

April 4, 2006
Special PB Meeting

BOARD MEMBERS PRESENT: John Schroeder, Chan Rogers, Matt Hayes,

ALSO PRESENT: Paul Carter, VHB; Gino Carlucci, PGC Associates; Susan Affleck-Childs, Planning Board Assistant; Phil Smith, Tree Warden

Meeting was called to order at 7:07 pm

Citizen Comments

Discussion – Warrant articles for 2006 Annual Town Meeting – see notes in folder

7:30 pm – eric alexnader arrives

7:40 p.m. – Andy Rodenhiser arrives

7:45 p.m. - Karyl spiller-walsh arrives

Public Hearing Continuation - River Bend Village ARCPUD, Def Sub Plan, and Scenic Road Work Permit

Rich Cornetta, attorney
Mark Deschenes abbott real estate
John Spink , coneco engineering

3 applications pending before you – scenic road, subdivisioin, arcpud – we are prepared to present the scenic road info0 we want to bring y o up to speed with our meetings with concom and DRC

Mark Deschenes - we were asked to take a look at an alternative tree analysis – turned rail fence along village street – along front elevation of club house and return on either side for entryways – granite posts at 8 foot on center and a double turned rail 4 x 4 wood post – we did look at possiblility of resuing some of the existin grante for the posts – real challenge to use that – intent is still to use new posts that will age over the years – create the most uniform appearance – we were asked to look at grante from exisitn home – we have cme up with some creative ideas – we would like to make several 18 iunch high seating walls off patio and at pool area –

John – we were sitting out there after the concom walk on Saturday – there are no trees left – power company has cut off tops of the 7-9 trees in the right of way – we are reporting that and suggesting that we might want to recalculate the numbers – I think we are going to have to end up taking them down

Phil Smith/Butchy (Tree Warden) – the trees that were marked were coming down anyways

John – they were chopped – the main ones in front of the building but some others got chopped

Phil – they need the clearance for the wires – state law, nothing we can do about it – but the trees that are coming down for this project – I told them to not worry about how to prune them cause they were coming down – I had gone down and remeasured the trees – there is no provision in the scenic road permit process to consider the quality of the trees – we really aren't discussing the quality of the trees were or not – whether the utility company touched them at all isn't going to change anything in terms of what has to be replaced – I don't see the reason for wanting to change the number of trees that have to be replaced –

80 tree replacement as mitigation for tree removal

karyl – is it a consideration that the board might be willing to install more substantial trees vs. 80 tiny trees

matt – is there room for larger trees along the right of way

matt – village street wouldn't benefit from putting larger trees behind larger trees

andy – is there a species that could be chosen that tops out at

john – the full right of way for the full length of it is treed with nothing smaller than 6 inch –

matt – butchy where would you like to see the trees replaced?

Butchy – walk the site and see the existing trees . . . maybe there is a place where they could take a tree down and plant something that is more aesthetically appealing to the road and the development – in front of the building – clear out

John – we are going to take out most everything in back of the front row – those will all be dead up to 10 feet anyway –

Dan hooper – naumkeag street – this is along the frontage of this project – the tree cover is as dense as you could ask for – since it is mostly evergreens – essentially tapped out in the right of way – no room in the right of way – I would like the board to consider compensatory usage of tree fund to improve the scenic way of village street in other locations not directly associated with this right of way – the terrible condition of the sidewalks across the street on village street – I can envision people having dogs and trekking the village street sidewalks en masse down to the dog park ½ mile to the west – either that or the compensation be in lieu of trees to the tree fund 0 I think it would be better to have a direct application of funding to scenic - it could be in the way of trees planted elsewhere on village street – condition of the sidewalk there is of prime concern

Mark deschene – previous proponent had agreed to do repairs on village street sidewalk – we intend to honor that commitment - there might be a way to add some trees in the right of way there as well

John – I have a sneaking suspicion on that there you may have 3 feet behind the sidewalk

