

Planning Board Meeting July 22, 2003

Attending: Helen Lemoine, Chairperson, Ann Welles, Larry Marsh, Carol Spack, Jay Grande, Tom Mahoney, coming at 9:30 pm: Jim Lagerhorn

Minutes taken by Carol Pontremoli

Came to Order: 7: 40 pm
Recorder started

7:40 pm Misc. Administrative:

Administrator's Report
No ANR's`

Resigning of

Occupancy for Fountain Street - recommend that landscaping installed – go to verify work complete – looking for occupancy permit.

Motion: to ok 6- days for temp occupancy
Moved and seconded
5 to 0

Ken Lewis – temp occupancy permit for 90 days – current to expire Aug 9th
scape landscape improvements – will have up date on Thursday July 24th

Sue Bernstein asked if consultant has been hired

Motion: to authorize Jay to recommend to Bldg Commission
Moved and Seconded
5to 0

Bond Release: Memorial Square Project in complete w/punch list.

Campanelli would like to have their bond released.

Signs: who is maintaining signage?

Jim Egan has someone to maintain at no cost

Pavement issue - \$7,000 between paving and contractor – maybe \$3000 to Planning Board

To install three period lights – add'l funding \$10,000

Jay has been advocating for street furniture – mainly benches (\$1500 per bench) looking for three or four benches.

Board has funded other project up and down Waverly St. also change to black anodized light poles.

Larry asked if there were further items need for the downtown area.

Acknowledge people who were involved in getting this project off the ground.

Broken into two phases
Motion: Released bond of \$30,000
Moved and Seconded
5 to 0

Item 718/03
Land Use Reform Act
PB asked Jay to draft letter to Joint Committee on Natural Resources and Agriculture.
Take a moment to read letter
Ann suggested to due to TV programming it should be read.
Helen suggested that all five members to sign letter
Motion to thank Sue Bernstein

Zoning Update : hold

Arthur Street: Area between existing roadway and ____ would have a negative impact.
We hold a cash bond for \$11K to
Meeting tomorrow – Wednesday to discuss changes that contractor has not know.
Keep Board abreast of information

Doeskin
September 9 date
Jay will meet Wednesday, July 24 with EPA and DPW

Wayside Circle Update
Jay added in case any new issues
Standing water in road – clean water due to Thunderstorms
Who's jurisdiction is Doeskin II – Catch basin full of rocks

Wayside -There was landscaping on Sunday
Law - No working on Sunday

New Applications:
Will hold for now

8:10 pm some free time
Let's due announcements
Come to final mitigation of payout of program w/respect to Farm Pond.
Various – Park side Development
Community Development
Reflects phase one - what payments are?
Ask Board – three principal
Larry Marsh
Bond outstanding for \$1,039,000 – upon receipt will need to reduce bond

Total of phase 2 – \$399,000

Carol Spack: Paragraph 7 go back over language

Larry: Chapel Parking Lot

Jay: Board secured for Parks and Recreation – funding

For improvements on Cushing Way and participated for sewer line with tremendous improvement.

Other administrative issues;

Routing slip for Quiznos

Review if that should come under Planning Board – already a parking problem

Take a look at and look at individual parking requirements.

689 in the weekend packet. Hearing is August 19th - Will track it for August 5th meeting

Helen: Any other items:

Helen: ? what is the final outcome to DM Diamonds, LLC

Major outstanding item: site designs and landscaping

Recommended to Paul Galvani that they continue.

Anne Welles: Lloyd's Diner is being considered by the Historic Society.

Larry Marsh asked - What ever happed to the diner located at Ken's. no one knows??

Helen - Welcome and introduction to Carol Pontremoli – staff to of PB and ZBA

8:30 pm hearing

Take a three minute recess to set up

Stopped tape at 8:25 pm

Started tape: 8: 40

Public Hearing:

Special Permit OSRD, definitive review, modification to Scenic Road and Public Way Access, Ford's Meadow, 45 Nixon Road

Paul Galvani and McCarthy

On agenda – couple of documents: memo Jay wrote July 7

Turn Board to Jay Grande and ask Jay to go through this

Administrative update: Jay had opportunity to go through it

Broken down in pieces:

In addition had community notice signs and under item 2 dealing with other conditions under that item is complete.

Under 3 – additional documents were required and they were completed

Under 4 certificates – on the downsized plans item is not included and it is completed on the large plans.

New copies of the down sized copies will be the same as the large size – item complete

#5 in terms of notification – complete and also filed with Clerk

#6 Title Block complete – complete

Items 5-8 are complete – abutters zoning classification and so fore are complete

9 items listed as incomplete as we do not have items on driveway information.

?? Plan has been included in the concept plan but not final location.

