

Medway Planning Board Meeting Tuesday, October 16, 2007

MEMBERS PRESENT: Andy Rodenhiser, John Schroeder, Chan Rogers, Karyl Spiller-Walsh and Bob Tucker

ALSO PRESENT: Paul Carter, VHB; Gino Carlucci, PGC Associates; and Susy Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:06 p.m.

CITIZEN COMMENTS - None

Public Hearing Continuation – Betania II ARCPUD Special Permit

Andy Rodenhiser – This public hearing will be continued. The applicant did not submit the plan revisions in a timely manner to allow VHB enough time to review.

Paul Carter – We weren't able to complete the review in time for tonight. They last submitted just last week. Our review should be done by the end of the week

Andy Rodenhiser – I would like Paul to work with them until the details are finished. Our design is to work with the applicants to get all the comments addressed and then come to the PB.

Karyl Spiller-Walsh – I want to make sure that I get to see something while that is underway. Do we have what Paul is reviewing?

Susy Affleck-Childs – I do not.

It was agreed that the applicant should provide at least send two sets of what they send to VHB so that the office can have a copy that board members can look at.

John Schroeder – Can the board set a deadline for action?

Bob Tucker – I think we are at a point where we need to say that this is enough.

Andy Rodenhiser – We have two members who want to get off the board and are staying on just for this project.

Andy Rodenhiser – Gino, can we deny this project because of all the time delays?

Gino Carlucci – The applicant could challenge the decision but I assume they would resubmit. If people (PB members) left, they would have to resubmit.

John Schroeder – Could we communicate to them our frustration?

Andy Rodenhiser – I will call Rich Coppa and have a frank discussion with him.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to continue the public hearing on the Betania II ARCPUD Special Permit to Tuesday, October 30, 2007 at 7:15 pm. All YES. Motion approved.

Country View Estates Subdivision – Completion Status Report

Greg Whelan, Broad Acres Management
Ted Cannon, attorney

Andy Rodenhiser – Paul, in your October 12th letter re: as-built plans, you reference the 9-21-07 punch list.

Paul Carter – I have an update to the punch list for you tonight. I did an inspection in the field.

Andy Rodenhiser – So, it is October 16th. What needs to be done?

Paul Carter – The joints have been addressed. We have a letter re: the sewer from Water/Sewer

Greg Whelan – We have been working very closely on that with Jimmie Smith (DPS) over the past few weeks.

Andy Rodenhiser – Do you think by Oct 30th you will be done?

Greg Whelan – Yes, on both Paul Carter's and Jimmie Smith's lists.

Paul Carter – The catch basins were cleaned and the stormceptor out near Summer Street needs attention.

Greg Whelan – The town took the entryway of the road by eminent domain so all the work could be done by the state on Route 126. I don't feel I have any responsibility for that because I don't own it now. They widened the entryway off of route 126. There isn't any data that shows there is a problem there.

Andy Rodenhiser – Any problems in the first 50 feet?

Paul Carter – The stormceptor is in the first 50 feet and it needs a vac truck to clean it out.

Greg Whelan – It hasn't been opened up to even determine if there is an issue.

Andy Rodenhiser – Has vhb checked it?

Paul Carter – It was my understanding that Greg Whelan was going to clean it before the town took over the street.

Bob Tucker – The town should have known better.

Greg Whelan – I don't think there is an issue.

Andy Rodenhiser – It sounds like the town has taken the first 50 feet of the roadway.

Greg Whelan – I am assuming that when this is on the warrant for street acceptance (next spring) am I going to have to do this all over again?

Andy Rodenhiser – I wouldn't think so.

Greg Whelan – I did have a truck out there and a jet sprayer. Let's let the stormceptor issue be handled with Jimmie this week

Andy Rodenhiser – OK, that is fair.

Paul Carter – The next item is re: installing a riser pipe between the forebay and detention basin in this location between CB 10 and 11. Greg Whelan says it was not something he agreed to, that it was not part of original design. Greg said he would submit a letter from an abutter re: whether there was a problem or not.

