the zoning board on the flood plain special permit

Matt – what does Paul need to finish the flood plain

Paul – we were waiting until there was some resolution on the width issue, if you are going to go with the narrower width, that will effect the culvert lengths and calcs

Bill – the zba may not grant the variance but they need your input onth special permit – I am requesting that

John – there is a very slight change in the calcs because of the length – but in neither case will it make or break the viability of it working it – because we are going

Karyl -0 they are going to need some elevations

Paul – you might want to meet with the ZBA to see if they are amendable to this alternative

Bill – the ZBA is amendable and encouraged us to proceed with the design -

Paul - make a proposal for wht you want ot do

John – lets do the 16 foot and the path

Bill – can the recommendation say that we have analyzed the 16 foot bridge and a separate sidewalk and we are recommending X . . . can we get a recommendation from you if it has to be bigger –

Paul – I don't have the details

Matt – submit a signal flood plain analysis of what you want to build

Matt – one more submission on the flood plain stuff

Bill – I know Gino was going to go back and look at the notion of the coordinated units 0- he has responded to that . . .

Eric – I believe we may need to seek the determianton of the ZEO if their current proposal –

Bill – I would make this suggestion, - it really is our problem, if it is not the second kind of housing -

Matt – you are asking us to consider it, that makes it our problem

Bill – the PB can interpret the bylaw – you do it all the time . . . I am asking you to make htat decision . . . but if you won't,

Matt – I would like to defer to the ZEO as he will be the final arbiter . . . – it would be better if we all come to the conclusion early on –

Bill – were any of you on the board when that particular –

Bill – we will ask if the ARCPUD coordinated uses are considered an ARCPUD residential units . .

Bill – and I think the last item – conservation restriction . . I will go back and read this –

Gino – I reviewed the documents you gave us awhile ago – one big item is that that document includes part of lot 3 would have some restrictions on it – we need some clarification on that

Bill – that was submitted under the last special permit being – that document does have to be revised

Gino – does it show that it meets all the various requirements, there was no construction specs for the trails themselves – provision about weakening woods access if the upper Charles

Bill – a lot of this will be addressed on open space plan that will be provided

Andy – this lot 3 thing which we have decided to not talk about, you guys have provided us with the option to talk about it – would it be wrong for us to consider discussing the open space on lot 3 – you had offered it up as part of the discussion – is it something we should reconsider

Chan – right now they have stated they will not include lot 3

Bill – we said the trail will be part of this – easement across lot 3 for the trails –

Andy – do we need to talk about that stuff at all

Matt – we will talk about the easement for the trail –

Bill – it will be part of the open space and the easement that will be granted to the town – will be addressed in the conservation restriction

Karyl – I would like to have that conversation – I am not rolling over about including lot 3 into the open space for the arcpud – I would advocate that strongly

Bill – we already said last time and we have said it before, we are not making it part of the arcpud – we offered up the walkway thru- that is where we came down last week – if the board wants to make it a condition of the permit

Karyl – it makes perfect sense for you to take it off the table and it makes perfect sense for us to keep it on the table – I think it should be included as part of the package for the arcpud – as an all inclusive open space

Matt – any one in the audience want to speak re: the Marian community arcpud

Nancy Maxwell, 20 Diane Drive - I know lot 3 has been a contention – you need to look at it as a whole as a town – impact on school systems, more taxing on the town – we need to think about that as a town – and our greenspace –

Andy – while that is our desire, we are limited to what we can and can't do based on what they are willing to put forth in the plan, they have said definitively they are not willing to put this land into the arc-pud scenario

Andy – people fear you are going to do a road coming in off of Summer Street thru lot 3 – her fear is that you are going to come in off of Diane Drive and come in the back way – if you come in off of route 126 you are going to separate

Bill – we already talked about that – you will have great authority with an open space subdivision

Andy – You can come in with anything for lot 3

Bill – OSRD makes the most sense

Karyl – we have to go there

Chan – we can't force them to do it – it is at their peril

Eric – it is mystery until we have a proposal before us – that is what we are getting at

Karyl – we are bending over backwards to modify something that is less than clear,

Andy – there is a lot of anxiety in the community about planning

Bill – we're being as honest as we can – we don't want to lose our ability to develop that land for people of our community under 55 years of age.

