

PB meeting – January 9, 2007

Opened at 7:03 pm

Comments – none

Other business

Applegate Farms CO Estimate from VHB –

Paul Carter – road is 1700 feet long, also includes the offset improvements for sidewalk and curbing down Coffee Street from Ellis – estimate is \$22,373.33

Motion by bob, seconded by chan – all yes

Swenson Granite –

Completeness review – gino’s comments were forwarded to the applicant’s engineer but no response

Andy – before Gino and Paul can begin their review

Susy to send off a letter that application is not complete until the requested items are submitted. – we will not start process till application is complete

PR estimates from Gino and VHB; - HOLD

Pine Meadow – water quality units were larger than they needed to be.

Faist submitted an alternative unit –

Paul – the alternative looks adequate – looks to address the quick rainstorms – we did request they submit a construction detail of the water quality units and to show these changes in the as-built plans

Motion to accept contingent on getting the shop drawing as requested – Karyl, john – all yes

ANR plan – hold until

ANR plan – 59 Fisher Street – hold on that until the next time we meet, - bob is looking into something relating to a nonconforming lot issue

Openpublic hearing for site plan – Medway Gardens/Xtra mart

Motion to waive reading of the public hearing notice – chan, Karyl – all yes

Conrad Decker – Drake

CME Associates –
Avellino family – property

Attorney John Vignone representing the Avellinos

Conrad - application is before the PB for site plan approval – corner of route 109/126 – currently the Medway Gardens facility – just under 3.6 acres of land – proposes to remove about 10-11 structures – 12 foot grade differential with lots of ledge – blasting to level the site to accommodate the improvements

Drake would be a lessor – Avellino would continue to own the property – they would develop on the south side

Avellino's – 22,500 sq. foot greenhouse and retail building on south side of property with parking in front of the building – all parking would essentially be to the west and some in the middle – convenience store with honey dew donuts – 6 gas dispensers under a 38 x 92 foot canopy – I am doing a brief overview – Scott Young could not attend – considering site dynamic and traffic circulation and challenges of the grading we have elected to displace the right-of-way significantly – about 300 feet in each direction on Summer and Milford Street – the Summer Street access would allow traffic to enter in and around for Medway Gardens – displaced far away from intersection and signal

Grading and incline up to Milford Street – plans show a landscape proposal we can go into later

The property is zoned commercial 5 – retail gas, convenience store, and greenhouse are allowed by right as interpreted by the ZEO – all setbacks are met – the canopy is 80 feet back (50 foot required) – the site can have up to 30% building area – we are at 18% so we are well within the requirements –

Parking – between the retail of the convenience store and Medway Gardens, I believe the requirement is 72 cars and we have 80 – so we are sufficient –

We met with the planning board twice in March – came in with preliminary aspects of the site – suggested we take some time with the DRC to refine the architecture and landscaping before the application is submitted – we have been to DRC 5 occasions and we have made some accommodations – we made our formal application to the PB

Lynn Smith – CME Associates

Final plan layout of the store 48x84 about 4000 sq. ft – major component – franchise honey dew donuts with a drive thru window on the north side – with coolers, etc on back side of the store – we have been to the DRC several times – have refined the design over time – goal is to reduce scale of the roof, use materials consistent with Medway's history and scale of buildings – I think we have been successful in doing that – we have a perspective on how the canopy and extra work together with Medway Gardens further down the street – we have refined the canopy so it has some interesting arch elements – it is not the usual canopy – it relates well to the building

Medway Gardens center – 150 by 150 greenhouse structure – with some open bay display areas – another perspective looking up Summer Street north

Conrad – full set of plans have been submitted by the town –

Paul Carter – we did do our first review and we sent it to the PB and to Scott Young last week

Lynn – we got vhb comments on Friday and from Gino today so we haven't had a chance to address those issues

Conrad – stormwater management aspects – with the site being laid out the way it is – we have to keep stormwater on site – going with an infiltration system on site – a series of catch basins – tied to an oil water separator and infiltrate into the ground through a gallery system – all engineering has been submitted and is being reviewed by vhb – I believe the stormwater design was based on the existing condition is today – as long as we don't exceed those, those designs will demonstrate acceptability –

As far as the gas station is concerned – retail gas – fire suppression system installed inside the canopy per state law – 3 15,000 gallon gas tanks – double wall fiberglass tank – overfill protection – everything that is required by the state – this installation is more challenging because of the rock on the site – we have to make sure the integrity is maintained

