

April 10, 2007

PB meeting - Sanford Hall

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

ALSO PRESENT: Gino Carlucci, Paul Carter, Adam Costas, Susy Affleck-Childs

The meeting was called to order at 7:05 pm

CITIZEN COMMENTS – none

Informal Discussion – Paul DeSimone

Had been here before with Wayne Carlson for Mr. Fletcher – we have done a 40 way and a 50 ft cul de sac – very flat – paved

Waivers would be for a 40 ROW; 50 ft cul de sac instead of 60; and waive construction of the road completely –

Paul Trufant keeps his trucks there –

Able to have an acceptable setbacks to street and new property line –

Lot shape factor, uplands, size –

Already paved about 150 feet in .. . total length of ROW is 340

John – I am uncomfortable with waiving construction of the road

Andy – it needs to be constructable and designed and then we waive the paving

Karyl – by designing the cul de sac, are we creating more frontage?

Paul – mathematically, it can't happen

Gino – as long as you are comfortable with the waivers, it looks like it should work

Susy – are you going to do anything about drainage

Andy –not making the condition any worse than it presently is

This is on sewer and town water

Paul – in the definitive we can show runoff from the house to be handled by cul tec – the house lot itself – we can do some deep holes – maybe infiltrate the roof drains into the ground

Paul – will he design the road and the drainage

Bob, andy – yes . .

Andy -0 there was a letter in our pack from Julie Carignan from 30 Field Road – I spoke with her and with George Carem – mr. carem does not still own the property but he is still in litigation – there is a 4 page document that Julie mentioned would be a good background – there has been some work done in the past by Mr. Maciolek – the current status should be reviewed by new town counsel – mr. carem said he would have his lawyer provide an update to our new town counsel – see what we can do to - mr. carem claims he was cheated out of a lot by how the drainage was constructed – had an impact on his property . . carem feels he didn't get a fair price –

Susy – maciolek strongly urged that the town not accept Redgate I streets as long as there is a lawsuit

Andy – motion to ask to be reviewed by counsel – karyl, and john – all yes

7:20 pm – PH continuation – Marian Community

Proia letter requesting a continuation

May 8 at 7:15 pm

River Bend – PH continuation

Eric joins the meeting

Rich Cornetta – we would like to thank you for your indulgence – we had requested a continuations – on our end, because of the technical nature of this decision, we are going through a parallel process with our lender to make sure they are on board – we believe we are coming to an end to that process – we would like to address a couple of points which are the final points to what we have discussed . .

I have an April 6th letter to this body – pertains to paragraph 20 to conditions section – re: performance guarantee

I am looking at page 22 of that draft decision - applicant would like to use a letter of credit as their form of guarantee – I have had conversations with attorney costa with respect – I don't believe we have a disagreement with paragraph 1 of my april 6th letter
He and I have communicated back and forth –

Another handout – distributed – lists out a variety of options for the performance guarantee – mirrors the statute and your subdivision rules and regs – gives us the comfort we need

Adam – I had numerous conversations with mr. cornetta – the board wants as much flexibility as possible – what if the project is sold, you may not be comfortable with a letter of credit from a

new owner – this gives you the discretion to approve the type of security agreement - combined paragraph b and d into one new paragraph b – for clarity – you will have access to the funds –

Andy – we can review what the applicant proposes and agree to it . . .

Chan – the applicant would pick one of the 4 types of security and we would approve it

Rich – we would like it on the record that we would want to do a letter of credit –

Andy – we want to make sure that the letter

Adam – the sample has been provided

Lee – Wachovia Bank is the construction lender

OK by all . . .

Karyl –

Adam – the board does not choose the method, but it would approve – right to review that – in terms of specific money set forth – those are items that would be worked in the agreement –

Susy – we would use paul – pay out of CO

Lee – paul will do estimate – reduction of that amount –

Paul – the only comment on the reduction – you had suggested 100,000

Lee – we could make it \$250,000 instead

Chan – the procedure here is stated that the VHB engineer does the estimate – I think you should do it and VHB should check it

Andy – No, we have our engineer prepare it

Lee – it is part of the observation fee – it has to be consistent off of the original

Karyl – if they were to change the form of performance guarantee –

Andy – thru the consulting fees, we would use attorneys as needed

Andy – when do you anticipate pulling permit

Lee – we would like to start site work in July – then probably September

Andy – we are trying to figure out the cash flow to the senior center –

Andy – the seniors are here – they are putting on an addition – working backwards – 90 days . . . approve in the next month – you expect to come back when

Lee – a couple of weeks

Paul – there was one comment I had on page 27, #4 - see NOTES

May 1 – special meeting – Sanford Hall – 7:15 pm

Hugh McGrail – Friends of the Elders – do we know when the money

Andy – earliest – 90 days after June

Susy – could you look at 60 days instead of 90 days?

