



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 9/15/09

## Planning Board Meeting Minutes July 14, 2009

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

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Bill Farnsworth, Inspector of Buildings/Zoning Enforcement Officer; Carl Hultgren, Quinn Engineering; Tony Abu, Abu Construction/FAB Realty Trust; Steve Poole, Lakeview Engineering

Meeting began at 7:00pm.

**Review of Preliminary Subdivision Plan “Cyrus Brook Estates”**  
George Pember recused himself and left the meeting room.

Carl Hultgren of Quinn Engineering presented the preliminary subdivision plan:

- 7 proposed lots composed of land from Shadylane Avenue, 290 West Main Street, 276 West Main Street, and 21 Pinehaven Drive
- Residential C zoning district
- Areas 2 & 3 of groundwater overlay district
- Duplexes proposed. Will file for special permit with Zoning Board of Appeals
- Waiver requested from 10-36-120 for lots 3 & 5 and 5 & 6. Driveways less than 30' apart.
- Waiver requested from 10-36-130 for sidewalk on one side of roadway.
- Common driveway will be proposed for lots 3 & 4
- Filing with Conservation Commission necessary.
- Applicant will plant trees along property lines of 11, 19 and 23 Shadylane Avenue.
- 3 bedroom units, 2000 square feet per unit.

Staff review letters from Fire Chief (dated 06.22.09) and Town Engineer (dated 07.14.09) were reviewed.

Board Comments/Questions:

Leslie Harrison - Possible to separate shared driveways? Appears to be an extensive amount of pavement for a small area.

Residents Comments/Questions:

Judy Penzone @ 19 Shadylane Avenue - drainage concerns, provided photos of area from last couple of rainstorms, backyard flooded, area not graded properly, what is developer going to do about this situation?

Tony Abu - admitted site was graded poorly when fill brought in; run off of water is the issue not groundwater.

Mike Renaud @ 11 Shadylane Avenue - provided photos of flooded backyards and water running down street.

Resident @ 16 Shadylane Avenue - concerned about increase in traffic coming from subdivision, cars running into her house.

Rick Leif - Neighbors lacking confidence in developer based on run-off issues. Experience of Board with previous developments that drainage issues are taken care of thru drainage system and detention or retention basins.

Fred Litchfield - Existing drainage ditch had water in it on July 10, 2009 but on July 12, 2009 it was empty. Ditch needs to be extended past the loam pile. Applicant is addressing this issue with the Earth Removal Board.

Applicant will follow up with a definitive subdivision plan submittal.

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

George Pember came back to meeting.

Dan Lewis recused himself and left the meeting room.

Steve Poole, Lakeview Engineering presented site plan. Applicant presently before the Zoning Board of Appeals.

- 2.36 acre site
- 13,268 square foot building with 2 curb cuts
- proposed restaurant and retail space with 2000 square foot office space for owner
- Downtown Business zoning district and General Residential zoning district
- Area 3 of groundwater overlay protection district
- Town water and sewer

#### **Board Comments/Questions:**

Rick Leif - Seeking variance of 56' for front building setback. Plan does not conform to newly adopted zoning. Would prefer to have engineer rework plan to conform to new zoning and bring building closer to front lot line and parking in rear.

Rick Leif and Michelle Gillespie - Site needs to be lowered. Access to site too steep for safe vehicular travel. Try to conform to new zoning; by decreasing slope of site, slope of driveways will be reduced; and flatter parcel would assist with drainage

issues. Have witnessed flooding of properties across the street and soil from site leaving the site with rainwater and spilling onto route 20.

George Pember - Concern regarding slope of site and effect on Liberty Drive abutters. Will slope be undermined and cause erosion? Sight distance adequate? Any loading docks for building?

Fred Litchfield - No undermining of slope is occurring. Additional excavation may help with the groundwater flow.

Bill Farnsworth - Structural engineer will have to verify retaining wall.

Leslie Harrison - Safety issue with the present configuration of the driveways?

Fred Litchfield - Curb cuts will be reviewed by MassHighway. Drainage needs to be addressed. Applicant working with Earth Removal Board.

Rick Leif - Planning Board main concerns are:

1. plan does not conform to new zoning bylaw
2. slopes of the driveway appear to be excessive and unsafe
3. drainage of site
4. reduce grade of site to street level
5. if ZBA does grant setback variance, applicant should still look to decrease slope of site
6. board may have additional comments if plan is revised

Board will send comment letter to ZBA outlining these concerns.

### **Old/New Business**

Dan Lewis came back to meeting.

### **Maynard Woods Subdivision Bond**

Leslie Harrison made motion and second by Michelle Gillespie to reduce bond to \$130,000. All in favor.

Next meeting dates

August 4, 2009

September 1, 2009

Meeting adjourned at 9:30pm