

PLANNING BOARD
MEETING MINUTES
July 17, 2018

7:19PM

Memorial Hall

Members Present: John Michalak, Rob Ricker, Scott Carlson, Otto Lies

Members Not Present: Jeff Head, Tina Stratis, Mike Krikonis

Others Present: Pam Harding, Director of Planning
Liz Fotos, Town Recorder

J. Michalak called the meeting to order at 7:19PM.

PUBLIC HEARING- DEFINITIVE SUBDIVISION DANIELLE LANE- LEAD THE WAY DEVELOPMENT- 1495 WACHUSETT STREET

P. Harding stated the applicant was working to revise the stormwater at the request of the DPW. She stated they wanted the Boards approval for two specific items. The first was related to the materials used for the access road in the drainage. She stated the material was loam. She stated the second was that there was a moratorium on Wachusett Street and DPW was requiring a full width of pavement be provided if they tie into the line during the moratorium period.

J. Michalak asked how long the approval was for.

P. Harding replied it expired September 2019.

J. Michalak opened it up for public comment; no member of the public stepped forward.

Motion by R. Ricker, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO CLOSE THE PUBLIC HEARING FOR DEFINITIVE SUBDIVISION DANIELLE LANE/ LEAD THE WAY DEVELOPMENT/ 1495 WACHUSETT STREET.

Motion by R. Ricker, seconded by O. Lies, it was UNANIMOUSLY VOTED TO APPROVE THE DEFINITIVE SUBDIVISION DANIELLE LANE AS PRESENTED (SEE ATTACHED) WITH THE ADDITIONAL CONDITIONS OF 1) REGARDING THE ACCESS ROAD DRAINAGE MATERIAL(LOAM) AND 2) REGARDING THE MORATORIUM OF WACHUSETT STREET/ DPW REQUIRED FULL WIDTH OF PAVEMENT BE PROVIDED IF THEY TIE INTO THE LINE DURING THE MORATORIUM PERIOD.

PUBLIC HEARING- OAK HILL ESTATES- DEFINITIVE SUBDIVISION / SPECIAL PERMIT- EXTENSION OF TIME- WINTER RIDGE LIMITED PARTNERSHIP

P. Harding read the Public Hearing Notice into record.

Robert Longden, Bowditch and Dewey, was present at the meeting. He stated that this was a further extension of time for the infrastructure of the project to get completed. He stated the initial extension was in 2016 when

the Board granted an extension to 2018 to complete the infrastructure. He stated that at this time they were asking for an additional extension to December 31, 2019.

S. Carlson asked what percentage was finished.

R. Longden replied he was not sure as he did not have a count of all the lots that were sold by Winter Ridge to Kendall Homes. He stated that there was a lot of activity on site and that it was his understanding that it was going well.

S. Carlson asked if the extension was for infrastructure was in the just the completion of the street. He asked if the sewer and power was finished.

P. Harding replied that the top coat was not done and that they could look at the bond reduction to see what work was still outstanding.

R. Ricker asked if it was about 10% not complete.

P. Harding replied that the top coat was the biggest item outstanding. She stated that when the last extension of time the Board added some conditions. She stated that the Board wanted some ponding issues addressed which was completed in addition to some testing done on site. She stated that the only outstanding item from the previous extension was the functioning of the detention pond and DPW was working with the applicant to find resolution on that.

S. Carlson asked if by design they were not working.

P. Harding replied that they should infiltrate within 48 hours and they were holding water for an extended time.

R. Ricker asked if Condition 52 should be resolved in the future.

P. Harding replied it should.

J. Michalak asked when the detention basins were built.

P. Harding replied they were one of the first things constructed.

J. Michalak asked if they were maintained.

P. Harding replied that they take sediment during construction and some was removed when it was stabilized but water was still not infiltrating. She stated that it was probably a soil issue and that they were working out something that would satisfy the stormwater requirements to correct it.

O. Lies asked if there was usually water standing.

P. Harding replied there was. She stated that the extension of time was fine with the Town.

S. Carlson asked if there was an issue with keeping the retention pond.

P. Harding replied that they were holding and treating the water it was just moving slower than it should. She stated the Town was working with them to fix it.

S. Carlson stated that he had an issue with #18 on the Bond Reduction.

P. Harding stated that these basins take sediment in during construction and it is not uncommon for a barrier to come up. She stated that typically sediment was not scraped off the bottom at this point however once scraped infiltrations should increase. She stated this may or may not work and if it didn't they would need to explore other methods.

J. Michalak asked if this was ongoing. He asked if they were going to wait the 18 months to address this issue.

R. Ricker asked if they could put a time period on number 52. He asked if it could be addressed in a certain amount of months because a year and a half of a non working detention basin was not good.

S. Carlson stated that he thinks that if there is a pond that is not working, it is part of the development and needed to be fixed.

R. Longden stated that it was working; it was just not working to the rate that is acceptable to the developer or the Town. He stated that there had been several ideas proposed to DPW to correct this and now it was simply a matter of getting this done. He stated that as far as the Town assuming responsibility for the infrastructure, they were aware that everything needed to be in working order before that occurred.