Andy – are there special requirements when there is rock

Conrad – the void has to be filled with peastone – perhaps strapping put on the tanks; I don't think there are any water problems here – secondary containment and monitoring systems – with self serve facilities, there are certain requirements per the state fire marshal and visibility from the store –

Lighting will be reviewed by VHB – there is a photometric study in the plan set –

As far as traffic circulation – we have 2 driveways here now –

6 dispensers are shown with 12 fueling positions – we try to design the site based on peak AM and PM customer counts

andy – where do those numbers come from

Conrad – based on traffic counts – we set them up so that at peak periods, there are no waiting – we determined that we needed 5 to accommodate

Andy – some regulation of that

Conrad – no, it is a marketing determination based on traffic counts in market – the number of 5 dispensers is what is needed for the AM and PM peak

In this case with the street traffic, the number of 5 dispensers is what we determined

Andy – do you have somebody

Stephany Smith – with CME – Earthtek is working on the traffic study – they wanted to get the most representative sample for this project so they waited until after the holiday season – we anticipate getting a complete report by the beginning of Feb

Conrd – the initial traffic counts were based on mass highway counts – that is where the 5 dispensers came from

Chan – would you review the major components of the site again – first the donut drive thru – where is it?

Conrad – drive thru window is on the north side of the building with the queing lane at the east side of the retail store – egress out to summer street or loop around and go out milford street and go both ways fromn both exits

Chan – just 2 driveways to the site?

Conrad – yes –

Andy-would it be possible for you after the hearing to spend some time in the lobby to show residents?

Conrad – yes

Andy – we will be continuing this ph several times –

Conrad – part of the medway gardens is retail and the rest for plants, floral

Joe Avellino – inside the building – 10,000 sq. ft for florist shop, houseplant ares, grass seed al lunder a solid roof – glass wall iln the middle beyond which is the greenhouse – to the north weill be pavers where we can put our perientials an shtrubs and also to the east for outside display – so seasonabl – some times of the year there will be nothing in the greenhouse –

Chan – there is quite a bit of difference in elevation – on Milford Street – can you give us some idea of relatively how

Conrd – 12 grade difference from summer street entrance to milford street entrance – challenge for the site – flat pad - - parkingn spots have to fairly flat – elevate up again coming out to milford street

Andy – your 4-8% slope area is where

CMEguy – 2 % at summer street

Chan – 4-5 feet from summer street up and from there to miliford is 4-5 street

Conrad – we willuse the green area to makeup the diferential – gradual soping and all green area and landscaped accordingly

Andy – at some point you will subdivide the land – how will land laid out

Conrad – 3.56 acres the avelinos own – ther will be a subdivisonline – 1.92 aqres and 1.6 acres – after approval is granted but prior to seeking a building permit, we would ask for an ANR approval – we need to do that after

Andy – do you show where that proerty line where the new buildings are –

Conrad – on back side of common parking spots – avellinos will own the fee interest in both properties – drake would be the lessee and there would be reciprocal easements to cross – and we would record those -

Andy – any specific reason why you need to divide the two

Joe avellino – property taxes

Conrad – our lease arrangement will be a triple net lease so we pay the taxes on our part –

The building has to be demolished before we can divide the property

Andy – we will talk about stormwater at a separate session – there are 5 pages of comments – our goal for this evening is to get an overall presentation – then hear the public comments

Conrad – let's do that now – we have given an overview of what we are doing

Andy – does the board have any comments, yhet

Bob – in terms of the concept, I am OK – sometime soon, we need to have the party address how they feel they meet the zoning bylaws of the town –

Gino Carlucci – I did make note of the 2 major zoning issues that have been raised regarding the use of gasoline dispensing and a drive thru window – also a couple of other items – the number of parking spaces shown is 80 – the zoning bylaw also requires one space per employee on the site and a space per 3 seats in a restaurant – the number of employees was not designated on the plan – that needs to be clear – a note on the bylaw – requires a landscaped buffer of 15 feet on areas abutting residential zone - -

Conrad – I think it can be done

Gino – regarding the erosion control plan – it was shown on the same sheet as the drainage – it was so busy, it was difficult to read it – I would recommend that there be a separate erosion control plan that shows how it would be handled - regarding the lighting plan – the foot candle levels shown seem to be very high especially under the canopy and around the buildings – 26 to 40 foot – I think that is very high – it is a measurement of the amount of light that is given out by a light fixture – we do not have a specified number in our code –

