

PLANNING BOARD MEETING MINUTES

October 26, 2017

PRESENT: Elmer Clegg, Steven Strojny, Jeanne Azarovitz, Daniel Doucette, William Grant, Sandra Goldstein, Robert Gendron, Elizabeth Brown

ABSENT: Lou Gallo

STAFF: Coreen Moore, Jennifer Copeland

PUBLIC: Jim Mulvey, Paul Gately, George Slade, Amy Lord, Tom Guerino, Cambell Boat Works

Ann Gutterson, Recording Secretary

Chairman Clegg called the meeting to order at 8:00pm.

Minutes of 9/21/17: Mr. Grant made a MOTION to approve. The MOTION was seconded by Ms. Brown with all in favor.

Public Hearing for Site Plan Review/Special Permit #08-2017: Cont'd from 10/12/17. 13 Kendall Ct. Calamar Enterprises. For a 120 unit age restricted apartment building.

Mr. Strojny: We are still dealing with the peer review of the stormwater management plan. They are making revisions and agreed to continue. MOTION to continue to 11/9/17. The MOTION was seconded by Ms. Azarovitz with 7 in favor, 1 abstention.

81P: Map 12, Lot 1, Map 46, Lots 4, 5, Map 44 Lot 2 (Sandwich)

Ms. Goldstein: Reviewed this plan. I've been told there are no plans at this time to do anything, adequate frontage.

Coreen: It's one huge parcel, carving out a parcel 1A. All R-40 zoning.

Ms. Goldstein made a MOTION to approve. The MOTION was seconded by Mr. Grant.

Mr. Gendron: Do we know what they are going to do with it?

Coreen: No. They need 125' of frontage, they are providing 710'. Commercial space is left of Williston Rd.

All in favor of the MOTION.

Informal Discussion: 790 MacArthur Blvd. Landscape changes to the front lawn.

Megan Clark: The issue is the front lawn has an old high pressure gas line running through it. National Grid asked us not to plant on top of it. There is a small leak they are monitoring. We have planted all the other areas and took the trees slated for this area and put them in others.

Chairman Clegg: What do you plan on putting on that island?

Megan: Digging and access is the biggest issue for National Grid (NG). Need to continue to maintain access the valve.

Chairman Clegg: When was it approved?

Megan: Last year, probably February.

Coreen: History: They came for the occupancy permit, sent a Planning Board member out there, saw the landscaping that wasn't there. Roger issued a temporary CO.

Megan: This is the last remaining item that needs to be resolved to get a full occupancy permit. The bank is waiting.

Mr. Doucette: Make it fit into MacArthur Blvd. and break it up with some shielding.

Megan: The plants went next to the building.

790 MacArthur Blvd.

Mr. Strojny: Can we give a waiver for the front area?

Chairman Clegg: My benchmark is Hamilton Tree. Extensive landscaping.

Coreen: Landscape regulation/bylaw. The Planning Board can waive certain things including landscaping. Has to be a modification of the decision.

Mr. Gendron: I own property near there at 802 MacArthur, I've seen the gas line but never got a letter. I planted a lot in my front island, grasses, shrubs. Did they talk to you about shrubs or grasses?

Megan: They prefer it be left as is.

Chairman Clegg: The NG letter specifically says trees.

Megan: Tress as a whole referred to all plantings. There is a huge margin of error, not sure the exact location or how deep. If we dig, they want to be there, even if planting a bulb. We are proud of how it looks, it's a huge improvement. Hope the plantings are sufficient, lots of irrigation and landscapes.

They've had issues with the coating and corrosion on the pipe.

Chairman Clegg: Not here to play traffic cops. Encourage business with attractive outcomes. Personally like to see some shielding in front of the building.

Coreen: I'd like to talk to NG to see options: raised bed, rounding, etc. Section 3513 planting areas within 15' of the street line.

Chairman Clegg: Contact NG to see if any type of plantings would be permissible. We can schedule you to come back for a final amendment on this. The objective is to get some shielding in that area. What would you ask us to do?

Megan: Drive by, much of that strip is state land.

Chairman Clegg: It looks great overall, but it's just grass.

Mr. Strojny: Love the hotel sign! Looks a million times better. Hope the Board will give you a waiver.

Consensus of the Board: Five in favor of how it is now.

Coreen: It's based on a hardship, not everyone on MacArthur Blvd will have that.

Ms. Goldstein: Small leak, if they rip it up will they put back grass?

Megan: yes.

Chairman Clegg: If the line is upgraded, would you agree to some plantings? Think long term forward.

Megan: Plan to stay the rest of our lives. Don't want things that can come up. Not sure they are even considering replacing it. We will talk about it, don't want contingencies hanging over our head.

