

WEST NEWBURY PLANNING BOARD

Minutes of Meeting

July 16, 2013

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the West Newbury Planning Board was held on July 16, 2013 in the Second Floor Hearing Room. Board members Ann Bardeen, Chair, Richard Bridges, Raymond Cook, Brian Murphey, and John Todd Sarkis attended. Associate Member Dennis Lucey was also present.

(The following Minutes were prepared by Richard Bridges, edited by Jean Nelson.)

The Meeting was called to order at 7:05 PM.

ANR Plan, George and Elizabeth Allen/David and Lisa Evans, 13/17 Crane Neck Street, Assessors' Map R-2, Lots 18 and 18A, Robert A. Masys of R.A.M. Engineering representing the Applicants

Robert Masys of RAM Engineering represented the Applicants George and Elizabeth Allen/David and Lisa Evans, and outlined the plan to combine lots.

Sarkis asked if both lots were in R-C District, and Mr. Masys confirmed that they are.

Murphey asked to be shown location of Kent's Court on plan. Mr. Masys identified the location.

Bardeen motioned to endorse the plan as presented as not requiring approval under the Subdivision Control Law, Cook seconded. The vote in favor was unanimous.

Minutes of June 18, 2013

The Applicant for Site Plan Review of the Basketball Court was not in attendance at this time. Bardeen moved on to the Minutes of June 18, 2013. The Minutes were read and accepted as written. Bardeen motioned to accept the Minutes, seconded by Cook. The vote in favor was unanimous.

Site Plan Review, Basketball Court at Bachelor Street

At 7:20 Greg Pope, Parks and Recreation Commissioner representing Applicant, arrived and Bardeen opened the Site Plan Review for the proposed Basketball Court at Bachelor Street. Pope identified modifications to the existing playground, parking, and clearing of trees. He noted that the Town of West Newbury DPW would be doing the site work.

Cook asked if Police Department had input. Pope suggested that the Police Department did not object to the proposed plan.

Bridges asked if collaboration with the Pentucket School System was ever considered for placement of court on property used by the schools. Pope did not comment on any prior collaboration but noted that the intent was to have a central location.

Murphey asked if the proposed court will be open to scheduled or league games. Pope commented that it would be open to both leagues and/or pick-up games.

Cook asked about the proposed 4 foot fence around the court and was concerned it could pose injuries and Pope commented it was meant to keep balls within the court.

Bardeen expressed concern about the added burden of town resources including trash, beverage bottles, etc. Bridges comments on the condition of the Action Cove Playground and how he and his wife regularly pick up trash their when visiting with their daughter.

Bardeen asked Pope if hours of use would be established and posted and if the entrance gate to the parking lot would be closed. Pope commented that use would be during the day only and hours would be posted as they are for the playground and it would be the job of the police to close the gate. An abutter commented the gate has been broken for years and was not locked in the past.

Lucey mentioned that he liked the way the court was situated.

Michael Torrisi, 4 Rivercrest Drive, suggested Cashman Park in Newburyport be visited to get an idea of how their basketball courts are situated in proximity to playgrounds and residences.

Terrance Beaton of 2 Summer Sweet Lane mentioned the site was discussed with police to make it visible.

Sarkis asked about alternatives to the proposed location yet within the Bachelor Street park property and Pope noted that other locations were inadequate and in particular near the red shed which is an area where foul balls can land from the baseball field.

The Board viewed the location on Google Maps and Sarkis agreed that the alternate location he suggested may be too tight to fit the basketball court.

Chris Mantzaris, 24 Bachelor Street, commented that his concern is that under current conditions where there are baseball games, cars park on both sides of Bachelor Street and create an unsafe condition for cars and pedestrians and adding the basketball court will only increase on-street parking and traffic.

Motion made by Bardeen, seconded by Bridges, to reconvene the meeting on Aug 6th and the Board voted to do so.

(The following Minutes were prepared by Brian Murphey, edited by Jean Nelson.

Continued Public Hearing to consider an application for a Special Permit for Open Space Preservation Development (Zoning Bylaw §6.B.) and for Site Plan Review (Zoning Bylaw §8.B.) for thirty units of single-family residential housing and related infrastructure at 18 Sullivan's Court.