Conrad – some towns have a requirement

Gino – there is a maximum for spillover in the rules and regs – on the site itself, it seems high

Gino – no indication of the edging along the driveway – vertical granite curbing or what is proposed – the regs specify vertical granite curbing

Gino – there is a requirement for pedestrian and bicycle access – doesn't seem to be anything at all to address that on the site

Gino – tree replacement – there is a regulation that the trees that are at least 10 inches and greater – the number of trees to be replanted needs to equal that – it didn't seem to be anywhere close to that amount that is removed

Gino – parking lots are required to have one tree per 6 spaces within the parking lot to provide shade – there is one peninsula with one tree – based on the 82 spaces, there should be 14 trees shading the parking lot – there are 5 along summer street but that is not enough – your parking spaces are 10 feet side, the board may consider a 9 foot side size and that could improve the trees

John Vignone, attorney for Avellino family – going over the first two comments from Mr. Carlucci – that it doesn't appear that the gas station or drive thru window is allowed – with that – the zoning bylaw defines an automobile service station – I bring your attention to – the bylaw doesn't say 'OR' it shows a comma, and has them together – thus needing both sales and repair services. It has been brought to my attention that there are different options between zone and town counsel – I think what everybody can agree on that there is a retail store – what hasn't been addressed – having gas dispensers is an accessory use to a retail store in this district – there is an attorney called Mark Bobrowski who has written a book on – mentions that an accessory use to a bookstore is an espresso bar – most significant one in 1998 – pepboys had a retail auto parts store, they put in 12 service bays – that is an accessory use – we submit that the gas function is an accessory use – the same would be said for the drive-thru on the donuts – I don't think you can name a coffee place around that doesn't have a drive-thru – so I believe that even though opinions may differ as to the actual use – an accessory use can be agreed upon –

Andy – it is the job of this board to collect testimony and opinions and for us to render a decision after we have taken in all the information – once we close the public hearing and we make a decision – just and fair – based on all the facts that is presented

Chan – can we acknowledge that this is an issue and postpone this discussion

Andy – yes, - he has quoted Mark Bobrowski – we also have a letter from Mark Bobrowski on this matter – at some point, this issue needs to be vetted certainly and our own town counsel needs to weigh –

John Vignone – who is town counsel now

Andy – Petrini and Associates out of Framingham - - last night the BOS endorsed the contract with Petrini and Associates –

Susy – we have provided all info to the new town counsel

Paul Carter – major comments – some questions as to whether there is existing wells or septic on the site – easements need to have the info on dimensions – fully defined; looks like there are 2 areas where outdoor display on the garden center looks like they are just barely in the 15 feet – check those distances – looks like there might be a need for a retaining wall at the southerly parking area looking at the contours – lot more details on the grading – you are creating plateaus with spot elevations to make sure things drain adequately – the drainage info needs to be labeled better – roof drains that need more info in terms of what is actually being constructed – the utilities need to have full engineering info rims invert, size, where the existing driveways are being relocated, moved, you need to show what is happening in those areas – sight distances at driveway to make sure they are adequate – in terms of internal circulation – additional signage, pavement markings to define travel paths – make sure your radii are adequate

for truck and emergency access vehicles – looks like osmeo fht raddi are tight and should probably bne increased –

Conrad –done on a 2b 50

Paul –show that

Paul grading on the northerly entrance is shown at 4-8% - there needs to be a 2% area for 25 feet or talk to the board about a waiver - you donthave that on the route 109 driveway – before you start the steeper are a- all the curbing needs to be labels

Paul – sidewalk on route 126 – show crosswalkkk

In term sof drainge – ib elieve it is an underground storage system – there was refernce to test pits – but no testpit or perk tests were provided – infiltration calculaitons need to be provided – show high ground water –e elevaitonof ledge – and it also shows a connection to the existing drianage system in route 126 – you need to show thatyou cannot handle drainge in any other way – you will need to talk to DPS to secure permission to do that -= you have to prove that you can't do it any other way . .

Snow storage areas

Lighting – some spillover on the side/edges – it would be helpful to show the surface detail and theproerty lineon the lighting plan –

Imae the same comment son landscaping and buffer trees

Andy – is it even possible to do tst pits

CME – we have done them, we just didn't show them on the plans, we can do so

Bob – have you done borings

Cme guy – not sure

Andy – comments from audience?