Greg Whelan – This all reverts back to Mark Louro's punch list from 2005. When we were all out there in September (Paul Carter, Mark Louro and me), Mark felt as though if there had not been a problem it was probably ok. Mark has agreed that it has functioned for 6-7 years without a problem. He had been concerned with excessive water conditions and that the spillway would not work. I spoke to the abutter; he has never had a problem since they moved in.

Andy Rodenhiser – Is it OK?

Paul Carter – It appears to be consistent with the approved plan. The question is how quickly does the water go down?

John Schroeder – Was it in the approved plan?

Greg Whelan – Greg, Mike Perrault (PMP Associates, the Planning Board's former consulting engineer before VHB) wanted it in. We have never even had a call about this.

Karyl Spiller-Walsh – Paul, what about the comments on your October 12th letter re pond 30?

Andy Rodenhiser – We are on the Oct 16 letter right now – the punch list.

Bob Tucker – Item #10 re as-built plan, is it addressed or not?

Paul Carter – The question is whether the relief pipe is something the board wants to require.

Karyl Spiller-Walsh – Why did Mark feel it was necessary?

Paul Carter - So water would drain out faster so there isn't any standing water in the forebay.

Greg Whelan – At that time, re the detention pond in the cul de sac, we had complaints from the abutter. Mark thought it would help on this one. But we have never had any complaints on the other end.

Paul Carter – So is the Board comfortable with not requiring the riser?

Bob Tucker – I go after people when things are partially addressed. Let's clear that one out.

Greg Whelan – I think there are a lot of issues that say partially addressed that are really done

Paul Carter – About #14.

Greg Whelan – We will go ahead and do it now. We have prepared a deed to give this area to the Town.

Paul Carter – Susy, please forward a copy of the deed to me?

Susy Affleck-Childs – Will do.

Paul Carter – So the board is OK with this?

Andy Rodenhiser – Yes.

Paul Carter - #17 re: signs. They are still missing two out on summer street. Those still need to be installed.

Andy Rodenhiser – Oct 30th?

Greg Whelan – Yes.

Paul Carter – Also raise all the stop signs.

Greg Whelan – I can handle all that.

Paul Carter - #19. The existing stone wall that shows on the plan that was removed. The plan did not specifically call out to retain the wall.

Greg Whelan – The sidewalk went right to the lot line. The stone wall had to be removed. This was a comment back from Mark looked at this. There is nothing in the plan that says the wall should be retained.

Paul Carter – The plan didn't say that it would be removed.

Andy Rodenhiser – It is not practical to do anything at this point.

Greg Whelan – This is an issue that Mark created.

Andy Rodenhiser – OK to not address the stone wall?

AGREED.

Paul Carter - #20 – backflow check valves. The comment is to connect to the catch basin with the check valve.

Bob Tucker – If Greg Whelan is not responsible for putting them in then how can we do this? Greg Whelan didn't build the house. I don't see how we can hold his feet to the fire on this.

Paul Carter - #21 – Loam and seed areas. Everything looks like it has been stabilized.

Paul Carter - #23 – At this point the slopes are vegetated.

Greg Whelan – This is referring to the detention pond on the right. This comment is from 2 years ago. Mark agreed that it is stabilized.

Andy Rodenhiser – Does it make sense to disturb it?

NO - OK

Paul Carter – ADA comments?

Andy Rodenhiser – We will send the Disability Commission a letter and ask to hear from them by Oct 30. If not, we will assume it is OK

Paul Carter - #26 re: obtain certificate of compliance from CONCOM.

Greg Whelan – I did go to CONCOM but I don't have it yet. David Faist requested this over a year ago but I don't have it in hand. I will talk to CONCOM on 10/18.

Paul Carter - #28 re: as-built plans for the detention basins. I have reviewed that and it is fine. Greg Whelan did submit an as-built plan for the forebay which is consistent with the plan. However, in looking at the as-built plan for detention basin #10, it looks like the outlet inverts are slightly lower and overflow weir is slightly lower. You need to have David Faist do a comparison of the as-builts to the design volume and the function similar to what he did for detention basin #30. He needs to look at original drainage analysis.