Bill – we are esponding to the arc-pud – we are not asking for things that are out of line

Matt – this board will act on the application before us and whatever outside parcels that are necessary for the open space on the proposal to connect – but we are not considering lot #3

Bill- just one more point, last time, we talked about the ARCPUD coordinated units and the subdivision component, it goes to the level of detail that we have to provide on the drawings, and a lot of what vhb sent us related to the subdivision rules and regs – I want to get clarification so we can move forward

Bill – what exactly does the board need in terms of a use permit for drawings – we are not trying to build a subdivision – we are trying to do open systems and preserving features – it is confusing to us –

Matt – it is slightly confusing to us

Matt – if there is no subdivision of land,

Gino – you would want to require as a condition of the special permit, that they would have to submit detailed plans

Karyl –

Bill – can we come to some sort of checklist of what we need to provide for the ARCPUD use permit and then make a condition that the detailed construction drawings - the detailed structural analysis of the bridge will come from the manufacturer – what do we need right now to provide you will the flood plain analysis, the arcpud special permit –

John Spink – the bridge is a manufactured product

Paul – you have provided pieces – I would recommend that the board would want to review how all the pieces would go together – that is not a lot to ask for the flood plain recommendation or for the special permit

John spink – the details of the manufacturer –

Paul – you provide plans that included rebar for the bridge, for the box culvert, but you didn;'t provide plans for the retaining walls at the ends or above the boxes and how it relates to the existing brook

John spink – the question is on the structural analysis –

Paul – that is not the issue, it is how all the pieces go together . . . make the plans readable – how much wetlands, floodplains, how it all goes together that is all . .

John spink – on the use permit and construction drawings, there are 2 distinct levels of detail – and that please give us direction as to what level you want for the arcpud permit – all now, or phased

Matt – shop drawing details would not be reviewed by us, but by the building inspector

Andy – he needs building permits

Matt – where are the walls going, size, shape of culvert, we don't need structural drawings of the bridge itself – what is going to be built and how it will all go together

Paul – My understanding is that the PB wants to see the level comparable to subdivision rules and regulations

Paul – you are saying the conglom wants construction level drawings

Bill – have we submitted the waivers to them

Rich Coppa provided us

Bill – maybe we can all talk about this . .

Matt – we need to look at the waivers you have requested and determine what items we can waive

John – the arcpud says we will design to the subdivision standards,

Bill – what standard are we supposed to show you now so we can get our use permit

Gino – as much of the detail as they can provide now – can make conditions

Andy – as a point of clarity – you have made in your letter, a reference that the ARCPUD bylaw refers to the subdivision –

John – we are trying to figure out the level of detail and when –

Andy – the same level as a subdivision

John – that is not what the bylaw says

Bill – if the board reviews the waivers and determines which ones you want to grant – we will have a better idea of what the plan set would

Paul – your plan set reflect the desired waivers . . .

Bill – so the analysis will be . . if you want more detail then you would deny the waiver

Matt – we are not at the denying waiver state yet, we need to look at what you want ot request –

Rob Truax – there is no second step built into your arcpud bylaw –

Chan – you are building a road but you have to start at that and you need to show all that . .