Jan fish, 5 Fisher Terrance – I live on the west side - I have several uwations re; traffic patterns on route 126 – comeing north or south – great deal of traffic there – the patterns there with dunkin donuts, fire department and restaurant -0 how much pressure will be put on the town to increase the number of lanes – if traffic cannot gointo north entrance - I would assume it would be a eastbound turn onto Milford Street -

Conrad – summer street – can go right or left – we are 300 feet away
Milford street – egress right or left – we are 300 feet away –
In peak periods, there is significant displacement

Jan – same situation with Dunkin Donuts – creates a traffic jam – for folks trying to get in and out – I am afraid the same situation may happen on the route 109 exit – I would like to know what the elevation grade – as people coming out of that exit, are they blinded – is there any sort of sight line problems if you are in a small car – has that beenaddressed

Paul – they need to submit

Lynn smith – that driveway is at the apex of the hill

Andy avellino – I walked the site with officer Watson, he saw where the cut was coming in and he checked the line of sight and he said it is OK. He can tell you his opinion.

Jan – that is good news – the use of the corner with the current capacity – when will the town itself doing any sort of expansion at that intersection – Dave Damcio at the last town meeting re: giving rights to restaurant 45 – are there 3 lanes coming west to east on route 109 - we just can't get around that – I would also like to know how you will transit on the hill from west to east on route 109 – driveway is at the apex of the hill – how will it be graded? Will you bank for it?

Andy – it calls for 25 feet at 2% - are you going to request a waiver?

Stephancy – engineers need to look that

Conrad – shows property line – the current opening into medway gardens are in the town's right of way – that will also be closed off

Jan – last question – medway high school – there is a huge project with route 126 sidewalks – will that extend south of route 109/126 area – will that extend down

Andy – paul has addressed his comment in his notes – they need to address sidewalks and

Paul – there will be sidewalks on the east side of route 126 –

Lynn – they show a sidewalk on both sides of summer street on the mass highway plan

Jan – sidewalks, traffic, egress patterns and general traffic problem that is developing at the corner – thank you

Vickos, dohl, 5 little tree road – you may remember me from restaurant 45 – I am very concerned about the choice of facility that is being selected here – along little tree road, every house has kids – there is a school bus route on route 109 – safety is already compromised - noise pollution levels are extremely high – if this facility is dispensing diesel – late issue s- I am probably the closest house – hazard of having a gas station close to your house – not very safe – very concerned and I know many members of the neighborhood are concerned about choice of facility and plans – I wonder if the members of the PB would like to have such a facility close to the house

Conrad – there will be diesel under the canopy for cars – this is not a truck stop – many of the locations we have, we have a second diesel component to it – that is not the case – there will be auto diesel – one hose will have diesel hose permit – no truck traffic

Andy – is there a difference between auto and truck diesel

Vickosdohn – I am a chemical engineer – it is exactly the same -

Judy NOturno , summer street – I am concerned about the number of pumps that are going in – seems way to many – we don't have that in medway – concerned about 24 hour operation – concerned about the size of the canopy – very large – and the delivery of fuel – will it be restricted todaytime

Conrad – we can controlthat

Judy – the sound system, calling people at htepumps

Conrad – there has to be an intercom – per state law –

Judy – lighting – and just the signage that will be going on there- will all things be advertised

Conrad – the town has a bylaw

Judy – how high is the canopy –

Conrad – 14.5 and 15 feet under the canopy –

Judy – no stopping trucks then?

Conrad – tractor trailers cannot do it

Judy – buffer zone between summer street and theparkinglot

Conrad – about 30

Lynn- shown at about 13 feet – can get it to 15 feet

Judy – trees?

Andy – additional trees need to be added here along the street

Paul – also where it abuts residential it needs to be 6 feet on center – they show only 15 feet

Conrad – the number of dispensers was based on – we originally came in with a 6 dispenser layout going across the entire front – now we have a 3 x 2 – originally it was 170 feet long – both the PB and the DRC did not like the length of the canopy – we then came in with another scheme with 5 across down to 135 feet – again the PB and DRC said they would like to see something smaller – we wanted to make the canopy smaller – then down to 92 feet with 6 pumps – once we got the grades in - I alluded to that we needed 5 to make it work – we could reduce it down to 5 pumps but it wouldn't make the canopy any smaller – they only way to make it really smaller, that would bring the canopy down to 56 feet.