Paul Carter - #30 goes back to the riser and equalizer. That is in here twice.

Paul Carter - #33 re: transformers in the junction boxes. There is location at 11 Broad Acres Farm Road. You need to cut that out and patch and backfill.

Greg Whelan – When we walked it with Mark, that isn't what we said we would do. But I will do it by October 30th.

Paul Carter – I don't want it to get any lower.

Paul Carter - #36. We are waiting for DPS letter.

Paul Carter - #38 - The detention basin repair has been completed (at the Streifer's property). I didn't get a chance to do a report based on my inspection. The planting is done, the grass is hydro seeded, the fence is in, and the safety grates were in when I was out there yesterday.

Greg Whelan – If we had had any cooperation with rain, it would be totally all in. At least with these last few rains, things have spurted up.

Paul Carter - #39 – The as-built doesn't indicate that there is silt. Jimmie talked to you about station 1+50?

Greg Whelan – Paul saw this yesterday. The first 4 catch basins fall to a swale on the right side of the road. We did dig out an area and cleaned out the silt.

Paul Carter – I noticed that the plan says there is to be a rip rap swale and a silt trap.

Greg Whelan – It will be done by Oct. 30th.

Paul Carter - #41 re: the berms at detention basin #10. They are stabilized but they are built at 2:1 instead of 3:1.

OK

Paul Carter - #48 refers to the Streifers pond. The slopes have been reconstructed and the loam and seed is in. The outlet into the pond needs to have some rip rap.

Greg Whelan – Which I did today.

Andy Rodenhiser – Has the sediment barrier/silt fence been done?

Greg Whelan – I did it today.

Andy Rodenhiser – The rest of the issues are related to the as-built plan.

Greg Whelan – I have the as-builts for Stable Way and provided them to Susy and Paul Carter tonight. Paul Desimone asked me to set up a time when he can get together with Paul and me to walk Stable Way and address any comments you have right there.

Paul Carter – I have to look at it first.

Greg Whelan – I would like to do that with the issues you have with the other as-built plans as well.

Paul Carter – Re: as-built plans for Broad acres Farm Road, there is a catch basin that wasn't installed.

Greg Whelan – I will take care of that. I just found out about it today. We know that the catch basin is there but the cover and riser were never put on. We will do that this week

Andy Rodenhiser – Paul, can you meet with Greg Whelan and Paul DeSimone?

Paul Carter – I need to review this first.

Andy Rodenhiser – It would be our expectation on October 30th to get this wrapped up.

Paul Carter – We will work toward that and meet him in the field and go from there.

Greg Whelan – I know Paul does have some issues on the Broad Acres Farm Road as-built plans.

Andy Rodenhiser – Please let Susy Affleck-Childs know when that meeting is set up. I will try to be there.

Andy Rodenhiser – I guess we will schedule some time for this at our October 30th meeting.

Greg Whelan – Will you address at all the bond reduction?

Ted Cannon – Greg Whelan would like \$68,700. The \$50,000 set aside as security for the detention pond repairs at the Streifers and the rest from Phase II. The sooner we can put it into motion, the better.

Greg Whelan – I have bills here to pay. This work has all been done. The work was completed on the pond. That \$50,000 that was left in to complete the work at 37 Broad Acres Farm Road.

Andy Rodenhiser – Is it the board's pleasure to entertain a reduction?

Greg Whelan – The retention area is 100% done and that is where the bills lie for me.

Andy Rodenhiser – Oct 12th is when you said it would be 100% complete.

Greg Whelan – I would like the \$50,000 that is specifically there for the retention area work.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to release \$50,000 from the Phase 3 bond account for Country View Estates. All yes. APPROVED.

Ted – We have an ANR plan for lot 18.

Greg – Let's hold on that tonight.

Andy Rodenhiser – Let's be serious about Oct 30th.

Greg Whelan – I don't see a problem.

Informal Discussion - Charles River Acres Open Space Development

Andy Rodenhiser – This site has received an OSRD special permit. The next step for them is to submit a definitive subdivision plan with the details.