Concept plan gives history to the Board

Sufficient Data

Regarding Ma subordinate data

no waiver for this item

#11 locations for permanent items – complete

all lots and area of land – complete

design – complete

locus is complete (#14)

Second item Open space requirements

#15 Title block for signatures – complete

#16 complete

#17 not having – no additional items of easements stands complete

#18 Stu - DPW issue – applicant should work with DPW and Engineering

#19 location and sidewalks – does not condone meandering sidewalks to be maintained by the town – should not be an issue. PB has not made a decision.

#20 Storms water drainage – applicant has requested a waiver.

Discussion on waiver: Joe McCarthy – test holes in the roadway – supposes to be every 50 feet. Feels established.

Stu feels nothing higher than nothing but 12 feet above grade.

Larry has asked Jay regarding GZA will decide if we have enough data.

Joe McCarthy feels the rest is complete

#21 internal reviews on storm water going on – additional copies to go to board members – will need five copies for the drainage report done by Ducharm.

Ann Welles believes a design architect needs to be involved. Topic which needs to be discussed

Joe McCarthy - there is no room for basin.

#22 absence of public water and sewer – plan was submitted to Board of Health. Needs additional info on status of wells – this item is incomplete

Ann Wells – is questioning if an application for disposal system construction permit – Stu – four sets of plans along with disposal System construction permit from Board of Health.

Jay: upon inspection of Board of Health – applicant is required to file plan to comply of plans. Jay didn't know about submission of this document.

Helen: noticed someone in audience had a question.

Question: from Ed (abutter)

Question: until what date does board of health have to act – 45 days of submission.

#23 – deals with road design and profiles

items A thru K – complete

applicant not going to put standard roadway – requested a waiver – will be a private way

M thru N complete

#24 legend – have an overall legend for symbols – incomplete

25 Easements – incomplete

#26 waiver - trees must be removed of the lots of this size once the major roadways

#27 waiver– conservation of Land Court – still in process

Joe McCarthy said it is in the process of de-registering it. If not approved would need to Add the Land Court information.

Ann Welles – question: it can be a condominium before Land Court decision

Joe McCarthy – gives information on Land Court

Put the information on plan – Joe McCarthy

#28 -drains complete

29 incomplete

Joe McCarthy has submitted 8 ½ by 11 - is now complete

Erosion – is complete but may be more aggressive on the plans – have GZA take a look

Impact statements will give this to GZA

Carol Spack - ? How can GZA make a decision?

Larry suggest if items require GZA's review we continue to go over items of need to shorten this meeting

Jay: are there any items to break out before the board

Ann Welles: how final are the plans for the Landscape Architect regarding wells

Stu – we are paying for them to work.

Wells are in place and the protective zone is intact.

Ann – does that well area have to be test – Stu – no

Helen: Other major items

Carol Spack: regarding impact statement – where is that in the drafting statement

Jay: in my opinion there are gaps – GZA can fill the gaps.

Mitigation of storm water runoff – several items A – R – GZA will review it.

Helen: Moving forward – any other items

Jay – page 9 gives underlining authority

Access roads – not to require expansion of Nixon Road

Page 11 – serving limited number of units.

Page 12 – issue with waiver of requirements; waiver of road length; no information on snow storage area or some level of understanding for snow removal.

Stu: fire prevention- water storage is driven by well - will be getting information and hopefully Fire Dept will agree.

Larry: can we get a copy of a plan of abutters and potential access road?

Jay: doesn't carry to the other side

Plans to Wayside Road to be given to Board

Question: Ed

Jay responded to Ed

Will get information when we get information on expanded area

Ann has questions on Walls along street is a sloping site:

Stu would not respond.

Page 20 Fire protection and wells – are not decided as yet – would like to defer to we speak with Fire Dept and GZA.

Board of Health Review

Page 25 – note under community context – regarding swail –

Page 26 OSRD – most comply

Under density- we have a consultant that will help with that- will need guidance on 593

Paul Galvani: issue in correspondence which should be answered with Town Counsel

Stu: this area underpins bldg condominiums - unfair to keep continuing this issue.

Carol Spack: we agree with you but we also have an obligation to review these documents prior to voting on your application.

Ann – if there has been a deal in the 593 legal opinion -

Helen: would like to poll the board for 593

Stu – we never did and how long will it take and cost?

Can I have a commitment of cost.

Helen: Motion to direct Jay to move on 593

Motion and seconded – 5 to 0 vote approved

Jay – other items

Helen: Turn the meeting back to applicant

Stu: I have available update on wells and introduce landscape architect – also impact on whale heads

Stu: at easel:

Have had activity on existing trail – two wells have been drilled – second well was suggested by John Bertorelli. Issues re: water storage or adjacent wells will roll out over the next few weeks. Has a copy of implementation memo. Copy to Jay - will read.

? What sort of improvements for well system – maybe a small pump station which is essentially a small shed.

Steve Johnson on Nexum Group – have been in touch with SVT's interest. At easel and speaking on wells and open spaces as well as the well heads. ZBA requires conservation restrictions to the Town. Would be easements and will look to the EAP for guidance. Plan provides for access for three or four parking spaces and a view.

Jay is questioning integrity of open space.

Steve Johnson: SVT has been kept up to speed

Larry: how much open space to public

Steve Johnson: (16.2 acres) of which 250 foot radius =

Krista – SVT – no final board vote and it has been brought up but they are ok with the wells.

Stu made reference to transfer fee

Tom: regarding pumping station – impact to open area so as to hold minimal buildings to open area.

Stu – will keep SVT regarding options on underground fire tank. Tank would not be underground it would have to be above ground.

Helen: can be move forward on Landscape issues?

Stu: want to bring you back to drawing – determined on map in yellow. Would like to propose a residence to migrant but would like to avoided. Would like to work at the guidelines and do best plan possible. May serve the Board in the future on larger developments.

Gina Foglier, school at Harvard University, landscape architect

Gina: Keep in mind some of images trying to accomplish here.

Has photographs showing trees and meandering road.

Will walk thru first four lots.

In this plan – typical flavor of site is heavily wooded area and meadow area where the septic is to be placed. In designing site – some variation. Issues of guidelines – Area 1 within it or adjacent area is given over for privacy to homeowner can plant anything as long as they are not invasive. Buffer zone – everything around it is 50 foot buffer zone. In conservation are – there is not vegetation area. Buffer planting. Meandering walking path, is to have people enjoy site and not always walking on the road. A lot of trees will not be impacted.

Stu: there will be a long vista across meadow.

Carol Spack – regarding signage at the entrance to the project.

Ann Welles: Is there map showing septic fields?

Helen: Any board members you wish to ask?

Ann Welles: why are yellow areas more advanced?

Stu: so driveways aren't so steep.

Ann: why does house so close to James house?

I would like to see this as far as way from abutter.

Are the catch basins going to change?

Stu: No they are fixed – not to change, modify, and deepen

Carol Spack: Will you be showing more detail maps of harder lots with retaining walls?

Stu: would like to work with Board and see some drawings.

Helen: Are you looking for a more conceptual drawing for lots in the back where there will be retaining walls, etc.

Helen: Let's move on

Question: how big are the retaining walls, where and how many?

Stu: Can give you an extreme range

Sue: what are the dates of plans currently working on?

Jay: May 5th, 2003

Sue: do they have or are they getting a building permit?

Stu: Yes.

Ed: retaining walls – will you need to remove trees

Joe: one to one riprap wall – of stone.

Ed: Where does the run off go

Joe: when it swails around there will be none.

Helen: Let's wait to hear from GZA

Jay – Schedule next public hearing to add to August 12th at 7:30 pm to allow GZA time – if not then September 2nd.

Helen:
Five minute break

10:55 pm
Vote on waiver start time for Public hearing
Motioned and seconded
So voted

D-M DeScenza LLC

Next agenda item:
Continued public hearing
Helen will step aside since she was on vacation at the first meeting
Gavel is being passed to Larry Marsh

Jay: directed applicant to provide document
Sited design – has received new site design issues.

Ed Fuller requested a week or two to go over the plans

The plans were received late and not in a position to close out that project
Applicant to present changes.

Paul Galvani
Neil McIssac
?
?
Keith Taylor

Paul: regarding site distance – back on June 23 provided comprehensive changes.
Breaking up parking on Monticello side – introduced added additional shrubs and
daylilies.
At base of wall – Boston Ivy to climb wall. Common lilac at the wall.

Light pole height – prefer 20 foot poles. Impact of light on lot.
Snow Storage has been designated.

Ann – nothing to prevent her from denying plan
Utility easements are complicated and precludes changing the fence. ? Fourth tree – is it
being removed and replaced.

Steve – Yes
Sue Bernstein: iron fence. How far up the roadway.

Frank DiPietro: Chain link fence is on Jordan's property.

Carol: are there any elevations

Anoud – providing traffic analysis dated July 16th.

Paul: prepared decisions; previously on modifications – did not do that in this case.

Three conditions to be read in spirit:

Mitigation has been done and conformed.

Jay: Agrees with concept but would like to review other reports.

Larry – looking for a date

Paul – would like to have GFB

Jay looking at September 2 at 8:00 pm

Larry continues the D-M DeScenza LLC continued to September 2, at 8:00 pm.

Salem End/Temple Street

Jay: Salem End/Temple St

Signals are being monitored.

Rec'd some positive and negative.

CVS, Route 9 / Temple St

What do they plan to do on August 12 – can't be done without information.

Did start on the jug handle.

Jim Lagerbom: traffic monitoring – what happens if traffic reports comes back a mess?

Planning Board has contingent plans.

Helen: Are there any issues?

Motion to adjourn

Second

Adjourned at 11:20 pm

Respectfully submitted,

Recording Secretary

**These minutes were approved, with changes and or amendments, at the Framingham Planning Board meeting of July 6, 2004.*

Thomas Mahoney, Chairman