Judy – do we have a station in medway for 6 pumps

Andy – why wouldn't you consider that

Conrad – we need 5 minimum to accomplish it, but the configuration

Andy – it is not a regulation – could you consider reducing the quantity down to 4 pumps,

Conrad – you have 8 fueling positions, as opposed to 12 – during the peak periods, when you get 8 fueling positions filled, you get people stacking up behind –

Andy – do you think people will queue out onto route 109?

Conrad – no – you just don't want them to choke up inside –

Andy – for convenience of the traveler?

Conrad – we spent a lot of time with DRC – if you only have 4 dispensers, and people are queuing up then

Andy – what if the convenience store got smaller – seems to be a concern, site is relatively small for such a large

Conrad – to the contrary, this site is actually large for what we normally work with – this is a good sized site to work – comfortable – parking, travel lanes – works nice despite the grades

Karyl – The DRC has not met formally with this applicant – this is the first meeting with the applicant - the DRC has had discussions with you – there have been no

Andy – there was no application in at the time

Conrad – the PB asked us to meet with the DRC

Bob – now it becomes formal

Andy – the point that we suggested you go to them, was to try to work with them to work on scale and size of the project – we wanted to make sure there were plenty of opportunities for people to comment

Rob Condon, 3 rustic road – probably the closest to the facility within the neighborhood – many of my neighborhoods members asked me to speak – concern about 24 hour opens – we feel that is excessive and affects the peace and tranquility of our neighborhood – the diesel issue is that there is no way to prevent tractor trailers trucks – there will be fuel trucks to deliver

Conrad – site works OK for delivery trucks –

Andy – turning radius are adequate

Conrad – for delivery

Andy – but can't get under the canopy

Andy – we can also impose a condition such that would not be allowed

Rob Condon – would there be signage on 495

Susy – that would be a mass highway

Andy- not in medway

Rob – lighting is disruptive e- curious if and when this gets approved, how long would construction be

Conrad – about 4-5 months – tricky sight – because of the seasonal nature of htea vellinos business – we need to be sensitvie to that – we would probably think the best case scenario would be late summer (2007) ready before winter – avellinos would want to be in before winter

Rob – we continue to be concerned with traffic cutting through the streets – with restaurant 45, the PB felt it was a very different issue, what is the status on street acceptance? This is important to us, that prevents signage from cutting llythrough

Andy – the differenced here is that there is a bonding company involved – I think you will probably see some activity increase this spring – there is amovement to get it wrapped up –

Rob – if that doesn't get completed by the 2007 town meeting

Andy – I wouldn't expect it by may

Rob – can I get a copy of mr. carlucci's concerns

Audry Alexander, summer street – in connection – we are the closest to this – we are riight across the street right on the corner of rustic and summers – I know what business is like on that corner – we had something there for 25 years – my concern with this is the traffic at 2-3 in the morning all meeting in medway – that is my concern being on that corenr – we have been there for over 40 eyars – this is my concern – and I do think that 6 pumps is too big for that corner – I would like – is there a possibility to put a fence from fire hyudrant on rustic around the corner of our property?

Andy – we can't mandate offsite improvements on private property

Mrsl aloexnader – I understgand, we did this

Andy – I would encourage them to work with you to work out something with you

Conrad – that is somelkthing we would have to discuss

Mrs. Alexnader – there was fence written in on the subdivision plan for Speroni Acres – that is where kids will hang out

Chris baldine little tree road – the drive thru window for honey dew donuts, - realtically – people are not going to drive all the way around the building to go out – they will through out neighborhood to get out - if the pickup window was in a different location, that might cut that down

Conrad – the design of a drive thru is always to crate as long a que line as possible

Ruth allen – my concern is the intersection – I don't want to come in and say we have to redesign the intersection – 8 temple Street

Andy – chan, can you comment

Chan – as a traffic engineer, the state has a plan which does not include any turning lanes- the signal will have a counter in the pavement which will allow movement as long as there is a queue – the signal will adjust as long as there is demand - have you noticed that there is no queue on route 109 recently – I am concerned about the signal and impact on traffic – there are trucks going east on route 109 to turn left onto route 126 b- we are looking at that

Andy – we are preserving the right of way

Ruth – we have it open now, it would be cheaper to do something now

Jesse bain, 37 milford street – concerned about the blasting – when they blasted at ICE – my house was shaking