John Parmentier, engineer - Dunn McKenzie
Kip Dirazonian, applicant - KDEE Realty

John Parmentier – Thanks for having us here to discuss this informally. On 9/26/06 you approved an open space special permit. At that time you voted that the project had merit and met conditions and you issued a number of conditions with the approval. So, before we went and developed a full definitive plan, we wanted to make sure we could meet the open space area requirements and not change the number of lots. Some of the things you asked us to do are represented on this conceptual definitive plan.

Neelon Lane would be extended about 140 and the rest of it would come down and connect to the cul de sac

Added a 40' right of way to the McDonald property.

We had to straighten out the road and we lobbed over the end of the cul de sac.

We took out lot 4's frontage on the cul de sac and made its frontage on Neelon Lane.

The number of lots stays the same. All the setbacks, etc. are maintained

The configuration of the basin – the calculations are shown on this document.

We actually have a bit more open space, about 1900 sq. ft more. We weren't allowed to include the Neelon Lane extension and emergency lane and the 40 foot right of way in the official open space area.

So I wanted to present this before I go into the full development of the definitive plan. We tried to meet all your conditions. We would like to hear any comment as we go toward the definitive plan.

Gino Carlucci – I had some comments on the way the open space is calculated. It turns out to be OK, but if you remember in the OSRD, only half of the wetlands can be included. the way they calculated it . . . (ASK GINO). . in the end it comes out OK.

Gino Carlucci – The other problem however, is that since this was done last year, town meeting amended the OSRD bylaw to subtract easement areas from the open space.

Bob Tucker – I know we changed the method of calculation, but wouldn't this plan come in under the old methodology?

Gino Carlucci – There is no freeze on special permits.

Chan Rogers – The main concern about easements was about utility easements and this is an underground issue

Bob Tucker – I don't think we made a differentiation.

Gino Carlucci – 50% of the land subject to any type of utility easement shall not count toward the open space.

John Parmentier – I can look at this, but we don't have too much to play with.

Gino Carlucci – Maybe if you slipped part of the easement onto a lot.

John Parmentier – It wouldn't work. I would have to bring it down between two houses.

John Schroeder – Are we going to be compromising the quality of the water line?

Andy Rodenhiser – What if you put the easement on lot #6?

John Parmentier – We will have to find a way to do it.

Bob Tucker – What about running it out Neelon Lane to connect out to Village Street?

John Parmentier – That is something to consider.

Andy Rodenhiser – By doing that, you wouldn't have to take down the giant pines around the tennis court.

Susy Affleck-Childs – Keep in mind that Village Street is a scenic road.

Andy Rodenhiser – Could stay in the middle of Neelon and avoid the trees?

Karyl Spiller-Walsh –It seems to be a more thoughtful layout and better use of the lots and land and road. The open space is used much better. We would want you to naturalize the shape of the detention pond and landscape it so it appears to be a natural form and not overly engineered. But your volumes and flows have to work. Just don't make it so symmetrical.

John Parmentier – I don't have much room to work with.

Bob Tucker – Why did you change to an open system vs. the underground system for stormwater?

John Parmentier – I discussed with Dave D'Amico. I can collect it at a better elevation. There will be a separate pipe out to the detention pond.

John Parmentier – Karyl, when you talk about a shape that isn't so symmetrical, you mean sort of a peanut shape?

Karyl Spiller-Walsh – Yes.

John Parmentier – I will take a look at it, it may also require some underground elements.

Karyl Spiller-Walsh – How it is going to look is very important to me.

John Parmentier – I want the bottom of the basin to be sand. We have done some permeability tests.

Karyl Spiller-Walsh – Is there ledge?

John Parmentier – Down deep, deeper than the bottom of the basin. I do want to take the rooftop water out of the equation.

Karyl Spiller-Walsh – Down on Cherokee, you are looking for a snow easement from the Diulios. What is going to happen there?

John Parmentier – We have prepared a plan to present to the Diulios so we will have that easement

Karyl Spiller-Walsh – Will all those trees be gone?

Kip Dirazonian – Most were dying already.