Bill – the model that you suggested will work – I know Paul it still working

Bill – the thing we did not talk about mitigation

PH conitnaution to May 9 at 8:30 pm – andy, chan – all yes

9:05 pm – break

Applegate Farm Def Sub Plan and beginning of the PH on the scenic road

Distribute letters from VHB, PGC, DPS

Rob – at the last meeting, we had two roads – we have now revised the plans to have one roadway – we think this did turn out to be better from an preservation perspective - tree clusters and stone walls – it worked out quite well from a position ing of the houses – the hoses are not lined up in a row – we are happy with the layout – we did go through all the ocmmentws for Gino’s office and VHB and address them – we did receive comments from DPS – we did look at abutting p roperty owner near detention basin – we will use a liner on the detention pond to keep seepage from going thru to them – Hummel ??? on Coffee Street – we showed some landscaping around the basin = more on neighbors side to screen – the roadway entrance is still across from the Grenons house – I did call them last week to try to meet with them – we would like to meet with them to look at landscaping options – I have read through the comments form VHB, I think the VHB comments are al lpretty minor – there are some requests from DPS that need discussion – he is asking for stormceptors – we didn’t go with that approach – we provide 83% removal rate – I don’t know why we would have to provide additional treatment – we meet the requirements –

Matt – please discuss Dave Damicos concerns and copy us on your response

Gino’s comments – letter dated April 11, 2006 –

Paul’s comments –

Kalryl – see what can be done with your landacaping there at the detneitno pond - it is not naturalized looking shape – it is very straight

Rob – it isn’t very deep

Andy – is it possible that the street layout where it intersects with Coffee Street, could it be possible to shift the street

Rob – he would lose a lot on coffee street – for area purposes –

Matt- curl it enough to get to a 90 degree angle at coffee street –

Cassandra and Jeffrey grennon, 16 coffee street – across from exit of road B

We saw the centerline stake that was installed – I measured 13 feeton either side – it is offset from our driveway - the road is very narrow and icy in winter – could they move the road easterly – down further so it comes in across from where our portable garage is located away from our driveway . . the road as drawn now exits uphill – it would be better to have a 90 degree turn

Ralph Costello – your main concern is cars sliding into your property – we had hoped to discuss with you to look at options to put in some granite pillars and then landscape around them – pillars would stop any cars from coming into your yard –

Jeffrey – from the last meeting's proposal that the whole shape and contour of the road was easily changed,

Ralph – if we moved down further, it would come in right across from your driveway -

Rob – we can move it 10 feet, without losing anything

Ralph – we have seen some wonderful looking granite looking pillars

Jeffrey – wont it look kind of odd, granite is nice

Ralph – people buy them and make them part of landscaping all the time – part of new England – we would do something tasteful that you could agree with

Matt –I think it would be best to make contact with them again –

Rob – I think if we move it down 10 or 15 feet, it is worse and closer to your driveway,

Matt – please discuss options with them

Linda drew, 1 virginia road – are they going to remove the stone wall?

Matt –hold that for a minute

Sue roarch, 34 ellis – just the traffic on ellis street – no speed limit signs – people go 40 – it just doesn't make sense – I have asked for signs – it should be 25 – it is 30 – narrow and blind spots – could we get speed limit signs

Matt – that is an enforcement issue

Andy – wouldyou be willing to put up some speed limit signs

Sue roarch – coffee street is posted at 25 mph – what is planned for stop signs?

Rob – at goldenrod

Sue – there is an unfinished house in The Meadows – with a portopotty – that has been there for a year - lot 20

Ralph – we were held up by the concom a while ago – that house completion got interrupted – it will be completed within 90 days -

Trisha Jones on Green valley road – I did a little traffic study of my own – about one car – would it be possible to shift the stone wall to the east and a sidewalk added between the stone wall and the trees

Ralph – in terms of the scenic nature – that wall has been there for many many years – the wall is on the lot line

Rob – you will never preserve the rustic look of the wall if you move it – we have eliminated as many driveways as we can

Trisha – when you add in these 22 houses – you are creating additional traffic – that is going to make this intersection much worse – Ellis Street will not

Sue – when we have asked for sidewalks on Ellis Street, we have been told the sidewalks would have to be inside the wall

Ralph – my opinion is that the character is lost if you move the wall

Matt – we can talk about the scenic road

Linda Drew, 1 Virginia – I thought that the scenic road should be kept – it is a sin to tear it down – I walk it everyday – to see the wall uninterrupted and houses put in and put in a driveway –

Matt – could you do a common driveway for the 2 middle lots on Ellis Street?

