



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 6-18-09

## Planning Board Meeting Minutes May 19, 2009

**Members Present:** Rick Leif, Daniel Lewis, Leslie Harrison, Michelle Gillespie, George Pember

**Others Present:** Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer, James Vogel, Kevin Quinn

Chairman Leif opened the meeting at 7:00 pm.

### Review of ZBA Site Plan Application for 73-85 West Main Street

Mr. Lewis recused himself from the discussion.

Ms. Joubert explained the Applicant has requested the site plan review be continued to either the June 2<sup>nd</sup> or June 18<sup>th</sup> Planning Board meeting while his engineer revises the plans in relation to the new zoning regulations approved at 2009 Town Meeting.

Ms. Joubert gave a brief overview of the Applicant's meeting with the Design Review Committee earlier in the day. She stated he has met with the Design Review Committee over the past two years three times to refine his design. At the meeting this morning, Bill Farnsworth, Inspector of Buildings/Zoning Enforcement Officer, brought the members up to speed with what the applicant needs to revise. He will need to amend his application to the Zoning Board of Appeals to request a variance because his building is too far from the street. She suggested to the Applicant that he not come to tonight's meeting and postpone his public hearing with the ZBA to the June 23<sup>rd</sup> meeting. If he follows the established timeline, he should be sending in an amended application and should be back before the Planning Board and Zoning Board of Appeals in June.

Ms. Gillespie stated the plan presented at the Design Review Committee meeting today showed two rows of parking in the front, parking on the side and a drive around the back.

Ms. Joubert noted the members should not be discussing the project without the Applicant present. She will reschedule his appearance before the board, but not until his revised plan is ready.

The board decided on two possible dates for their next meeting to review this project, either Tuesday, June 2<sup>nd</sup> or Thursday, June 18<sup>th</sup>, depending on when the Applicant submits his revised plans.

**Approval of Minutes:** The Planning Board and Zoning Board of Appeals joint meeting minutes of March 3, 2009 and March 17, 2008 were approved by the Planning Board as amended.

**Continued Public hearing to Consider Special Permit Common Driveway Application for James Vogel at 496 West Main Street**

Applicant: James Vogel  
Engineer: Quinn Engineering  
Date Filed: December 29, 2008  
Decision Due: 90 days from close of hearing

James Vogel, Applicant, and Kevin Quinn, Quinn Engineering were present for the continued public hearing. Mr. Quinn presented the proposed project. He explained they had come before the board in February for a Common Driveway Special Permit, but continued the hearing in order to go before the Conservation Commission. They have secured approval from the Conservation Commission. Mr. Quinn stated the Fire Chief is satisfied with the plan. The common driveway will serve two lots.

Mr. Quinn stated they are asking for a waivers from Sections 10-36-130 (A)(6), which requires the driveway to be at least 15 feet from the abutting property line, and 10-36-130 (B)(1), which requires town water service to be supplied to the lots.

Mr. Quinn indicated on the plan which land areas are being deeded from the applicant to New England Forestry Foundation and vice versa.

Ms. Joubert stated this is an amended plan and has a revision date of March 26, 2009. It reflects the Conservation Commissions conditions in the Order of Conditions they issued for the project. She stated she also has talked with Whitney Beals, Director of New England Forestry Foundation, who told her he's in full agreement with the plan and aware of everything that's being done.

Mr. Quinn explained the Fire Chief requested the houses be equipped with sprinkler systems, which will be tied into the wells since they are requesting a waiver from the requirement that town water service be supplied.

Mr. Litchfield stated the Conservation Commission did issue an Order of Conditions for the project, which was approved, and the final order is in the process of being recorded. The drainage system and roadway layout are the same and are fine from both a conservation, and an engineering, standpoint.

Ms. Harrison confirmed the snow stakes will be placed along the outside of the roadway. Mr. Quinn replied vehicles won't go off the road beyond the stakes.

Mr. Leif stated that, beyond the conditions from the Fire Chief, no one has suggested any other conditions.

Mr. Pember motioned to close the hearing, Ms. Gillespie seconded the motion and the vote was unanimously in favor.

Ms. Gillespie motioned to grant the Common Driveway Special Permit with waivers as requested from Zoning Bylaw Section 10-36-130 (A)(6) - driveway to be less than the required 15 feet from the abutting property line; and Section 10-36-130 (B)(1) - water to be supplied by wells and not by town water service, and with the following conditions:

**Conditions from Fire Chief's letter of May 18, 2009:**

1. The driveway width of eighteen (18) feet is acceptable. The pavement shall have a minimum weight bearing capacity of forty (40) tons to accommodate fire apparatus.
2. Limbs and overhanging growth must be trimmed back a minimum of four (4) feet from the edge of the paved surface.
3. Limbs and overhanging growth must be trimmed up to a minimum height of sixteen (16) feet. Items Two and Three are requested to prevent damage to the fire apparatus and to insure accessibility during ice and snowstorms and have been previously requested for similar projects.
4. The turning area provided and the supplemental Geogrid appear adequate. Ultimately, a minimum turning radius of thirty seven (37) feet consistent with AASHTO's template for an SU-truck is required.
5. Each structure shall be equipped with a fire suppression sprinkler system in conformance with the National Fire Protection Association's Standard 13R with the addition of the placement of sprinkler heads in all closets and all bathrooms irrespective of the minimum square footage required for sprinkler head coverage under NFPA 13R.
6. Deeds and covenants should require the year round maintenance, trimming, and snow removal of the emergency vehicle turnaround and on the entire common driveway.
7. The end point driveway serving the individual house lots must provide adequate turnaround or "T" formation to allow an ambulance to exit the driveway serving the house lot without having to back out the full length of the driveway to the common driveway turnaround.

**Conditions from the Town Engineer:**

1. An as-built plan
2. Certification from a Professional Engineer verifying drainage system
3. Common driveway agreement describing use and maintenance of driveway

Mr. Pember seconded the motion and the vote was four in favor of granting the special permit.

Ms. Harrison did not vote as she is a new member and this was her first meeting.

**Riverview Way Subdivision:** Three members of the Planning Board signed a set of plans for the Riverview Way subdivision @ 77 Main Street.

**Election of Officers:** It was noted election of officers will be put on the next agenda.

**Adjournment:** The meeting adjourned at 8:00 pm.

Respectfully submitted,

Debbie Grampietro  
Planning Board Secretary