

**PLANNING BOARD**  
**MEETING MINUTES**  
**September 22, 2020**

**7:00PM**

**Remote Meeting**

**Members Present:** Scott Carlson, Otto Lies, Mike Krikonis, Robert Ricker, Nancy Kielinen and John Michalak

**Members Not Present:** Jim Parker

**Others present:** Pam Harding, Director of Planning; Isabel McCauley, DPW; Julian Votruba, NEED

S Carlson called the meeting to order at 7:05pm.  
P Harding read Gov. Baker's order regarding remote meetings.

**PUBLIC MEETING - PRELIMINARY SUBDIVISION - INFORMAL HEARING 160  
Bailey Road – Bailey Rd. Development LLC, 12 lot subdivision proposal.**

P Harding read the meeting notice.

Julian Votruba, New England Environmental Design, supplied an overview of the project. This is a vacant piece of land about 12 acres. They are proposing a new roadway with 12 single family lots. All lots are larger than an acre. He explained how they have been working with the Conservation Commission and DPW to make sure they are being as thorough.

P Harding said the Board received comments from the Town Departments and the Conservation Commission which were in line with what Julian stated. Some of the comments are that it exceeds 500' maximum length for a cul de sac. The current plans do not meet the design requirements for road width and sidewalks on both sides. Parcel A does not meet the zoning requirements.

Isabel McCauley, DPW, provided comments. In agreement with the comments P Harding mentioned. In addition the cross country sewer easement is not the preferred method for services to the lots. Water main design does meet the standards. They would like to see a sewer shed analysis to ensure the flow of that and other proposed developments would be adequate.

S Carlson asked what a low pressure feed is. Isabel explained 3-4 lots are designed with the low pressure which would feed to the manholes and then flow to the cross country easement. Each house should be connected to the road and not running through other properties.

S Carlson asked if the water connection would be a loop or a dead end

Isabel said it would be a dead end in the proposed designs. Currently there is no connection developed that could be looped to.

J Michalak asked what is the possibility that Holmes road could connect with Pine Tree

Julian replied that there is a good likelihood but in case that project doesn't go through they have the cul de sac. The design has been created with the possibility of connection in mind.

Julian replied to the comments about the sewer. The gravity wouldn't allow it to be run another way. About a foot below the surface and would not allow for the minimum of 6' of cover.

S Carlson opened up to the public for comment.

Kurt Haapanen, 152 Bailey Rd, asked what would happen if tying the whole development into the sewer line to 160 Bailey Rd.

Julian said that line would be replaced with a new 8" line and 160 Bailey Rd would then tie into that new line. There will be an analysis done to get the necessary advisement.

Douglas Best, PE for the project.

S Carlson commented that he would be concerned with exceeding the 500' maximum because there are too many variables to allow extension to the other potential lot. M Krikonis and R Ricker agreed with that comment.

Motion by O Lies, Seconded by M Krikonis, TO CLOSE THE PUBLIC HEARING FOR THE INFORMAL HEARING 160 BAILEY RD

Motion by O Lies, to deny the preliminary subdivision plan prepared by New England Environmental Design, LLC with a date of 8/20/2020 for the following reasons

#### ROADWAY DESIGN

1. This plan is in excess of the 500' maximum cul de sac length as measured to the center of the bulb in accordance with Section V.A.4.(a). The plans indicate a future connection could be done on a private parcel but the cul de sac must meet the minimum 500' if the connection is not certain.
2. The plan does not contain an island in the center of the cul des sac as required in Section V.A.(e). If the island is not warranted a waiver must be requested.
3. The Subdivision Regulations require a paved roadway width of 28' the plan only depicts 24', the Town has been in favor of the narrower road width but a waiver must be requested.
4. There is only a sidewalk on one side of the roadway the Town will required sidewalks on both sides of the roadway 5' in width, in compliance with MassDOT and ADA regulations..
5. Details of street lighting must be provided to the definitive plans
6. Additional information of the site distance calculations must be provided during the definitive filing in relation to the traveled speed on Bailey Road.
7. Street trees are spaced every 200' the current Subdivision Control Regulations require one street tree every 40'.
8. The turning radius must accommodate the larges Fire department vehicle.

#### UTILITY

9. Typically cross country sewer connections are not permitted, I defer to DPW for further comments.

10. All utilities shall be installed within the proposed right of way (ROW) or within an adequate easement, including but not limited to, sewer force main, water, drainage, electrical, tv and cable. The sewer force main shall not be located on private property as shown on the plan.
11. A sewer shed analysis shall be completed to prove the existing Bailey Road sewer line is adequate to handle the flows from this proposed development, as well any other proposed developments in the area.
12. Proof must be provided that a gravity sewer is not feasible within the proposed right of way for all the proposed lots, before an alternative method will be considered. Supporting calculations, cut/fills, depth of sewer shall be included.
13. The Applicant shall prove that adequate water supply is available to the subdivision.
14. A Tree with triple gate valves must be provided for the interconnections to the existing water main.
15. Location of hydrants shall be determined in coordination with the Fire Department and DPW Water Departments, a spacing of 500' is required.

#### **STORMWATER**

16. A Homeownership Association must be formed to maintain the stormwater system after street acceptance.
17. There is a small portion of the southern property line off of BVW WF 3-5 that is labeled on the DEP maps as a Zone A, this should noted on the plan and no stormwater BMPS are permitted in the area.
18. A drainage easement shall be provided the stormwater system that is not located within the ROW including access to proposed drainage ponds.
19. The storm water system shall meet the Massachusetts Storm Water Handbook Standards and the EPA NPDES MS4 permit standards.
20. The applicant shall work with the DPW to evaluate a culvert located downstream at the Dawson School site to ensure there are no additional negative impacts to drainage.

#### **MISCELLANEOUS**

21. The Applicant cannot create Parcel A consisting of 4,179.02 square feet, it does not meet zoning and long term ownership and maintenance will be a concern.
22. The plan is signed by a mechanical engineer and the proposed work is not related to mechanical engineering. The design engineer must provide proof of relevant experience in the design of residential subdivisions.

Seconded by R Ricker, supported by John Michalak, Michael Krikonis, Nancy Kielinen, and Scott Carlson, receiving a unanimous vote of 6-0 to deny the preliminary subdivision.

There was some discussion about the engineering qualifications since the stamp is for Mechanical Engineering. The Board indicated that they just need proof of relative experience which Julian did submit. The DPW will review and the applicant can follow up with them for further information.

#### **APPROVAL OF MINUTES**

**AUGUST 11, 2020**

Motion by R Ricker, Seconded by M Krikonis TO APPROVE THE AUGUST 11, 2020 MINUTES. VOTED 6-0-1

**OTHER BUSINESS**

**There was no other Planning Board business**

Motion by O Lies, seconded by R Ricker TO ADJOURN THE PLANNING BOARD MEETING at 7:57 pm. APPROVED 6-0-1