Rob – didn't we look at that?

Ralph – it think it had something to do with the way the houses would be facing and the way the driveways would be come in – we will really be looking to design the house to fit each lot – we would do that with consideration for look of Ellis Street – there are very few sites that are as beautiful as this – our intent is to make it as beautiful as possible – we have gone over this we have looked at every tree- we didn't want to cut down any trees – we are only taking down 1 tree –

Trisha – where will bus stops go?

Karyl – I like the idea of a common driveway for the 2 middle lots – please take a look at

Ralph – we can look

Sue – when you did goldenrod, you said you would keep the character of the wall – but what you put in does not preserve the character of Ellis Street – it is very nice but it isn't in the character

Matt – we will be looking for it to continue in the character of the existing wall – it will follow the existing character –

Andy – there is a construction inspection process that will include the stone walls –

- blond – if we are going to tear down scenic walls, this is beautiful – medway is going away, every piece just keeps being taken away – is this just a start of more being taken away,

matt – when they are built on, we are going to try ot

karyl – the town doesn't own this land- it is our job to provide an overview to see that it is developed within the characteristics we want ot continue with . . .

paul – I would suggest that a construction detail be provided and included

karyl – there is a difference between rubble and rustic stone wall should be – there is some construction to it

sue – the wall varies in quality – just don't make it quite as improved

matt – we will improve

sue – look at the Hills on Ellis Street, they improved their wall and it is a good – 35 Ellis Street – that is a good example of a good job –

karyl – that is important – in deciding what we want ot see in medway as an ideal farmers wall – I think we could establish thorough photographs some excellent examples of farmers walls –

Matt – I would like to discuss the tree replacement figure

Rob – do we want to show that as part of this process - where would you like to see them

Phil Smith – I would rather see the value of the trees put that money toward some structural dead tree pruning along Ellis Street – start at Coffee Street

Ralph – I would be OK with that –

Matt – sidewalk construction – I am thinking on Coffee Street where there is the room for it –

Rob – I would put the sidewalk behind the stone wall – that would eliminate the need for edging

Matt – 5 foot asphalt – meandering path for the portion behind

In lieu of a constructing a sidewalk on ellis, install a sidewalk on the north side of coffee street from ellis

Ralph – there is another basic question, whether we would have to do a sidewalk at all, because those are ANR lots

Susy – requirement per new subdivision regs – even thou there are ANR lots -

Ralph – if you are asking for a sidewalk on ellis street, we would probably build it – it seems to be that you shouldn't have to pay for something

Matt – we are allowing a sidewalk along coffee street that is meandering with no curbing required . . it still has to meet ADA requirements with ramps –

Sue – why don't we want a sidewalk on ellis street?

Rob – it would have to be inside the stone wall,

Matt – there isn't enough room in the right of way –

Marcia Kramer, green valley road – there is a sidewalk along granite street – meandering path -

Matt – we will look into doing something on ellis street – a meandering path of some sort

Karyl – grennan – what he is offering isa good offer – maybe a fragment of a stone wall similar tohte development –

Mrs grennan – wehave a stone wall on part of the –

Ralph – I can draw on a paper print of your front yard -

Matt – any other comments

Continue to May 9th . 8 pm – regular and scenic road - karyl, john – all yes

Extension – June 15, 2006 – motion by chan, andy – all yes

4-11-06

Jayar and Marc Road Site Plans – Continaution

Dan merrickin
Ellenrosenfeld

You asked for a detail of the fence, storeage shed and salt shed, - handout materials –

As I understood it that was all we needed to do

Donnelly brothers – wasn't it an 8 foot fence?

