

March 27, 2007

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

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

Meeting called to order at 7:05 p.m.

CITIZEN COMMENTS - None

Miscellaneous Business

handed out a set of text on all our articles for 2007 ATM –

Bob asked about street acceptance status susy reported on at least two projects – The Meadows and Birch Hill

PUBLIC HEARING CONTINUATION – Daniels Village ARCPUD & Scenic road Work Permit

7:15 p.m.

Jim Williamson, Barberry Homes

I hope the board can see fit to close the hearing tonight; got Rob to work on a timely way; face to face meeting with Rob Truax and Paul Carter last week – Rob understood what had to be done – he did resubmit plans a few days later and there is another letter from VHB that we are in pretty good shape. Most things have been taken care of

Jim – another waiver request on elevations for sides and backs of unit.

Susy – they are listed on the front of the plans; I will work with them on the text . . .

Jim – from a technical standpoint, it conforms to the requiriemetns,

Paul – the minor lthings – the colors and the materials for the buildings

Jim – we don't really know what that is going to be – that is what we have hired people to do that

Jim – another thing we have – request for a waiver on sloped granite – you asked me to bring in something that shows where that would be – it would be vertical granite curbing on the radiuses curves – yellow is where - wherever we had sloped edging we now will do berm –

Paul – that will need another waiver to do the cape cod berm instead of the

Paul – what does the board feel about colors and materials – does he need a waiver?

Andy – there should be a waiver because it is a requirement

Karyl – the only issue we have remaining is with the 4 units in the front –

Jim – we generally do earthtones

John – could you give us a palette?

Jim – we use Benjamin Moore paints – New England colors - I will get that to you

Gary Jacob – chairman of the DRC arrives

Andy – he has agreed to supply us with a Benjamin Moore New England colors

Gary – in the early meetings with him, I was out of state

Karyl - muted tones and variations on that

Andy – have you looked at the DRC letter – are you OK with that

Jim – re: the ways to spruce up the front units – we looked at Walpole woodworks catalogue and there are lot of options that are available to us

Karyl – we were looking for something that is going to be visible from the street – something that is structural like pediments or walls - we noticed that the landscape design was absent from the 11 x 17 plans. On the big plans, it looks like the wall was moved

Jim – it has not been moved

Karyl –

Jim – depending on the supply of stone, we will put walls at various locations

Karyl – we have no detail of what the stone wall looks like, we need a detail of that stone wall on the plan – built wall from the existing field stone

John – one of the drc concerns, was to make an effort to handle the stones only once so as not to scar them

Jim – we will try to only handle them once or twice . . .

Gary Jacob – one issue is whether you put a gbucket loader under the walls and lift or will you hand move the stones

Andy – maintain the weathered look to them

Karyl – the other thing that is a concern is that there is a retaining wall, with a guard rail – that piece has not been before the DRC – we want them to be stone faced to have that New England feel – that is an old conversation but a new issue – it came

Jim – we do have a section on that in the plans with a fence

Andy – you were proposing versa block?

Jim – yes, with a black aluminium fence

Karyl – on the interior, we would want to see it stone faced, or cultured stone

Jim – it is a retaining wall so from the site you won't see anything

Karyl – is there any wall showing?

Bob – no

Karyl – if there is any elevation on the road, that should be stone – that is the only place we would have an interest

Andy – at that point the road would not be seen

Karyl – is there a guard rail

Paul – there would be a guard rail in front of the fence?

Bob – it looks like the guardrail is up near the road

Andy – in reality you are probably a foot or two away from the top of the wall, so drivers will see the top of the wall

Karyl – this is an issue . . . if this was a stone wall would they need a guard rail

Paul – it has to be designed to take the impact of a vehicle which can be significant – that is why normally a guard rail is proposed – one thing is to use cortan steel instead of galvanized steel

Bob – using stones, they are hard to analyze what type of force they can stand up to

Karyl – Hopkinton is riddled with stone walls -

Bob – it calls now for a wood post with steel beam rail

Susy – subdivision rules and regs support cortan

Andy – OK

YES

Jim – walking trail issue of walking trail – I did meet with Jim Wieler –

Andy – read email note from Jim Wieler – re: Daniels Village ARCPUD – re: a change in the location of the trail – Jim gave Jim info on liability . . . and sample easement

Jim – we don't have a problem anymore with the public access easement – we were concerned that if somebody got hurt, it would impact the condo association

Jim – as far as the change in location for the trail – we will have the trail go along the county layout from the taking . . . we will just run it around the wetlands and tie into the evergreen meadow trail

Paul – are you just going to have a separate public access easement? Where

Jim –

Susy – there may need to be 2 separate documents – conservation restriction and the public access easement

Gino – it could be part of the decision

Jim – the walking trail should be on the plan

Paul – show the limits on a recordable plan –

Andy – trail/path down to Winthrop street - that will give the clover lane people access to the trail system without having to go into the development . . STUB . .