Karyl – it might be good for us to relook at what is there and what is going to be taken out and if not then do some specimen replacement s- please spray the trees that would be coming down – we need to keep and improve what’s there – the ones that we proposed are all signed or taped –I would like to go back and reevaluate –

Mark - We need to repost the trees in question

Matt – scenic nature of village street needs to be maintained - if we are not adding ot the scenic quality – trees should be planted elsewhere on village street – if you reduce the value inone area it is reasonable to request that it be improved elsewhere on the street

Andy – if the power lines may cross over to – buttress some areas with new species – do we expect them to survey where the public way is so they know where the right of way is

Phil – I can determine where trees can be planted in the right of way – I lean more towards maybe having the money to maintain some of the trees inthat area – prune them and get some large deadwood out – I think that would be good - village street is pretty well planted with trees, there is some areas we could use some trees but the pruning is more important thing – they would see more for their money –

John – is the funding go to the general fund ?

Susy – no – it is a separate revolving fund

Matt – main issue before the board tonight is to agree to or adjust the number here so the developer can go along and either offer to do something or pay into the tree fund

John Schroeder – some of the trees that are on this list are no longer quality trees?

Eric – if you took them down and replanted, you will be in the same boat in the future – anywhere in the right of way will happen

Andy – I think dan was saying instead of planting trees in the right of way, to extend that sidewalk instead of putting money into trees

Dan – yes, that is pretty much what I was saying – but I was looking at this more a negotaitng – what has been proposed for sidewalk installation is woefully inadequate – part of scenic quality of village street is being able to walk on village street without being clipped by a car – the road is somewhat healthy in terms of tree coverage throuthout – maintenance would be number 1 issue on village street – the previous tree warden was not too hip to plant in the right of way – we are burdened by utility lines and maintenance responsibilities – if we are going to plant 80 trees somewhere, someday, that is a fiscal respnsibility that I don’t think the town is prepared tohandle

Karyl – I would still like to start with a little walk and see what is coming down – if in fact, the trees remaining are going to be inadequate, then we could look at planting some major stuff \- lets look and see = before we rule it out

Rich cornetta – if it is appropriate for the applicant to make a proposal – we might seek some leniency on the compensatory amount on tree replacement – in lieu of that we might look at extending the sidewalk replacement in some of those damaged areas

Karyl – I don't want to jump to that conclusion yet –

Matt – butchy, how do you feel

Phil – what we came up with I feel we should stay with that – that is what was there prior to anything happening – because the trees were cut by the utility doesn't change the value of that tree

Matt – I agree completely – but karyl wants to see what removing these trees does –

Rich – how would you like your dollars placed – I think he would prefer to see some value that would impact the project – beautify the area by improving the sidewalks

Matt – I would rather see an extension of proposed sidewalk work as well as maintenance of trees in the area and then planting of trees to fill in

Andy – I would agree – is it possible that between the tree warden and the applicant they could come up with a proposal –

We need to check on the draft special permit for the distance on the sidewalk improvement

Matt – I think we want the applicant to come back with what you think you can do –

Butchy – on the sidewalk, that is money that is spent by the town or the applicant?

Matt – applicant

Butchy – money goes to the trees and money goes to the sidewalk – so why can't they just divide it

Matt – need your help on an estimate for maintenance of trees in this area of village street – getting a price on the number of trees that you would want to replace

Butchy – I could spend it all

Rich cornetta – we will take a look at it and come up with

Matt – we can take another look at village street to take a look at what might be replanted

We need to look at sidewalk/curb specifications for what we would require for sidewalk work – check with DPS –

John – on each side you have 4-5 feet to play with – there is literally no place to plant anything

Dan – there is no room to plant even if something comes out –

Rich – we did have a site walk on aturday with concom –

Mark – we opened public hearing with concom on 3/16 – we did site walk onsaturdya – they had a very good review of overall plan for the site – we showed them the new road alignments – we took the road and homes out of 200 foot buffer area – we discussed some ideas about education on vernal pools and enviornmetnal sensitivities – concom is looking for some details on wetlands crossing and some signage we might want to be putting up in some areas – I have drafted a conservation restriction that I would expect to get to them this week –