John Parmentier – We will try to keep them.

Andy Rodenhiser – You show the easement on here. Make sure you talk to them and get a letter from them.

Kip Dirazonian – That would be an easement for the Town of Medway for snow storage?

Mr. Diulio – do you need a letter from us?

Andy Rodenhiser – Yes, they will need to codify this arrangement.

Mr. Diulio – The snow easement will only be on my property? Will it go to the tennis club?

Bob Tucker – It stops at the edge of your property.

Bob Tucker – You need to go back and look at the zoning changes from the May 2007 town meeting.

John Schroeder – I don't know if this is a concern but I am trying to envision the slope of this path and it seems very steep. I don't know if there is a safety issue there.

Kip Dirazonian – If there is anyway to traverse it more gently, we will do that.

John Parmentier – We will work on that.

Andy Rodenhiser – We will want you to work with the Trail Committee too.

Mrs. Ryan – Can you show me where Neelon Lane is going to end?

Andy Rodenhiser – It would remain an emergency access, but it would be paved.

Mrs. Ryan – Will it be blocked off?

Andy Rodenhiser - There will be a gate.

Mary McDonald – Where will the gate be located?

John Parmentier – To be decided with the PB and the Fire Department

Mary McDonald – Will Neelon Lane be 140 feet longer?

John Parmentier – The right of way will be.

Andy Rodenhiser – Would it be any benefit to have the road go right to the end of the property line, to shift the pavement over? There is the issue of frontage.

Gino Carlucci – The emergency access portion would not be considered to be a ROW.

Gino Carlucci – The 40' ROW to the McDonalds property is important to keep for future connectivity.

Andy Rodenhiser – I would want to avoid a cul de sac off of a cul de sac.

Karyl Spiller-Walsh – In the special permit plan, it showed swales on either side of Neelon Lane.

Kip Dirazonian – We will pave Neelon as far as you want us to.

John Parmentier – I thought the pavement would end at the driveway on lot #4.

Andy Rodenhiser – I am almost certain that Jimmie Smith wanted it paved.

Paul Carter – There is pervious pavement that can be designed for this type of application. It is not for super highways.

Chan Rogers – There are pervious paved parking lots.

John Parmentier – Do you have a section design for us?

Paul Carter – No, we don't have anything specific.

John Parmentier – I don't want to design a mix. The Town will have to tell me what you want. You want water to be carried away. Give me a detail.

Chan Rogers – The decision requires a pervious pavement.

John Parmentier – I haven't seen it done in the northeast.

Mary McDonald – There is lattice block pavers with grass in between, used for parking.

Bob Tucker – There are a number of options.

Andy Rodenhiser – There is also pervious asphalt.

John Parmentier – It is hard to plow lattice block pavers.

Kip Dirazonian – So this is just a different mix?

Andy Rodenhiser – It is being done. It is good anywhere where you have difficult water system.

Paul Carter – You have to design a base for it as well, usually crushed stone.

Andy Rodenhiser – The state has a smart growth toolkit and they talk about pervious pavement – I would expect there is a design standard. Up in Westford they do this a lot.

Susy Affleck-Childs – What is your general timetable?

Kip Dirazonian – 3 months I hope.

Short break – 9:07 pm

Paul Carter leaves at 9:10 pm

Open Space Committee – Report

Andy Rodenhiser – I met last night with the BOS. I told them we were going to talk about reestablishing the Open Space Committee. They agreed. We could start appointments soon.

John Schroeder – I have been just trying to assimilate a lot of the information and work that has already been done. Phase I would be to put together a committee. Phase 2 would be to update the open space plan. It was last updated by Gino Carlucci in 2004 (as part of the Town's Community Development Plan for the state.)

Andy Rodenhiser – Could you explain the Community Preservation Committee (CPC) vs. an Open Space Committee?