Conrad – the blasting would not be for 6 months

Andy – they have to send an insurance – preblast surveys throughout neighborhood – all abutters would have pre-blasting videos – preexisting conditions – to address claims after

Jesse bain – traffic from the route 109 side – that is 50 feet from my driveway – I can't hardly get out of my driveway – concerned about accident

Jan fish – go further with blasting – ledge vibrations – concerned about impact on concrete pad at fire station building – blasting could shatter that

Andy – I don't want to resolve the zoning

Conrad – we would like to resolve this first

Andy – lets send a letter to town counsel to ask for a specific

Conrad – zoning issue is going to be problematic

Andy- we don't want to stymie this process – we want to go thru a path that is fair – if you want to get a resolution you may not get this from the board

Andy- this is a formal process that we need to follow – you have rights – your remedies beyond tonight's hearing if you are not happy, are very specific – we have to protect the town's interest as well – we need

Vignonne- who's interpretation will be used?

Andy – we need an interpretation on the process

Vignonne – I don't think the land court will do a declaratory judgment

Chan – now we can ask town counsel to do give us an opinion

Andy – we will move as speedily through this process as we can – our new town counsel won't be able to be here this evening – from a business perspective,

Conrad – we would like to request from the board – a declaratory interpretation by town counsel on this whole zoning issue before we go any further –

Andy – I am not going to ask for a motion from anybody until we have talked with counsel –

Karyl- what happens to the legal opinion that we already do have

Andy – we will enter it into the record at the next public hearing - it is available

Chan - motion to enter into the record right now – seconded by Karyl – waive the reading of it

Lynn – what does it say?

Andy – attorney mark bobrowski, took issue with this use – he has made his own interpretation

John – can we move to resolve this issue at the next meeting

Andy – we will only talk about the zoning use issue – that may change if town counsel advises us otherwise because of the threat of litigation –

9:00 p.m. –

short break at 9:05 pm

johnvignoone – 508-384-3900 – attorney for the avellinos

Andy – we are going to take something out of order here for 2 seconds – we will have to stop at 9:125 to open and continue the River Bend PH

Rich Cornetta – we are working toward completion of the River bend special permit decision – and I think there are two issues that we are working on – completion of the decision and mass housing has been pushing back on distribution of the affordable units – maybe put some out in the town houses and some in the buildings – something to chew on to chew on - and then susy and you guys have been trading the decision back and forth – susy, rich and

Rich – we want to make an offer to you – it might be in the best interest – we would be open to coming back at another time –

Andy – would the board be OK to do something

Next Tuesday at 8:30 and any issues paul may have

Lee – council approved us last week pending a final VHB letter - and they agreed to the CR as well

Adam costas - ;looked at the draft decision – dhcd concern on disbursement – they want to see roughly an equal number of apartment units and condo units – we can work on language into the decision – most other comments are on the gaps – there are some areas that need expansion – we can work on that behind the scenes - get a more definite final version

Andy – we just continued to next Tuesday at 8:30 pm

Daniels Village ARCPUD

Jim Williamson
Rob truax
Steve Cosmos,

Jim – new plans have been filed tonight – with new drainage calcs – we met with DRC last night – we are pretty much done with them – we would like ZMr. Costmos to explain the landscaping scheme

Rob – we are submitting a new document tonight – I gave Paul his sets - the landscaping = Steve Cosmos has been out here on site – he will go through it with you

Steve Cosmos – registered LA, you may recognize your name, I helped Gino with the new town center route 109 – lived in Millis – know the town – looked at site – one of the first things I saw is the nice rural feeling that we want to maintain – within all the hedgerows full of stone walls – I really wanted to integrate that into the site and reuse the stone for new walls – we walked the hedgerows and see what we could save – some grading issues and some old trees that have some difficulties – we have revegetated the whole site – maintained 2 hedgerows – along the front, we have put in a new stone wall with the old stones that will be somewhat back from the property lines – clean up the existing trees grass rolling down to the wall with simple returns and behind the lawn will roll up with new specimen trees – stationary gates – white farm looking – lights and identifier sign – evoke a simple farm, toward the estate side – in front of the front units – little curvilinear walk with some pretty dense evergreen screening