Sidewalk –

Susy – note from Dave Damico

Paul – provided two estimates – one based on bituminous berm, and a second estimate based on sloped granite edging as that would be the requirement for that type of street –

Andy – the question is – is it preferable to make a contribution to the sidewalk fund or construct

Jim – I have a problem with these estimates – our costs would be significantly less – that is what it would cost the Town which has to pay prevailing wages

Jim – I have a letter here for the record – requesting that the full sidewalk requirement and donation to the medway senior center be waived

Andy read letter from Jim Williamson dated 3-27-07 – attach and make apart of the minutes

Jim – I would like that to be made part of the record for you to consider as part of making your decision

Andy – is this your response a letter

Andy – you don't want to consider this option?

Jim – I want to get the hearing closed

Andy – we have remained fairly consistent on the sidewalk policy, we may make a change going forward – as of right now, we are not going to make a change

Jim – if we could agree on the sum

Andy – if you are going to contribute the monies and the town has to do the work, then that is

Jim – is there a way to close the hearing

Andy – we are looking to you to consider this option so that we wouldn't

Jim – I even have an issue with 1200 feet . . . we would do the sidewalk between the road about 230'

Paul – I did subtract the road widths, that was not included in the length

Karyl – if they did sidewalk between the two roads, that might be in the layout of the scenic road

Gary – we were hoping to keep that

Jim – we don't have to do a sidewalk there . .

John – the intent of the sidewalk fund is to improve the community

Andy – we had a similar situation on west street and the developer did a contribution – we have adopted a standard and we have to be fair – we understand the nature of the letter – but the town is in a pickle too – we have an obligation

Jim – could we agree on a sum that would be less than \$50,000

Jim – why don't we say we will do one of the two options as identified in Dave's memo or a commensurate amount of work if Dave decides on some other option

Bob – in your best interest to do the work yourself, you don't have to pay prevailing wages like the town does

Andy – senior center contribution – there will be quite an impact on the senior center – the original community building that was proposed to be built is not going to happen

John – 8 of the units are going to be affordable – I believe we could drop the 8 units from the senior center calculation – so it would be 72 units times \$1500 (\$108,000 instead of \$120,000).

Andy – OK, are you amendable to that?

Jim – I would like the whole thing waived, River Bend is not providing 10%, their affordables are in the flats building – there

Karyl – there is going to be a beautiful community center visible from the road at River bend

Andy – they started this process 5 years ago, the affordable bylaw wasn't in play for them but they did it voluntarily

Jim – I don't think people at age restricted communities spend time in senior centers – they often have another home somewhere else - I can't see myself going over to the senior center on any regular basis – I know they have those FOXWOODS trips

Andy – they have a lot

John – it is my sincere hope that people in your community will use the senior center and will contribute to the growth of the center and make it more sophisticated in its programming – I am a stickler on this one . . I am not bendable on this issue

Andy – I do believe that waiving the granite curbing is OK

JIM – OK to do the contribution to the senior center

Gary – the mail building to look like an out building - and have the architecture be similar to the closest units

Jim – it will be clapboards – there is a diagram of it in the plans

Paul – street naming committee status?

Susy – 2 members met yesterday

Bob – chan – motion to close the public hearings . . . all yes

Jim – thank you very much . . I hope when we get all the bids in – I appreciate the waiver on the granite curbing

Andy – other stuff that they can be working on while we work on the permit . . LIP stuff, conservation restriction, public access easement . . need to have this done by may 16 when susy leaves for surgery

River Bend/Walnut Grove on the Charles ARCPUD

Andy – they have requested a continuation –

Susy – we have senior cnete rand marian on april 10th

Marian wants a continatuiou . .

Motion – by bob, seconded by john - April 10, 2007 at 7:20 pm - all YES

Other Business

Letter from Barbara Saint Andre re: Country View Estates . . – do not recommend that we enter into an agreemetnon a new stormewater operations and mainteinnce plan

Andy – what about the other problems up at Broad Acres Farm Road?

Susy – I need to forward that info to Paul Carter . . .

Note – Karyl showed Paul the info handed out at the last meeting . . .

Pine Meadow II

Smaller water quality unit product – they asked to use a different product – paul wanted shop drawings and a location plan

Paul – we concur with the plan to substitute -

Motion by bob, seoncd by chan to approve the alternative water quality unit

Andy – Gary Feldman called me and wanted some breakdowns on inspections, and requesting more information on VHB billings regarding inspections – redesign of the entry – he was concerned that during the course of the inspection a meeting took place between a neighbor and jack lydon – gary was not at that meeting – I told him Paul would address the details of his inquiry – he is dealing with some partners who are concerned about declingini market and starting to scrutinize everything – market foces at work

Paul – we will put that together as requested . . .

Daniels Village ANR –

Motion do approve plan as revised – john, karyl – all yes

Signed plan

127 Holliston Street ANR

Bob – no lot line between the two stone walls – the information is not complete – not consistent

Karyl – the ANR does not involve the backlot

John – does it really matter

Gino – all the abutting owners are shown

Andy – what is the desire of the board?

Motion to approve by John, seconded by Karyl - all in favor – chan yes

Andy – No

Bob – abstain

Motion carriers . . .

Signed plan

MAPC survey request –

Andy – Gino, will you complete this for us?

Gino – OK

April 12 – 40R workshop/Norfolk County town administrators session

Andy – I met with Dr. Grandmont last week and asked him to establish a baseline so he knows what we will be looking for in terms of data for the 40R application . . .

Bob , chan – bonds for 81U – all yes, karyl abstain . .

Blueberry Hill Road –

Bob – are there other items that are not being addressed?

Refund the money left in the bond account –

Andy – we can't do it

Bob – we should stay on top of DPS

Motion to approve by Karyl, chan – all lyes

Granite Estates inc. – drainage parcel to accept

Karyl – why can't the owner keep it? But it was the intent that it would become public.

Andy – he probably won't pay the taxes on it,

Bob – let the town decide what it wants to do – but we have a letter on another piece of property that recommends we do not own land

Issue – detention ponds on house lots . .

Motion – bob, karyl – all yes . . .

Special Permit – parking in Commercial I district –

Gino – in terms of doing it by numbers was difficult. To solve the problem presented by medway shopping center would have required a tremendous relaxation and also would have removed a big incentive from the 40R – so the resolution is to give the ZBA authority to work this out

Andy – gives the applicant a way to come before

Moiton by john, karyl – to approve both Ci and C2
Chan – we have 19 articles for town meeting – that is a lot

Andy – at the CPTC workshop – in the new Community Planning Act proposal, local option to require only 50% vote instead of 2/3 vote.

Andy – I would like to go before the BOS and ask them to agree to put zoning articles on special town meetings – are you guys Ok with me asking them>

All agreed – YES!!

Can there be a zoning consent

Industrial III

Motion to approve submitting final language – karyl, john – all yes

Beer and wine . . . issue for including beer and wine Local convenience store

Concern expressed by avellinos re: use of beer and wine in

Andy – for next special town meeting . . . matrix of uses –

Things we should have definitions for . . . liquor store . .

Susy – what is issue about listing beer and wine?

Karyl – I think close proximity of convenience stores to teens; isn't a liquor store more capable of handling sales in a more effective manner

Andy – I don't think we should create zoning to prevent people from breaking the law – concerned about an underage employee selling beer and wine to kids

John – by writing it in we are encouraging it, but by leaving it out, we aren't saying it can't be done . . .

Chan – it is still up to the selectmen to make a decision . . I think we should just eliminate the provisions at the end (adult bookstore, bakery or liquor store).

Andy – I think those should stay in . . .

John – what about concluding the sentence after shopper.”

Motion to amend the definition so it ends after the word shopper. – john, bob – all yes . . .

Gino – my concern about taking out the examples is that somebody could come up with something very bizarre . .

Andy- I see little risk

Page 12 and 16 on what cannot be included in open space

Karyl – what about underground systems? There is nothing that would prevent cultecs from going into the open space – what if there are good trees where they want to put in cultec units . . I don’t want anything being in the minimum open space –

John - Concern about limiting things too much. We want to encourage OSRDs

Karyl – one of the reasons for OSRDs is to get open space -

Karyl –compliance isn’t the point – wetlands are not valuable open space

John – but from an enviornemntal point of view, wetlands are important . .

Karyl – just not right for developer to be able to use these things to meet with their open space requirements

Andy – I am happy the way it is . . I think the mounded is good because it looks ugly.

Karyl – I think the pB is going to have an interesting experience when they start to clear the land and almost eliminate things – it is going to lose every bit of character that it has – it will never have that character again – the only way to keep it is to protect it –

Andy – projects are going to come before us . . concom protects wetlands, drc looks at landscaping issues and you do a great job of maximizing what the developer can contribute to what can make for a good project – we do want to encourage people to use this process

Karyl – drc is learning

Chan – I would just as soon leave it like it is . .

No change on mounded . . .

Motion by bob seconded by karyl – to fix pages 12 and 16 - move “surface” to come before “stormwater management systems)

Bob leaves . . 10:10 pm

43D application has been submitted -

Andy – email note from April Anderson that the draft was well received – model that she would like to use for other towns . .

April 17 for public hearing for zoning . . .

Send notice to abutters re: zoning public hearing

Motion to adjourn karyl, john – all yes

10:20 pm