Mark – we have written a conservation restriction for 33 acres and then a second piece on the vernal pools and a third area for the walnut grove – restrict ability to cut and build within that area – we will maintain – the one we may have to change is one wetlands crossing – 300 foot of fairly wet area to cross – woodwalk or raised walk – trying to

Mark – the other board we have beenworkingwith is the drc – we are pretty close to wrap up – by the end of the week – back to the drc on April 24th –

Mark – and last on my list was the affordable housing component – I had started an agreement so that it will comply with the LIP program for the town

Matt –any commetns or questions

Rich – we want to discuss future progression of public hearings – we anticipate that we could – we would like to close that night – subdivisoni I don't think there is a lot to elaborate on – the subdivision proposal is to conform with the ARCPUD bylaw

Paul carter – we are still waiting for drainage calcs

Karyl - I am eager to go there – some real hot spots – we need to know what is going to happen with those swales – flowage easements? What happens with those – Mark knows what they are – we had concerns about them in design review – we haven't discussed what is happening with the water

Andy – is it the intent for the water to drain thru the grass?

John – the structure of the drainage is that the sidewalks and driveways are pervious asphalt, the rest of the area between the roadway and the back of the houses is a grassed or landscape area of some form – the flow of the drainage is the roof drains which go into leeching galleris in the

ground and the remaining of the nonroofed pervious runoff and road runoff goes into a series of swales which run between the buildings into the existing contour elevations at the back of the houses – running the drainage back – it drains through but not quickly – it is a flow thru constant draining

Paul – is there going to be infiltratin between the buildings

John – no

Paul – detention purposwesA?

John – slope of them leaves flow to a fairly slow rate –

Andy – when will these drainage calcs be turned in - this is a unique desng – I want to make sure it works

John – very soon . .

Paul – we cant review the plans without the drainge calcs –

Karyl – drc discussed this matter because mark brought in a landscape plan for these swales – I want to know what kind of water, how much, is it going to drain – it was something we wanted to see a finalizty to – we aren't done yet - the PB needs to be comfortable with the drainge

Andy – your concern

Karyl – swales on 3 sides of these buldings

Paul – you need to have your hydrographs that show intensity and length – so you canlook at what specieis can be flooded – you need the soils – if you are going to assumeanything for percolation rates – you need thesoil info

Karyl –every board member needs to look at those swales around those buldings – not little rain gardens and ponds – these are big –

Susy – do not close the public hearing

Andy – what happens in the winter time? Low impact development technique

Paul – if they are going to use it for detention or for infiltration - then the soils have to justify and the deisgn has to justify and has to be detailed and calculated – where groundwater is? these things are not addressed on the plans at this point – the more a complete submission is made,

Rich – we have made so many changes and we will provide them –

Paul – we did review for the traffic report – we held off on doing this until we had some plans in hand

Paul – major comments relate to – there are a number of things that weren't submitted as part of the regs – main thing is a 3 day traffic count – ATR on village street – this discussion about intersections, does the board consider any iintersectins that are close – they haven't looked at any –sight distance calcs need to be compared to the 85% speeds on village street – some numbers were givenfor traffic capacity without any backup - were you proposing a left turn lane at the exit?

John – lots of history on the traffic – the proposed convenience store generated a lot of traffic

Paul – traffic report should be updated based on current plans

John – feeling was that this development was not going to impact the school intersection site and the charles river road bus stop – felt that our traffic does not impact the bus stop issues so that was dropped

Paul – it sounds like the traffic report needs to be updated per the current proposal plus our comments here –

John – the trip generationfor this projectd is very small compared to the traffic flow by – didn't require the expenditure of funds to do

Paul – to put out an ATR for 3 days counts is not an expensive – if you have any questions on this letter, please call Rob Nagy in our office – any background info on intersection impacts – so update thepropsal based on the traffic report as well.

Continue all 3 public hearings to 8:15 on april 25, - motion by andy, seconded by chan

6:30 on Monday night – River Bend to look at trees