Wastewater Allocation Policy: Appointment of sub-committee to draft definition of terms "preliminary review" and "milestones" for use by Board of Sewer Commissioners in application of newly adopted Wastewater Allocation Policy

Mr. Grant: Applicants need to meet with us and have preliminary project review. There are no provisions in the bylaw for this. Informal, kicked around, gave feedback. That's our intent. Now part of Sewer Commissioners. Mr. Grant: Applicants need to meet with us and have preliminary project review. There are no provisions in the bylaw for this. Informal, kicked around, gave feedback. That's our intent. Now part of Sewer Commissioners. Don't think a subcommittee is needed. Put in words, distribute to the Board then discuss. We should have a bylaw on this. Good for developers to know what they have to do. "Milestones" – to get an allocation preliminary review (PB), then milestones. Don't have to codify as projects are different. Good to weigh in on what they will be informally. Meet with the Planning Dept., developers. Fair milestones. Some meeting of the minds. Spur development and have definite projects.

Wastewater Allocation Policy cont'd:

Ms. Brown: Also allocation from existing projects?

Mr. Grant: They have six months to conform with the policy. Section 3 of the policy. We have experience with Calamar, etc. to do that. Should go on record with the Sewer Commissioners.

Example: GIZ technical requirements: if came before us, Phase 1 we tell them it's can be approved if pursued at this point.

Coreen: Envision: Is this a practical development, fit into the performance standards, downtown, tell them up front.

Mr. Strojny: If development downtown – plans, what want to build, can't imagine get to that point, think policy could give with something we already have in bylaws.

Coreen: We now do it informally. No written policy. What requirements they need to have to come before us. Layout, etc. what type of allocation they're looking for? Dentist is different than real estate. Now they'll have more of a plan to ask for the allocation.

Chairman Clegg: This preliminary review is a list of things a developer has to do before requesting allocation. Provide the Sewer Commissioners about the project, they decide if it's meaningful for the Town. We measure against our bylaws and standards, if it meets or doesn't.

Coreen: Look at the performance standards in our bylaw, if we allow it or not.

Chairman Clegg: We are limited to zoning regulations.

Coreen: Who will do the Title V calculations?

Chairman Clegg: Their engineer and then checked by the Board of Health agent.

Jim Mulvey: Deep concern with the Planning Board becoming involved in sewer amounts. The Sewer Commissioners not look at one project. Put in whole sewer area. What might be available? A developer gets an idea what he must do. Design to bring to the town. Doesn't know if he'd be considered. Conceptual design to be considered before heavy engineering. Planning Board how fits into zoning, traffic, etc. Dangerous slope to get into.

LCP Update: Vote on appointment of LCP Committee by Board of Selectmen

Chairman Clegg: Received an opinion from the Town attorney that the Planning Board has exclusive control over the LCP. Strong opinion after researching the CCC regulations and the Charter that the best way to move forward to update use of a local planning committee appointed by the Board of Selectmen. If the Planning Board did this we couldn't sit upon a citizen committee. I'd like someone to make a motion for the Planning Board to request the Board of Selectmen to make an appointment. The Board would be very much involved. The Planning Board would give first approval, puts us in a position to accept or reject the plan. Have a motion and vote on record with the Town Clerk.

Chairman Strojny: If the Planning Board is on the committee and a member is no longer on the Board, do they stay on the committee?

Chairman Clegg: Yes.

Mr. Strojny made a MOTION that the Planning Board requests that the Board of Selectmen appoint a Local Planning Committee to develop the required 10-year revision to the Town's Local Comprehensive Plan with the following conditions:

- Three members of the nine (9) member committee will be members of the Planning Board at the time of appointment, and
- The resulting revision will be subject to approval by a majority of the Planning Board present before final presentation to the Board of Selectmen and Town Meeting.

LCP Update: Cont'd.

The MOTION was seconded by Mr. Grant.

Chairman Clegg: I'm concerned about the word "present".

Mr. Doucette: Present at the meeting.

Ms. Brown: Do we have a budget?

Chairman Clegg: On the warrant there is an article to add \$40,000 to the Planner's budget. I hope the committee is in place by the end of the year.

Coreen: We can set up a website just for the LCP and get started.

Ms. Goldstein: Is there a process to do this revision? Use outside facilitators?

Chairman Clegg: It's up to the committee as laid down in the CCC regs.

All in favor of the MOTION.

George Slade: We will try to put it on the 11/7 agenda.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor. With no further business before the Board, the meeting was adjourned at 8:20pm.

Respectfully submitted,
Ann Gutterson