Karyl – 10 foot fence

46 coffee street – I think we discussed that 6 feet would block anything –

dan – in his area, anything over a 6 foot fence is considered a structure

46 coffee street – any way to do a berm and put the fence on top on that – the industrial park is at a higher elevation than the houses – it will take some time for the trees to grow

dan – you have to mow out existing vegetation to build a berm

is this any sort of sound deadening fence – did you find anything

dan – no, we volunteered a 6 foot fence –

matt – that should reduce some sound and visual impact

john – was it clarified that the trees are being moved

matt – there are going to be additional trees that were to be planted at the other site that are going to be planted near you

matt – what is total number of trees

dan – we had 8 originally, and we are going to take another 16 from the other area – pines,

has anyone from the board gone out and looked

ed barnes, 43 coffee street – so how many trees will be planted

john – 24 trees

matt – those will be in the open areas

dan – the fence will do a lot for him – his property is below the fence – achieves more for him than the lower

ed barnes – I would like some trees behind the fence

andy – white pine or similar variety

dan – there is quite a bit of vegetation in this buffer area

ed barnes – I can see everything through the trees – I would like trees to screen –

it is very bare and open – I look out my back window and see

john – there were a lot of very young trees toward the edge of the property that will grow very fast –

mrs barnes – there was a discussion about where the fence was going to be – property lines, -has that been determined

dan – it has to be about a foot-18 inch of the property line – we will avoid taking down any trees to put in the fence –

citizen – the road that fasolino – we had asked about blocking that off at night to prevent the kids from driving around up there – any thoughts – way to block it so kids wouldn't go up and have a party – if they could block it off at night with a bulldozer –

ed barnes – now somebody can drive up there now –

this trucks are going in a dumpitng stuff – wht is being dumped – where is it coming from – trucks form out of town – uxbridge, Marlboro – it si rotting leaves, there is rotting order – where is it coming from –

matt – if there are hazardous materials being dumped there, contact eh board of health and bulding inspector

citizen – men urinating in public – not rosenfeld or fasolino – they think they are not noticed – it should not be accepted

ellen – we could get a port o john – I will ask matt to put in

another citizen – is the town still building a well up there somewhere?

Dan – I think it is still in process of being approved

Matt – as far as after hours partying on private property

Citizen – blolcking the roadway up would help –

Ellen – if you see kids up there call the police

Gino – were all your comments addressed?

Gino – I had suggested more trees, sounds like it happenidng now – theother thing I thought might help – the logging operation – is that done in a specific spot – maybe there a short section of fence right where the cutting is being done, might deflect the sound –

Echoes off the metal buildings – I get it from when they cut and then it bounces off the –I get the sound twice –

Karyl – I don't think tht any of these changes are going to make massive changes in your life – what is going on there isn't going to change

Andy – these are all allowed uses – this is an industrial zone

We just want to be in the same neighborhood

Change hours to not begin until 7 am –

Are hours 7 to 7 for noise??

General lbylaw or zoning bylaw –

Gino – besides noise, we talked about dust and erosion control – cleaned out detention basin – apply calcium floridge to keep the dust down –

Citizen – time frame on the fence

Dan – we would od it within the next few months

Citizen – I appreciate the trees going into the open area – if trees could be put on a little hill behind the fence – I would appreciate it very much –

Dan – you could word a condition – install trees on mounding that does not impact existing tree growth -

Ed barnes – back to the trees again – I would like to have some trees where there is burned spot from a year ago

Ellen – we can look at that

Close thepublic haring - andy, chan – all set –

Extend deadline to june 15, 2006 – andy, chan -0 all yes

To discuss at the May 23 meeting – we will work on a decision then –

Restaurant 45 – draft site plan decision

Finish up at next meeting

Gino to do findings

Sac to wrap up conditions

Tuesday night at 7:00 pm special meeting on warrant articles -

Matt cant make meeting on May 23rd

Motion to adjourn – karyl, andy – all yes

12:25 pm