P. Harding stated that there was still 15 homes that needed to be constructed so there was still a lot of construction to do.

S. Carlson stated it was up to the Board as he said his feelings.

Motion by R. Ricker, seconded by S. Carlson, it was **UNANIMOUSLY VOTED TO CLOSE THE PUBLIC HEARING FOR OAK HILL ESTATES DEFINITIVE SUBDIVISION/ SPECIAL PERMTI/ EXTENTION OF TIME- WINTER RIDGE LIMITED PARTNERSHIP.**

O. Lies stated that the only additional comment, #41 was regarding trails. He stated that initially there was supposed to be a parking area on Salisbury Street and he could not find the trail. He asked if they could remind White Oaks about it.

P. Harding stated that they could add a condition to have markings at the entrance.

Motion by R. Ricker, seconded by O. Lies, it was **UNANIMOUSLY VOTED TO GRANT AN EXTENSION OF TIME FOR OAK HILL ESTATES/ WINTER RIDGE LIMITED PARTNERSHIP INCORPORATING ALL CONDITIONS OF 10/8/2013 AND 10/25/2016 WITH THE ADDITION OF CONDITION #51, ISSUE WITH THE DETENTION POND DRAINING TO BE WORKED ON WITHIN THE NEXT 90 DAYS.**

REDUCTION OF BOND- OAK HILL ESTATES

R. Longden was present at the meeting. He stated that the last item on the list was attached to the pump station. He stated that it was his clients understanding that the matter was reviewed and accepted by DPW however the calculation showed no reduction in the bond allocated to that item. He stated that if DPW had accepted the plan then that should be reflected as a partial reduction for that line item.

P. Harding replied that she believed it was to cover the O & M to the pump station until the roadways were accepted. She stated that she believed they calculated what it would cost them (DPW) to take over that work and that was that figure represented.

R. Longden replied that they would accept that and would follow up with Isabel McCauley, DPW if there were any additional questions.

S. Carlson asked if anything was being held back for the detention ponds.

R. Ricker replied about \$10,000 each.

P. Harding replied that they was \$16,500 being held for stormwater.

Motion by R. Ricker, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO REDUCE THE BOND AMOUNT FOR OAK HILL ESTATES/WINTER RIDGE LIMITED PARTNERSHIP AS REQUESTED TO \$203587.81.

PUBLIC HEARING DEFINITIVE SUBDIVISION- GREENWOOD ESTATES JACKSON WOODS INVESTMENTS

Clea Blair was present at the meeting.

P. Harding stated that as a note, T. Stratis was not at the meeting and she had previously missed a hearing. She stated that J. Head and M. Krikonis were not eligible so continuing with this matter without T. Stratis would disqualify her from voting.

R. Ricker asked if they could get an update without opening the hearing.

P. Harding stated that she had a letter from Weston and Sampson stating that they were satisfied.

S. Carlson asked when that came.

P. Harding replied June 29, 2018.

C. Blair told P. Harding to go forward.

R. Ricker asked when the Board was meeting in August.

P. Harding replied that as of now there was two meetings and one with the ZBA. She stated that there were no public hearings scheduled but that the Board could do as it wished.

J. Michalak stated that his concern was that if someone had a question that needed to be answered, they would have to come back.

P. Harding replied that they did not have conditions prepared for this meeting.

C. Blair stated that he could let the Town extend to record but that he thought this was open, closed, and be done. He stated that he thought everyone was happy so this should be done. He asked what was missing. He stated if the Board wanted they could extend this.

The Board decided to have one meeting in August; August 21, 2018.

Motion by R. Ricker, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO ACCEPT THE DEVELOPERS WRITTEN REQUEST FOR AN EXTENSION OF TIME FOR PUBLIC HEARING DEFINITIVE SUBDIVISION, GREENWOOD ESTATES / JACKSON WOODS INVESTMENT TO AUGUST 21, 2018 WITH A DECISION TO FILE TO SEPTEMBER 4, 2018.

APPROVAL NOT REQUIRED none

ZONING BOARD OF APPEALS RECOMMENDATION None

P. Harding stated that at the August 9, 2018 joint meeting, the ZBA wanted to talk about the lot merger situation at Twinbrooke and Avery. She stated that the denial for Twinbrooke was filed today (July 17, 2018).

MASTER PLAN UPDATE STEERING COMMITTEE- STATUS

P. Harding stated that the survey online was going to be extended two weeks to August 1, 2018 to gather more results. She stated that they currently had over 600 responses online.

APPROVE OF MEETING MINUTES None

MISC

S. Carlson asked about the buildout.

P. Harding stated that they had a draft but it was not reviewed or distributed yet.

S. Carlson asked if it was done.

P. Harding replied that Weston and Sampson was doing the water and sewer buildout where extensions could be accommodated.

Motion by S. Carlson, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO ADJOURN THE JULY 17, 2018 PLANNING BOARD MEETING AT 8:16PM.

APPROVED: _____