John Schroeder – Medway's CPC was created as part of the town's acceptance of the Community Preservation Act. The CPC was charged with administering the funds that are generated by the CPA levy in Medway. The CPC functions as a recommending body to town meeting on how CPA funds should be used to create open space, preserve history or facilitate affordable housing. The CPC is a recommending organization. It is not specifically charged with or responsible for the active pursuit of open space for any particular reason. That doesn't mean they would not work with an Open Space Committee but a separate OS Committee would be able to focus its efforts.

The Open Space Committee would be best described as a sub committee of the PB. We would inventory the open space, determine what the community would like, determine the ownership, and try to develop a plan to preserve open space whether it is prepared under the onus of the current owners or purchase outright. Or it could be owned by another entity such as a land trust, etc.

Andy Rodenhiser – So you are going to try to put together this committee. John Schroeder will bring these folks forward and then we will appoint them and that committee will function as a sub-committee of the PB to work on a plan to get approved by the Mass Department of Conservation and Recreation (DCR).

John Schroeder – Having a current and approved OS plan makes it possible to apply for grants. It also protects the town as well.

Andy Rodenhiser – An Open Space Plan would be a supporting leg of the master plan.

John Schroeder – Open space could be preserved for affordable housing or sought out for aquifer replenishment. We need to need to understand what the priorities for the Town of Medway are. That would guide the plan and the committee.

Karyl Spiller-Walsh – Just a comment, as an observer and member of the community. Open space has been observed by reactionary means. Oh, this piece of land is for sale. Unfortunately, because of that, two of our best pieces of property have gone by the wayside now and a lot of the other land that has been considered for open space has been solely looked at for recreation.

John Schroeder – I have a sense of urgency. I think the real estate market has given us a pause. That will not last long. Now is an opportunity to make a plan. I would like to look at a map of Medway and also and see what open space is protected in abutting towns and try to make connections.

The Trail Committee - I am hoping they will actively participate. They are working on a corridor plan.

I would hope we could present a map to show existing open space, who owns it and then develop a plan to protect it – maybe some would be left in natural state, some would be for soccer fields, some might be good for tennis.

Karyl Spiller-Walsh – Some open space isn't great land. Other sites are beautiful.

Andy Rodenhiser – This will make the rest of our work more effective. We can use this as a tool with special permits.

Karyl Spiller-Walsh – Right now open space is looked at as what is left over.

John Schroeder – I would hope that an Open Space Committee would operate as an advisory committee to the PB to assist with special permit negotiations.

Chan Rogers – They are going to become a pro active advocate for open space. The CPC is the steward of the CPC funding.

Susy Affleck-Childs – We welcome anyone interested in serving on a new Open Space Committee.

Andy Rodenhiser – Send an email to the Planning Board office if interested. We are looking for representatives from the general citizenry and reps from key boards.

John Schroeder – I think of all the things we are concerned with as a PB, I personally feel this is the most urgent.

Karyl Spiller-Walsh – I am with you on that.

Discussion - Future Zoning Initiatives

Susy Affleck-Childs – The BOS determined there will be a special town meeting on Nov 19th so we need to look at a schedule for getting everything done for the warrant and for public hearing notices. Could you do an extra meeting on October 23rd?

Gino Carlucci – That isn't good for either Andy Rodenhiser or me. We are speaking at a program about the 43D project.

Andy Rodenhiser – I will be in Pittsburg on Oct 24th.

Susy Affleck-Childs – What about Monday, October 22 at 8:30 pm at the senior center after the DRC meeting?

AGREED

Lighting

Bob Tucker – I did sit down with Susy Affleck-Childs last week and we started looking at lighting provisions. The intent would be to prevent spillage pollution, light in areas where you don't want to have light. Susy was able to pull out a number of examples that had some good language. By and large, as far as residential lighting is concerned, residences would pretty much be exempt. Examples have shown they use a baseline total wattage per fixture. The typical flood light on your driveway would fall outside any proposal we would look at. We are really looking to address issues of lights that shine into neighborhoods.

Andy Rodenhiser – This is a reaction to problems we faced in the past.

Bob Tucker – Yes, but to control light emanating from new commercial development, also address use of spotlights and hours of operation.

Bob Tucker – I have highlighted a number of sections here and Susy will work her magic and try to pull something together. This would tighten things up a bit and minimize spillover.

