

Planning Board Meeting
July 28, 2015 7 p.m.
195 Main Street, Room 201

Members present: Bernard Cahill, Linda Connolly, Greg Tuzzolo, Andrew D'Amour

Bernie Cahill will serve as chair for this meeting; the meeting was opened at 7:03 p.m.

Continued hearing for 129 Acton Street: owner Distinctive Acton Homes, Inc. is proposing 18 town homes with a maximum of 45 bedrooms on approximately 4.4 acres. The petitioner is requesting: A. Site Plan Approval B. Special Permit Approvals for: 1. Multifamily Use in a General Residence District (Section 3.1.2 Table A of the Zoning By-laws). 2. Total Gross Square Feet Threshold (Section 4.1.4.1 of the Zoning By-laws). 3. Water Supply Protection District (Section 9.2.6.7 and 9.2.6.8 of the Zoning By-laws).

Chair Cahill opened the continued hearing by reading the public hearing notice. Engineer Richard Harrington of Stamski and McNary appeared before the Board. Mr. Harrington stated since the last meeting, they have met with Conservation Commission, they have six items that still need addressing, no additional soil testing is required, groundwater table has been established, also have a sketch addressing the building height question, overall 35 ft. There are three existing street poles on Acton Street, plans have been amended to show a ramp, light posts, site and stopping distances, underground electrical, an 81X plan has been prepared showing the easements, drainage and swales for recording. Mr. Harrington stated to summarize the plans have been updated to draft format, will have one or two more meetings with Conservation Commission then fully resubmit plans to address all comments, he then went over the landscape plan. There was discussion on the retaining wall, it was suggested to keep as far of edge of road as possible. The board has questions on trash removal, snow disposal locations were discussed, the Board would like those areas shown on the plans.

Chair Cahill opened the hearing to comments from the public:

Vic Tomyl stated that what Conservation Commission requires for storm water management should not have to be maintained by the town, it should be the responsibility of the homeowner association. Mr. Harrington stated that the town will not have responsibility. Mr. Tomyl also questioned with the zoning change how can the cell tower be permitted, what action has to be taken. Town Planner Bill Nemser stated that the cell tower becomes existing nonconforming, it is legal to remain because it was legal when built, this has been confirmed by Town Counsel and the Zoning Enforcement Officer, however the cell tower cannot add or alter, no arrays or changes cannot be made. Bill Nemser presented a power point of existing site conditions.

Greg Tuzzolo had questions on the landscape plan, he would like to see what is proposed for planting and grading, fencing, will there any trees that will remain. Mr. Harrington stated they are working with conservation on what will be planted in the areas of the 100 ft buffer zone, they have not control over what Mass DOT or Conservation put in the rail trail area. Greg is looking for an indication of edge of

brush, what is bordering/buffering it, he would like notes put on plans. Mr. Fenton commented that they cannot do a complete landscape plan until they know what Conservation wants. Greg asked if all the tall trees indicated on the plan will be removed, Mr. Fenton stated that a lot of them will be removed; there is a lot of debris they are also cleaning up. Mr. Harrington explained what has been asked of them near the rail trail area, asked to expand the basin for more stormwater storage, once rail trail goes in the plantings and replication will be finalized, the current plan shows a rough planting detail dotted lines on the plans sample plantings erosion control, plantings put in conditions that based on what Conservation Commission wants.

Greg reiterated that it is important to understand what will be there to buffer residents from the rail trail area, he would like to see fences or screening barriers on plans on the residential side, need to make sure they are adequately screened, the Planning Board decision is the final record it is important to have details on the final plans.

Andrew D'Amour asked if the planting shown would be on rail trail or the development property. Mr. Harrington described what is proposed to be cleared and regarded, at the next meeting will provide a plan showing the demarcation of buffer between rail trail and residential property

Two other members of the public asked for clarification on the areas of trees that will be cleared.

Greg stated he would like to see the landscape plan the conservation mix or long grasses amended to show proposed screening between the rail trail and the property and screening of structure on cell tower site, there is nothing shown today add arborvitae on left of swale.

The applicant asked if there were any other changes the Board would like made to the plans and if the draft decision could be started to go thru at next meeting.

Chair Cahill stated that the next meeting will be August 18, 2015 due to a lack of quorum on the regularly scheduled second Tuesday of the month, the 11th.

A motion was made by Andrew D'Amour to continue the hearing for 129 Acton Street to August 18, 2015 at 7 p.m. seconded by Linda Connolly. The Board voted 4 to 0 in favor of this motion.

Approval of minutes (04-14-15, 05-26-15, 06-09-15)

The Board reviewed the minutes of 4-14-15, voting members will be Linda Connolly, Greg Tuzzolo and Andrew D'Amour, Bernie Cahill was not present.

A motion was made by Andrew D'Amour to approve the minutes of April 14, 2015, seconded by Greg Tuzzolo. The Board voted 3 to 0 in favor of this motion.

The Board reviewed the minutes of 5-26 and 6-9, voting members will be Linda Connolly, Greg Tuzzolo and Andrew D'Amour, Bernie Cahill was not present at those hearings.

A motion was made by Linda Connolly to approve the minutes of May 26, 2015 and June 9, 2015, seconded by Andrew D'Amour. The Board voted 3 to 0 in favor of this motion.

Landscape Regulations – Discussion of final draft

Bill Nemser handed out the latest draft of the landscape design guidelines. Greg stated that the draft copy is based on all input from Wayne D'Amico, Chris Okafor and Town Counsel. The Landscape Regulation will become a section of the rules and regulations, for all site plans, special permits and design review. Greg reviewed the changes, Section 4 is drawing requirements, Section 5 is design standards. There was discussion on wording regarding the Asian Long Horn Beetle control, it was agreed that will be added to section 5.1.1.

A motion was made by Bernie Cahill to adopt the landscape design guidelines revised as of July 28, 2015 to include reference to the Asian Long Horn Beetle in Section 5.11.1, seconded by Andrew D'Amour. The Board vote 4 to 0 in favor of this motion.

Other Business –Discussion items from Board

Bill Nemser stated that another alternate member application came in, the Board of Selectmen have not voted yet. There are three applicants; the open position will be filled next week.

Bernie Cahill talked about the Board sending a letter allowing parking by the tennis courts at Green Meadow to remove boulders and chain link fence to allow parking until a comprehensive parking plan is in place. No action was taken.

Bill Nemser state the Board needs to elect a chair and stated Kevin has agreed to do it if elected.

A motion was made by Bernie Cahill to nominate Kevin Calzia as Chair for FY16, seconded by Linda Connolly. The Board voted 4 to 0 in favor of this motion.

A motion was made by Bernie Cahill to nominate Bernie Cahill as Vice-chair, seconded by Linda Connolly. The Board voted 4 to 0 in favor of this motion.

The Board discussed the Waltham Street project, this site has to be a learning experience, design review standards should include a 3d sketch, massing model to give a sense of size.

Bill Nemser stated he has been working on the Zoning Bylaw rewrite, the Board should go chapter by chapter, there is a lot of information included that is by right.

Greg asked about Mill and Main, the Planning Board needs to be prepared, the changes will be subject to design review, it may be useful for the Board of have design review done by a professional.

Rules and regulations –design review:

Bill stated that Mill and Main has agreed to a pre-application meeting, Greg stated it is important to tighten up the design requirements so that the applicants provide the right materials to review.

A motion was made by Bernie Cahill to adjourn seconded by Linda Connolly.

Meeting adjourned at 9:20 p.m.