

MINUTES
WEST NEWBURY PLANNING BOARD
July 22, 2014

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 22, 2014 in the Planning Board Office. Board members Ann Bardeen, Richard Bridges, Brian Murphey, Chair, and John Todd Sarkis attended. Associate Member Dennis Lucey and Administrator Jean Nelson were also present.

The meeting was called to order at 7:00 PM.

ANR Plan, 7 Waterside Lane, Assessors' Map R-1, Parcel 65-4, Owner is Felicity A. Beech Revocable Trust; Applicant is C. W. Collins Corporation

Bob Smith of Cammett Engineering represented the Applicant. He said there are no wetlands on the parcel. Frontage for the parcel is on River Meadow Drive. The Board reviewed the plan.

Motion made by Sarkis, seconded by Bardeen, to endorse the plan as not requiring approval under the Subdivision Control Law. The vote in favor was unanimous.

Smith had contacted Nelson regarding a Form J release for this lot, which is Lot 4 on the Subdivision Plan. Nelson had found a release in the files which did not include Lot 4, which Smith said has been recorded. She had researched the street and found that it has been accepted by the Town. It was suggested that Nelson ask Gary Bill if there are any details of the street which had not been completed and if he considers the subdivision finished, the release could be signed by a fourth member, and notarized.

Motion made by Murphey, seconded by Sarkis, to release Lot 4 and endorse the Form J provided, pending confirmation from Gary Bill. The vote in favor was unanimous.

694 Main Street, Ameresco, Pre-Application Conference for Site Plan Review for solar energy facility

Michael McCarron, Rick Parker, and Chip Wallace were present as part of the Selection Committee for the solar facility contractor. Joel Lindsay, Business Manager and Mike Zimmer, Project Development Engineer, were present for Ameresco.

The preliminary plan was reviewed. Lindsay said that the system designed would produce 521 Kwh and net metering credits to offset the Town's current load for the Page School could be applied. Consideration was made for offsets from the road and

from the school. There is a 50 foot setback from the boundary of the district. He said they may try to make the area larger with Michael McCarron.

Access was discussed. Murphey said that access from the top of the hill would be more desirable than from Route 113. Lindsay said that fencing would be a 6 or 7 foot high chain link. The lease area would be within the fencing. Staging would be from the southern area. The disturbed areas would be restored. Time frame for construction would be from 40 to 50 business days on site.

Connection to the utility would be either underground or above ground. The line could be run so that it does not impact the trees.

It was noted that one of the purposes of the Site Plan Review Pre-Application Conference is to determine what Site Plan requirements are necessary. Lindsey said that the facility does not generate traffic, and disturbance is minimized. Bardeen asked for visual information of the arrays and panels for the Public Hearing. It was suggested the applicant review the submittal requirements and request waivers in its best judgment where requirements are pertinent.

Installations nearby include the Acton Landfill, which is a Terra Smart facility. Zimmer said that the Page site is cleared and site work is minimal. He noted that there are some trees on site which limit installation of panels. Parker said there are mature locusts going down the hill. Board members agreed that removing certain trees to maximize use of the site and initial installation would be supported.

Jean Lambert of the Open Space Committee said that the hillside is the soul of the Town, that residents value the rural character, and want to see it preserved.

Lindsay said that the installation is not permanent, and this is a 20 year project.

Sarkis asked how many car trips would occur per week/month, safety for children, etc.

Murphey asked that pictures of the type of fence be shown, and asked the color. Bridges said that deer fence would be visually transparent.

The group left at 8:10 PM.

General Business:

The Cottages at River Hill

Chip Hall, Owner, Chris Lorrain, Engineer, and Melissa Robbins, Attorney, were present to discuss proposed:

- Modifications to the design of Cottage D

- Minor modifications to the design of Cottage E
- The addition of Common Mailbox location
- Reduction of Pocket Park Common

Murphey said that he was surprised that Hall was back so soon with revisions. He said he is irritated with proposed changes, and it is unusual for changes like this to be brought up already. Bardeen said that the plans and documents have been recorded.

Lorrain explained the requested changes:

Enclosing the porch of Unit E. Hall said there is no way to get from the garage to the house without going outside. Lorrain said this would add 30 square feet to the floor area of the unit. Since the porch has a roof, the amount of impervious area would not be increased.

Revisions to Unit D. Lorrain noted that the master bedroom is in the front, and they would like to move it to the back, along the line of the deck. The floor area would be reduced by 45 square feet. The side porch would be removed from the design. Lorrain said there would not be a change to the Exclusive Use Area. Lorrain continued that they are requesting a two car garage for Unit D, which would increase the area and impermeable surface by 65 square feet. They would be limited to the locations where a two car garage could be built due to setbacks.

Murphey said that he was not inclined to support this the two car garage change, since it is not a minor change, and the Applicant should think this through carefully. Sarkis and Bridges agreed that it is not a minor change.

Pocket Park. Lorrain reviewed that the overall dimension is 80 feet by 80 feet, and the pavers are 60 feet by 60 feet. The cost of the pervious pavers is very expensive, and that is the reason for the request. The request is to decrease the paver area of the pocket park to 40 feet by 40 feet. The walkways are four feet wide, and grass will be planted in the additional space.

Murphey and Sarkis said this revision would be all right with them. The Conservation Restriction would have to be revised.

Common Mailbox Area. Hall said that the Post Office will not deliver mail to individual units. Bardeen said that they were asked if they needed common mailboxes at the Public Hearing, and their response was no. A 40 foot by 10 foot paved turnout which would park two cars has been proposed near the entrance to Follinsbee Lane. Lorrain was asked if this is in the designated Open Space, and he responded that it is.

Bardeen and Sarkis said that this is not consistent with the requirements for Open Space. Bardeen felt that the location at the entrance to the road was awkward. It was suggested that Hall discuss this further with the Postmaster.

Murphey said that the Board will take the requests under advisement, and will come to a consensus.

Inspection Reports from Meridian will be kept in a notebook in the Planning Board Office, and Nelson will ask Meridian to cc Chip Hall on all reports.

Zoning Bylaw Articles

Nelson explained that a Public Hearing for proposed amendments should be held the first meeting in September. The Board of Selectmen and Finance Committee will be reviewing articles by the beginning of October. Sarkis agreed that there is not enough time for finishing the Signs Bylaw.

Minutes May 20, 2014

The Minutes were reviewed and edited.

Motion made by Murphey, seconded by Bridges, to approve the Minutes as edited. The vote in favor was unanimous.

Status of draft Right of First Refusal Procedure

Input had been received from the Selectmen, Open Space Committee, and Michael McCarron. It will be discussed further.

Housing Production Plan, expiring in October, 2015

Murphey will check with MVPC regarding their fee for the plan that was prepared for Merrimac.

Motion to adjourn, 10:15 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on August 19, 2014.