Along the basins here it is heavily screened with evergreens – the views in of the drainage basin will be very screened – as far as the open space for the site – we walked the trail system – we picked up a trail that picks up along to connect out to Winthrop Street and out to connect to the high school – sidewalks through the site – open space in the middle – attach to another loop with community gardens – fully enclosed with deer fence and raised beds – composting area screened with a hedge and a nice loop – there is a gazebo back here with some birch trees surrounding it – another stone wall at the western edge where the path connects – I tried to make the walls so they can easily pick up the stones and rebuild new walls – minimize destruction of the age of the stones – the less we handle them, the better – lots of opportunities to use stone at the site –

The central space – sort of a common space – stone wall at each end – ornamental beds – not high maintenance situation at all – we have covered the site with new shade trees – smaller ornamentals and large maples and lindens – quite an array of ornamentals – the site will be revegetated

Karyl – the DRC was enthralled with what Steve did – he took the open space and made it intimate areas and places where people could gather – he took a detail and put it back to the property – we were just delighted overall with his concepts – he seems to be a capable person that just totally gets it –

Andy – any board comments

John – we had a list of specific trees

Rob – all the trees are shown on the exswiting trees – the big hickory is gone – due to the grading

Jim – steve told us which could be saved – we flagged

Mr gustin – are the flagged trees out there to be cut or saved?

Steve – saved

Steve – the good thing about the species is that is grows fairly rapidly – unfortunately about the large specimen they are slower to pick - I like trees with big heads to begin with – I tend to try to use the species that have a big hea

Karyl -0 give it a college try to save some

Chan – this is the way it should be done

Susy – cul de sac islands - what are your plans?

Steve – cobbles with a tree – with some evergreens –

Susy – look at the subdivision ruels and regs – sample

Paul - concrete pavers might give you a more plowable surface vs. cobblestones

Steve – nice products

Rob – do you show a granite edge

Paul – yes.

Susy – any way finding plans or light posts?

Rob – we show a series of post lights through the site – I don't have it on there – we will put it on the next plans – we will provide that

Susy – lighting? Locations?

Karyl – low pathway lighting

Bob – sensors . . . can work

Andy 0

Mr. gustin – any general rules about minimizing light pollution – I like seeing the dark sky –

Rob – we did a lantern to shine down – we don't want the place real bright but no pitch dark either

Chan – what is the concept for maintenance?

Rob – we will probably maintain – my thinking is that there will be a landscaping contractor for the condo association –

Jim – condo association – responsibility for them to take care of this –

Karyl – really nice on the interior areas -

Andy – letter from town of medway fire department from wayne Vinton – attach and make a part of the minutes – OK on street arrangement – note re: fire alarm system payment in lieu of installing fire alarm boxes – would need \$3,000 fee

Susy – make that a condition of the decision

Jim – while we are here – we have made a lot of progress – new site plans, density to 80, nice landscaping – susy has brought to my attention is the contribution you will request for capital improvements to the senior center - we have a problem with that – the spring town meeting required 10% - that is 8 units – our actual cost is going to be about 320,000 per unit – our loss on the affordable units is \$170,000 – that is 1.4 million we would like to think that one of our contributions to the town is the affordable housing – it is not like a 40B project where you get subsidized funding for the affordables - to tack on \$1500 per unit – we don't feel it is appropriate – the density has gone down quite a bit – down to 80 units after we started at 118 – that puts our per unit cost up higher than we had anticipated – we are purchasing the property with less units than the minimum – we still have to pay based on the higher number of units we had thought – the board has not formally asked us – susy indicated that it would be forthcoming – it is a burden on us – when we originally came before the board, the town meeting had not done the 10% affordable – we don't want the project to get squeezed so tight that we cut back on things – we don't want to be in a situation that we got to cheapen the project – you haven't formally asked us for the contribution – you talked about it in general – river bend – is different – they owned the land for years – they have a lot of units in one building which is a less costly construction – where we are spread out all over the place with 2900 linear feet of new road –

The other thing is the affordable housing component – I did some work on this – we had a general discussion about getting housing off site in lieu of doing it on site – there are some other condos for sale in time and some single families – the minimum price for a condo is 230,000 and the single families are more – what does the board have in mind in terms of doing something offsite

Andy – it might be a good idea, to meet with the affordable housing committee – let us talk to them – talk together

Jim – we need some direction – maybe if we bought something else –

Andy – we want the units to count toward our 10% - to the extent that we can make sure to comply – in the spirit of what we are trying to do here – if they are offsite – you don't take the hit on the development side but the community get the unit counts toward our 10%