The Public Hearing was opened at approximately 8:15 PM. Chip Hall, Chris Lorrain, and Nick Cracknell were present for the Applicant.

Discussion of the Meridan Associates peer review took place. It will be done by July 18, which is late due to vacations, etc.

Chip Hall asked if the Board could set up an engineering sub-committee to discuss the findings. Bardeen declined, as all PB members should weigh in. Hall noted that waiting to August 20th for comments seems hard, since he wants to get to the meat of concerns.

Discussion on item 1 of their agenda was Whetstone St upgrades. The slide showed road of 18 feet paved and 2 feet of gravel on either side. The proposal features an elevated roadway and is offset to get away from the three trees on westerly side. Before the trees, they will

need to place some 70 feet of 'riprap' to stabilize the hillside. The proposed elevation will be one foot higher and will have 10% slope maximum.

Cook noted much improvement in this plan; others agreed. He mentioned that he will attend a Selectmen's meeting as support when this is presented.

Hall stated that he needs the Selectmen's approval on road changes and also could use their help on requesting pole relocation. A possible meeting date would be on July 28th. Sarkis asked about using something other than 'riprap', such as a planted material, mats, etc? Lorrain said this would be explored.

Cook went over the June 30 trails meeting with Steve Greason, and others. The purpose was to identify public and private trails.

Cracknell stated the 50 foot right of way at the end of Sullivans Court to River Meadow was not controlled by the Applicant. Cracknell showed a new trail from this along the edge and behind the ANR lot, to the open meadow and over to Sullivans Court; and also up to the new road. Any parking might be on Whetstone, small spaces perhaps.

Cook noted that an easement for westerly access, near McGrath's land, would be desirable. The land is private now, but may be open in future.

John McGrath suggested that the connector to River Meadow be built now, as it would be a nice walk to town land along the river.

An abutter asked how close the trail would be to his land. There is a stream bed there now, near Sullivans Court. Bardeen noted site conditions will dictate and the ConCom will do a site walk.

Discussion of Open Space and Exclusive Use areas:

Hall showed a slide, with edges all evened off. The 75% stayed ok, and the slide looked good.

Sarkis asked about how people using the open areas in the Applicant's other projects. He wondered about a site visit to the Westford 'Cottages in the Woods'.

Hall noted that the condo association will take care of the meadow and space outside of the exclusive use areas.

Discussion of Grading Plan—Lorrain spoke on the ConCom comments, including some changes to the leach field area to help disguise it. He also noted some changes to the upper detention space, also known as the 'basking basin'.

Bardeen inquired how much cutting on top of the leach field will occur. The answer was once or twice a year or so, no trees and roots should become established.

John McGrath asked about the planting of the field, up to the brush line. Hall said they would use 'Eco grasses'-- wild flowers; which would go up to the property line of the Main St homes.

Conservation Restriction: Bardeen noted (with Bridges,) that the Applicant must complete this, using the state model listed on the Commonwealth's website. There is a high bar, specific tasks, allowed uses, vista's, trails, fire pits to all be spelled out for this project. Bardeen noted that the condo association will be the owner of the land, but they may not legally be the holder of the restriction.

John McGrath wants a 3rd party to hold the agreement, not the association; the ConCom would be ok.

Bardeen read the letter from Sandy Taylor, 248 Main Street, with her concerns; Cook noted that town bylaws provide protection on noise.

John McGrath noted that the town also has a Soil Removal Bylaw to be complied with.

Motion made by Bardeen, seconded by Cook, to continue the Public Hearing to August 20, 2013, at 7:30 PM. The vote in favor was unanimous.

Lorrain will submit revised plans to Jean and Meridian asap.

Lorrain noted the affordable comments from Jean Nelson on the size and type of units.

Bardeen asked if this was on the proportions or what—needed clarification on her concern. The developer has proposed 1 small, 1 medium and 1 large unit as affordable; all members were in agreement that this was fine.

The Public Hearing ended at 9:40 PM.

Submitted by,

Richard Bridges/Brian Murphey

Planning Board Members

These Minutes were approved by the Planning Board on August 20, 2013