Bob Tucker – The other thing I would point out is that the building code does address lighting. These provisions would be above and beyond that.

Andy Rodenhiser – Somehow we need to get a tool into the hands of the Police or Building Department to measure light.

Susy Affleck-Childs – We learned there is a national organization with recommended light standards.

Gino Carlucci distributed a review letter dated 10-16-07 with comments on various draft articles.

NOTE - Bob Tucker leaves @ 9:40 pm

Gino Carlucci - This addresses 3 of the bylaws we talked about, the first being an addition of mill conversion provisions to the AUOD section of the zoning bylaw. It would allow the mill to add multi family dwellings.

Mill Conversion provisions for AUOD

Andy Rodenhiser – Would this be additional units? We don't want to see shrinkage of commercial space. Could it be written so that it couldn't go below the amount of commercial space there now?

Gino Carlucci – Right now, it is not written to correlate to the commercial space.

Andy Rodenhiser – Would that be good?

Gino Carlucci – Yes, one of the purposes is to encourage mixed use. We could put in a ratio of some kind.

John Greene, Medway Mill owner – I have to think about parking there. I think there are 94 spaces. My intent would be to come in on the other side of the mill. I think I have enough parking for commercial space. People could use the parking lot during the day for business uses and at night for residential uses.

Andy Rodenhiser – The town doesn't want to lose the commercial spaced. Mixed use is symbiotic.

John Greene – I don't intend to make the whole mill into apartments.

Gino Carlucci – We could write it so that no more than x% could be used for residential purposes.

Chan Rogers – I would say somewhere around 30%

John Greene – There is still a substantial amount of space there to rent.

Gino Carlucci – We could provide for an additional special permit to have housing greater than a set %.

Karyl Spiller-Walsh – I think it is dangerous to set that too firm.

John Greene – I am keeping the other metal buildings for commercial purposes.

NOTE – Susy to send John Greene the design guidelines so he can start to think about this.

Parking Regulations

Gino Carlucci – I had a few suggested changes. With spaces for compact cars, we reward people who use less energy and provide a tiny incentive for people to drive smaller cars. It also reduces the amount of impervious surfaces. But we should provide that compact spaces are distributed throughout the lot and not way in the back.

Chan Rogers – I didn't read over these proposals. I would suggest we do our homework for Monday night's meeting.

Andy Rodenhiser – So we will vote on this on Monday.

Inclusionary Zoning/Affordable Housing

Gino reviewed his comments on the draft.

What size development would trigger this????

Andy Rodenhiser – I think there should be some incremental contribution for smaller projects.

Chan Rogers – Affordable housing is not a popular thing.

Andy Rodenhiser – This is our own attempt to try to not be beholden to 40B developers.

Chan Rogers – I don't think we should be aggressive in this.

Karyl Spiller-Walsh – The whole picture has to be looked at. We talk smart growth but it isn't just about affordable housing. What happens with a subdivision that is required to give affordable housing? That cost is coming out of somewhere. The integrity and value and overall quality of the subdivision gets more and more depleted to be able to support the affordable housing. It is a tradeoff for the town. Yes, it is a state mandate to disperse housing but at some point there is tradeoff.

Andy Rodenhiser – At what point should this begin?

Chan Rogers – I am saying it shouldn't be less than 10 units.

Gino Carlucci – This draft allows a density bonus for the affordable units so it is not completely up to the developer to absorb the cost.

Chan Rogers – I think we should not be aggressive.

Andy Rodenhiser – The state is trying to encourage us to do it and we have a responsibility to try to address this problem as a planning initiative. By sticking our heads in the sand, we don't accomplish anything.

Karyl Spiller-Walsh – That is not what we are doing.

Andy Rodenhiser - By ignoring the problem and saying we are not going to do it because towns say that 40B process is flawed?

Andy Rodenhiser - Housing affordability is a real issue. There are segments of our population that have to move away. The State is saying that affordable housing is important for a good strong economy.

Chan Rogers – I say we go to subdivisions of 10 or 12 and require a higher percentage of affordable.