Jim – we have retained a consultant –

Andy – you had told us to market the units –

John – as a rule if we continue to do this, we end up with a part of town where all the affordable housing is concentrated

Karyl – I had an idea . . . as we proceed with these parcels of land and the developer comes before us with a concept with what he wants to do and what he – we mitigate with how much of that land we want to see as open space – one thought is what if we negotiate open space and donate parcels of land for affordable housing on or near or next to the project site to develop the affordable element, it is a part of the development

Jim – your bylaw requires the official open space to be kept natural

Bob – instead of pushing you for more open space -

Jim – this is an active list of condos – 230 village street; snaford mill, 3 at heritagae way- - MLs

Rob – he would buy the units and convey

Jim – there are some single family homes –

Karyl – would they be rehabbed –

Andy – Natick is doing this now –

John – can we borrow their model?

Susy – set up a meeting with DHCD, affordable housing committee, jim and his housing consultant –

Chan – what is your basic number of total acreage –

Jim – overall site is 52 acres – 80 units, bylaw requires 8 affordables –

Susy – maximum possible number of

Chan – we should further discuss – mitigation for senior center

Jim – we are doing a project in Natick – the town is getting a lot of affordable units – some remediation – we just got a town meeting to make that a 40R district – we still need a special permit – one of the things we had to do with the smart growth – we had to get a commitment from the town they wouldn't burden us with too much infrastructure –

Andy – do you want to go to 20% affordable units instead of doing mitigation for the senior center –

John – I look at the mitigation for the senior center- the residents of this community will be taking advantage of the senior center – they will benefit

Kayrl – there is no community center within this community, it leaves one to think – whatever River Bend will spend on a community center, you don't have to do that – it would be great as a effort to enlarge the senior center-

Jim – we aren't going to solve anything tonight – we don't want it to be so tight, so we don't build a high quality product

We would like to start construction mid summer – we think we will blow out the competition – there is no site anywhere that – signature site – we do signature developments – you have to stand out –

Karyl – need more refined detailed architectural –

Andy – more details on the lighting, cul de sac islands,

9:00 on February 13 – to continue

set up a meeting with AH committee . . . etc on an off-site – look at zoning bylaw to see if it allows for offsite –

correspondance – petrini and associates

chan – this meeting this morning on how the state subsidizes land for industrial development – I would like gino to review the material and report to us –

andy – speaking of grants – we had a meeting of the development review coordinating council – chan was there – went very well – it was probably 80% attendance – april Anderson was here to brief everybody on the 43D process – gino spoke about it from his perspective – he had a handout – we distributed our handouts that we did at the - got some info from bob Speroni about a software program- that we could look at – I did speak with dave travalini who wasn't there but he is very supportive and would cooperate -

gino – there were some minor concerns that people brought up =- nothing that cannot be overcome – I think the key point – is that no authority that any board has now will change – it is just a matter of process and timing – no giving up of regs –

andy – it is January 9 and we are looking at a town meeting – I would encourage you to relook at your goals – get a copy

email them out to everybody

GSCCommittee presentation – we told them we would be glad to consider changes – we filled out the questionnaire – we had a good conversation – there just wasn't enough time – we did speak about the need for someone to have somebody available to address the public issues – there was a shift in the thinking about whether the IDC should be part of the PB – ultimately suggesting that some additional staff be provided to utilize susy more – have her use the skills she has in a

higher capacity instead of the clerical role she is relegated to – to make us more efficient and move us along quicker and get us some commercial

Bob – something similar to the DRC relationship??

Bob – also, having somebody at town hall who is a go to person – for PB issues, for any development issues – focus where you could have a single entity

Andy – some of that change might require a bylaw or a willingness to share or a designation by the TA – however it happens – directive from TA – not for us to say – being addressed by the GSC – they recognize the importance of having some type of change happen –

John – I want to bring up a question on the affordable housing – having the individual developers do the off site seems a little bit complicated – is it possible to have a fund that would be managed by a committee in town to subsidize housing –

Andy – my concern is that you get yourself hung up in public purchasing – we should codify a policy

Bob – one of the things we will need to do to define where the properties are located – we are going to have to watch that – I think it is important that we have a good idea where the units – we don't want to overload any burden –

Kayrl – no ghetto
Motinoto adnourn – john, bob

10:25 pm