Lee – I would be willing to look at that . . .

Eric leaves – 7:50 pm

Rich – with the Conservation Restriction – they have provided comments back to us and now our lender is reviewing that as well – this land is a good part of the collateral for the loan – we have to make sure they are OK – we do not want to close the hearing tonight – we

Karyl – will the PB

Now to point 2 in that letter – I tried as best I could, to simply state the procedure in which the amount would be adjusted as the project proceeds

Daniels Village Scenic Road Work Permit – April 2 draft -

Everybody is happy !!!

Motion by bob, seconded by j ohn – all yes - Phil Smith votes yes as well l. . .

Biggest concern I have for the tree department – I am not getting any pruning or maintenance done due to budget

Andy – do you have a laundry list

Bob – any priorities that need to be addressed? Then we can work toward the list

Karyl – ash trees on Holliston Street

Diane Maxwell – ash tree roots are very deep

Phil - I can do a list for you – I have been working on a list of streets and trees that need to be taken care of – just about every street – years have gone with very little being done – it is sad really – hopefully

Bob – it really shows up in hurricanes and microbursts

Lot 30A – Stable Way/Country View Estates

Karyl – I think it is a little fuzzy – this

Susy – thihs

Chan – move approval, seconded by karyl – all yes

Susy passed form around to sign . . .

Move on to the Swenson Granite Decision -

Chan – I drive by there quite a bit – those pallets make great screening for the ugly detention pond in front – I think they add to the attractiveness

Andy

John – it is my unestanidng they need to be moved back – they need to respect the 10 foot boundary – they need to move them back another 2 feet or so

Waivers listed on pages 2 and 3 – moiton to approve by karyl, bob – all yes . . .

Motion to accept – bob, seconded by chan – all yes

Blueberry Hill Road

Street acceptance –

Andy – settlement of litigation on hartney acres generated \$25,000 – to be used to improve blueberry hill – there is a \$6,000 bond left remaining that would be refunded – Dave has said the money can be used

Motion to recommend to the BOS to – bob, seconded by chan – all yes

Written communication to BOS from Pb

Andy – if we don't get the second \$12,500, we will pull it from town meeting warrant

8:15 pm – Site Plan for Medway Senior Center Addition

Open the public briefing

Wayne Salo, architect –

This came out to me as a kind of last minute thing – I will show tonight that we can answer the questions VHB raised and much of that was because you did not have the existing conditions – I will show you that we have everything – I just didn't have time to put it all together - I didn't know until yesterday that my partner wasn't going to be available

Let me take you through the issues

I have the as-built plans of the existing site conditions . . . things that were of concern – existing utilities on the site for drainage – these are the things that were in place – part of the original design - I have the calcs that I can give you . .

What I brought with me was a quick response from our engineer – I will send you a hard copy of the calcs that will be clearer - with preconstruction originally and post construction numbers - Andy – is there a way to keep water from draining into the bocce court

Bob – that could be handled by your choice of materials down there

Andy – they push the snow there

Building was done in 1998/1999

Paul – in terms of the comments – some post development drainage numbers were submitted but there were not any pre-construction numbers provided –

Paul – the proposed parking lot grading shows a gutter line in the middle of the access – spot elevations just stop so I can't tell where the water will go there . .

Andy – if we don't get rid of the water, the pavement will break up

Karyl – there is already an icing problem there – sheet of ice there

We will package this for you and send it to you formally –

Bob – I would suggest you extend the grades out

Andy – be aware that when the town plows, it is just one big pile - some attention to the curbing – asphalt berm curbing has been getting destroyed – so maybe a sloped granite at the ends . . . so they know to stop . .

Paul – the drainage calcs indicate all the runoff will go to this infiltration basin – so the intent is to bring the drainage down here from the parking lot

Wayne – like they had done before – we were just moving it out ..

Paul – my other question – how was the water going to get to the infiltration basin? From the plan, it is not clear where the gutterline drainage will go . . .

Bob – good soil up there- really sucks the water in

Wayne- all sand and gravel

Wayne- not putting in any new drainage piping or catch basins

Paul – what do you propose

Wayne - pick up the flow and run it to the infiltration

Andy – sheet run off

Wayne – yes

Bob – they need to show more details –

Paul – provide erosion protection at the edge of the pavement there – an erosion control fabric at the end of the gutter

Andy – is there a concern if they have a pile of snow there – can we crown the road

Bob – if they push it down to the back, you can probably get most of it to stay away from the driveway

Paul – they have it draining to a gutterline in the aisle – normally you would put in a catch basin and a pipe – if you continue the gutterline to the edge of pavement, it might get blocked by a snow pile – do you want to add a structure and pipe there

Bob – if they could crown it – knowing how well that soil does work – I wouldn't worry about adding a structure as long as they could crown it

Wayne- I think we can show that pretty clearly . . .

Wayne- I brought the specs from the original job – confirms what you are saying about the soil

Paul – I have to look at the response from Andrew Survey and Engineering – are you going to have him look at the grading and drainage

Andy – possible for him to get together with Paul on the phone

Wayne – yes . . . I came to show you what you can expect from us – not major clarifications

Paul – another comment about erosion control – what do you propose

Wayne – probably normal hay bales – silt fence

Paul – that should be shown on the plan

Bob – mulch tubes are the preferred by the conglom - and it makes sense

Paul – if he could do the predev calcs in the same form as the post dev calcs

Andy – what is your timetable – is Dave trying to get an extension

Missy – we need to spend \$200,000 by june 30

Wayne- I will speak with steve oconnel first thing in the morning – as I looked at it today, I didn't see anything that was not easily resolved

Paul – few comments – sthe stormwater management report is not consistent

Gino – no landscaping shown on the plan

Missy – no money . . . not included – if somebody would do one for us . . .

Wayne – last time, we took it out to save money –

Karyl – I want to remind you that the budget was huge – issue is disbursement of the funds –

Chan – the only difficulty is the cash flow

Karyl – we are talking about a landscape plan

Andy – we should be referencing what is being done even if it is to be done by volunteers in the future

Wayne – we didn't do a landscape plan – because it is not within the bid process – it will have to be done outside the \$314,000 for the construction . . .

Missy – we will get them to draw up something – do we have to use their landscape plan?
We would really like to have a nice plan

Andy – as part of the process of approving plans – we need you to do this – it is important that we follow the rules and regs – private devloepers could throw it in our face

Gino – another issue I raised was whether there is noise control on the a/c units – I couldn't tell from the plans

Gino – next – I think I read there was a pole mounted light fixture at the edge of the new parking spaces – is that correct? It should be a cut off design and it needs to have photometric info

Andy – it is pretty dark at the end of the building, the abutter may not be happy

Gino –

Bob – there are also lighting requirements in terms of shine on the abutters that need to be addressed –

Andy – spillover

Wayne – that is standard on every project

Wayne – there is no noise to the a/c units – not a huge ac system

Gino – I wasn't clear if the new handicap spaces are to replace existing ones

Missy – the disability commission asked for some additional spaces so they are in addition

Gino – it looked like on the plans that you have the dumpster enclosure on the edge of the parking lot – if you try to back out of one of those handicap spaces you would run into it – move the dumpster more onto the land vs. the paving

We have a report from the DRC dated April 9, 2007 – Gary Jacob

Read into the record – attach to the minutes

Andy – please look at those issues

Bob – I would offer, as far as pre-wiring for advance communications – typically what is done is rings and strings and put a blank plate over the wall outlet until you decided in the future to make use of it – very simple and easy to do – give you a lot of options for the future

Andy – we are negotiating the wiring of those buildings with Verizon and Comcast so we can link the town buildings – send out communications to whole community – the more we can link the senior center to the community – it is a quasi community center – it is an important building – any of these recommendations would be good to incorporate – lends credibility and makes it more functional and a more usable asset

Wayne – from our standpoint, we would like to sit with the senior committee and look at all these items

Andy – any other comments or questions on what we have reviewed

Chan – drainage calcs can be handled by two engineers – they will present a landscape – I feel the consequence of the urgency to move this ahead and be able to receive the 200,000 from the state – I think the PB should leave it to the people in charge – we should make a conditional approval

Karyl – the \$200,000 can be used for any element or aspect – part of that could pay for the landscape plan,

Missy – yes – but we have to spend the money by

Wayne – the issue is to get something started

Chan – the town accountant told us last week, that without some additional funds, that would then

Missy – we need to get the contract signed, and start digging - if you could paprove this on the condition that this would be in in 3 days

Andy – we have two letters from our consultants that have issues that havn't been addressed – so inorder to write the decision we need to make reference to various documents that we don't have – it is incumbent on you to provide that info – chan is

Chan – there are two letters from vhb and pgc – make the approval conditioned on those items from gino and pgc –

Andy – landscape plan and drc comments

Chan – I don't feel they are obligated to do anything the drc recommends – I think Bob's point about the electrical is good – I am not concerned about any of the other items -

Missy – we are all set to put the shutters on and

Hugh – if we do too many changes, we would have to rebid the project

Wayne- the bumpout change would make the whole project have to be rebid

Andy – the concept of what chan is discussing, is there interest in moving forward?

John – we still have to maintain standards that set precedence for other plans that come before us. . . even if it is our own home we are bulding – we cannot change the precedent as muchas we want to

Andy – we lead by example . .

Citizen – this is an emergency . . can't you respond

Chan – what I am proposing doesn't violate anything – it does violate procedure – this is a public sector project

Andy – I am concerned if someone was to review a less than adequate decision and they decide to appeal

Missy – if you don't do it tonight

We can review this again on april 17th . .

Susy to write the decision with lots of conditions

Karyl – I want to move along quickly – I think there was a whole lot of stuff – that the town, us, that committee – could have had a lot of input earlier on – what we can do now is to expedite this as quickly as possible

karyl – I make a motion that we approve the site plan, conditioned on submission of a landscape plan, drainage acceptable to satisfy vhb's letter – meeting the conditions of Paul's letter and gino's letter – those be addressed satisfactorily to the PB – seconded by chan – will include a rooflet over the west end entrance, and shutters, and will consider to interior and exterior in moving the door and windows and doors and include rings and strings/wiring - consider to achieve balance with placement of doors and windows on exterior

karyl – there is no apparent reason for the doorway location –

gary – it looked like it could be adjusted easily

gary – it appeared that the whole decision was driven by the inside layout – no concern given to the outside which will now be more visible from Oakland Street – it needs to be balanced – needs of inside and outside appearance

karyl – I understand that the key thing they could not do is the bump out

hugh – I think the only one agreed to is the door changes -

karyl – the concerns of the interior are not so much a big thing of the DRC, except that as residents – there hasn't been too much thought about the rooms, and space and how it should be bigger – in defence of some of the drc comments, I think it was only because there was a lack of real consideration what was going on on the inside

gary – the roof thing is to keep what you have . . . no change being asked for

chan – I don't like to do this . . . but I feel I must – I spent my whole life involved in construction – I am saying 100 people, 99 people would not be able to discern the issues that gary you make – I don't say that as a criticism – I respect what you have done – this is not this kind of project – the average citizen would not have any notion of what you are talking about – I mean it – I am not criticizing you personally – you are doing a fantastic job – but these issues

karyl – responding – they absolutely will be able to tell the difference – I am a pb member, - you will see the difference, no matter who you are

andy – we draw our direction from the master plan – traditional new England architecture – this is what we consider when we can do so – we need to accord it the respect that it deserves – certainly the drc deserves recognition

chan – I did not say I disrespected the master plan's objectives – the level of details you are talking about falls off the table

andy – I think that shows disrespect for the average person

john – people may not know why something looks good or not, but they can recognize when a building doesn't look good – it is just that simple –

any more discussion on the motion

all yes - . . .

wayn e- the landscape plan – the project is involved with an addition – plan for the addition or the entire site?

Bob – just the addition –

Susy -

Continue to april 17th – 8:00 pm - motion by john, karyl – all yes

Motion to approve PGC fee estimate for 487.50 – karyl, john – all yes

Motion to approve VHB fee estimate 1085 – karyl, bob – all yes

Motion to waive application/filing fee for this project – karyl, bob – all yes

MAPC letter –

Chan – I thought the project at the Bellingham line with industrial property would be ideal for us . this does eff

Andy –I met this morning with Mary Chaves and Stacy Wetstein on that exact idea – In fact Mary Chaves is coming to tomorrow's workshop – she will be filling in for Susy when she is out . . . we are working on that now – Stacey and she are going to set up a meeting with the Bellingham TA with a few other folks – have a road come in next to the yellow house on route 126 – to connect up to the industrial property

Drc design guidelines – public hearing on May 8th . . .

43D application review is Wednesday, april 11th – I am on standby to answer questions between 10 am and 12 noon . . .

Parallel – the MORE job s application – the first step is that process is due May 1 – got that back to bill Wright – ready to go now – send it next week -

Andy – going to 40R meeting on Thursday morning

Motion to adjourn john , seconded by karyl – all yes

Chan – I want to complement the chairman and susy on letter to abutters of Commercial V district – that is a good thing – one of responsibilities is to promote the changes – Thursday night meeting at Restaurant 45 –

Adjourn at 9:40 pm