Karyl Spiller-Walsh - Density bonus isn't always a great thing for the site. I think there is a lot to discuss here.

Susy Affleck-Childs – We should bring some developers into the discussion.

John Schroeder – With the market right now, this is a good time to work on this.

Gino Carlucci – This draft allows for the affordable units to be provided off site.

Andy Rodenhiser – Karyl, are you concerned that you will see less of a quality of subdivision because of this additional requirement?

Karyl Spiller-Walsh – Yes.

John Schroeder – This gives the developer a way to pay for the affordable units.

Chan Rogers – You have to sacrifice something to get the affordable.

Karyl Spiller-Walsh – How much is OK??

Gino Carlucci – Since this is by special permit, this would provide us more influence on a development.

Chan Rogers – I would suggest we not do this one for the 11/19 special town meeting

Combine Commercial I and II

Question – Do we want to allow for other types of building materials businesses?

Andy Rodenhiser – Where else in town could we provide for them?

Chan Rogers – Bottle cap area?

John Schroeder – West side industrial park.

Gino Carlucci – This is not an allowed use where they are now (Medway Block).

Andy Rodenhiser – This may generate questions on the adult uses sections!

NOTE - Get some history on adult uses provisions. With these dispersal standards, where would it be allowed??

Use & Dimensional Tables

Gino reviewed the draft Use and Dimensional Regulation tables.

Gino Carlucci – I will add a key at bottom – A = Allowed; P = Prohibited; SP = Special Permit

Susy Affleck-Childs – I have asked Town Counsel Barbara Saint Andre about where to insert the tables into the bylaw.

Gino Carlucci - I will tweak it some more and adjust for building height.

Andy Rodenhiser – Bob Speroni has been asking for this for awhile.

Andy Rodenhiser – maybe show the overlays – flood plain, groundwater protection,

Commercial I/II Overlay

Gino Carlucci – I think we should hold off on this. We need to do some more leg work with the property owners.

DRC Review of Sign Permit Application

Karyl Spiller-Walsh – The DRC has been doing this for 2 years and not one person has changed an element of their design. It is a big waste of our time. Why do we do this?

Susy Affleck-Childs – I believe that if signs get to the DRC earlier, it may have more impact.

It was agreed to review these again at the special meeting on October 22nd.

INVOICES

\$160.80 to AdPrint for photocopying the updated zoning bylaw. Funds to come from the Planning Board's General Fund printing line item. Motion to approve by John Schroeder, seconded by Karyl Spiller-Walsh. All YES. APPROVED.

\$65 to Technical Solutions for professional services to configure new copy machine. To be split between PB and DPS. Funds to come from the Planning Board's General Fund contracted services line item. Motion to approve by John Schroeder, seconded by Chan Rogers. All YES. APPROVED.

\$1,087.50 to PGC Associates for plan review services related to Daniels Village ARCPUD application. Funds to come from developer's special account. Motion to approve by Karyl Spiller-Walsh, seconded by John Schroeder. All YES. APPROVED.

\$682.50 to Petrini & Associates for plan review services (legal) related to Daniels Village. Funds to come from developer's special account. Motion to approve by Karyl Spiller-Walsh, seconded by John Schroeder. All YES. APPROVED.

\$3,277.50 to VHB for construction inspection services for Country View Estates. Funds to come from developer's special account. Motion to approve by Karyl Spiller-Walsh, seconded by Chan Rogers. All yes.

\$2,142.75 to VHB for plan review services for Daniels Village. Funds to come from developer's special account. Motion to approve by Karyl Spiller-Walsh, seconded by Chan Rogers. All YES. APPROVED.

MEETING MINUTES

A motion was made by John Schroeder to approve the minutes of the September 11 and 25th PB meetings. The motion died for the lack of a second.

It was agreed to hold over the minutes of the September 11 and 25 meetings to the next PB meeting.

Planning Board Goals and Objectives

Andy – I would like to review these after the fall town meeting.

AGREED.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to adjourn the meeting. All YES. APPROVED.

The meeting was adjourned at 11:35 pm

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant