

PLANNING BOARD
Meeting Minutes
Tuesday, December 4, 2012
Town Hall, 120 Main Street
7:00 PM

1 Present: J. Simons, M. Colantoni, D. Kellogg, L. Rudnicki. L. McSherry, R. Rowen

2 Absent:

3 Staff Present: J. Tymon, J. Enright

4

5 Meeting began at 7:00pm.

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7 **LOT RELEASE**

8 2009 Salem Street: Request for release of Lot 2 (2001 Salem Street)

9 J. Tymon: This request is for a Lot release for Lot 2. All of the required paperwork is filed
10 and the security is posted. The driveway just needs the final pavement coat.

11 **MOTION**

12 A motion was made by D. Kellogg to approve the release of Lot 2, 2001 Salem Street. The
13 motion was seconded by M. Colantoni. The vote was unanimous.

14

15 **PUBLIC HEARINGS**

16 **CONTINUED PUBLIC HEARING.** 72 Great Pond Road: Application for a Land Disturbance
17 Permit and a two (2) lot Definitive Subdivision Plan. One of the two lots contains an existing
18 home.

19 J. Tymon: There have been several changes since the last meeting to try to address concerns
20 from the Conservation Commission and the Planning Board.

21 Tom Zahoruiko, Developer: Reviewed the previous proposed plan. Since the last meeting the
22 application went before the Conservation Commission for the Form A lot. The plan submitted
23 for the house and driveway on the Form A lot met all of the Conservation and Wetland
24 regulations. Although there were not any waivers being requested and it was an approvable plan
25 the Conservation Commission emphasized that they thought it could be done a little bit better if a
26 few more alternatives were considered. Reviewed the revised proposal that consists of two
27 driveways that start out in tandem with a single curb cut. The driveways would then run parallel,
28 but would be separated by a landscaped barrier between the two. This barrier would make them
29 distinct and help to avoid the common driveway issues. After approx 80' into the driveway they
30 would split and meander to avoid the large, mature growth. Expressed that he believes a
31 common driveway is detrimental and he has had negative, contentious issues in the past with
32 them.

33 Board: Discussion around the appearance of dual driveways, width of the curb cut, opinions of
34 common driveways.

35 T. Zahoruiko: Reviewed the Conservation Commission's concern with the slope, retainers, and
36 amount of disturbance associated with the driveway on the Form A lot.

37 J. Simons: This is technically not a common driveway, it is a road. Who is responsible for
38 maintaining the whole ROW given there are two separate driveways in the same ROW? This is
39 the first time the Board has had a request for a waiver of the construction of a roadway and a
40 request for two separate driveways. Who is going to own and manage the fee in the roadway?

41 T. Zahoruiko: With a common driveway there is typically a driveway or ROW maintenance
42 agreement. Both homes with access are in some way jointly responsible. In this case, the ROW

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43 is owned by the lot in the back, in its entirety, and there is an easement granted for the right to
44 pass to the lot owner of the other lot. With that easement goes the responsibility for the small
45 portion of the ROW. There is an existing stonewall along the frontage of the existing house.
46 The driveway entrance will have a continuation of this wall that turns into the curb cut with a
47 fieldstone termination point.

48 J. Tymon: L. Eggleston will have to complete a review of this revision.

49

50 **CONTINUED PUBLIC HEARING**, 623 Osgood Street: Application for Frontage Exception
51 Special Permit. Applicant proposes creation of three lots, of which Lot 1 is the subject of the
52 Frontage Exception Special Permit. No new residential dwellings would be constructed on the
53 Premises.

54 J. Tymon: At the last meeting the Planning Board closed the hearing for the Definitive
55 Subdivision and approved the Decision. Today there was a request from the applicant to
56 withdraw the Frontage Exception Special Permit application.

57 **MOTION**

58 A motion was made by R. Rowen to accept, without prejudice, the withdrawal of the
59 application for the Frontage Exception Special Permit for 623 Osgood Street. The motion
60 was seconded by M. Colantoni. The vote was unanimous.

61 R. Rowen: The subject of a parking lot was raised by an abutter, Mr. Daher, at the last
62 meeting. When and by who does it get decided where a parking lot goes?

63 J. Simons: The approach that will be taken is that there will not be any parking lot put in at
64 the beginning. It is not known that a parking lot will be needed. There are several other
65 places for parking in the area that are Town owned. If at some time in the future it is
66 decided that additional parking is needed then it would be advertised and it would go
67 before the Board of Selectmen.

68 **MOTION**

69 A motion was made by D. Kellogg to authorize the Town Planner to sign the Form I and
70 Form J for 623 Osgood Street. The motion was seconded by M. Colantoni. The vote was
71 unanimous.

72

73 **MEETING MINUTES**: Approval of November 20, 2012 meeting minutes.

74 **MOTION**

75 A motion was made by L. Rudnicki to approve the October 16, 2012 meeting minutes. The
76 motion was seconded by L. McSherry. The vote was unanimous.

77

78 J. Simons: Regarding 623 Osgood Street, there is a small possibility that there may be a lot
79 line adjustment before the closure that make the residual lot a slightly different shape.
80 Requested that the Board authorize the Town Planner to make this small adjustment,
81 assuming it has no material impact.

82 **MOTION**

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83 A motion was made by R. Rowen to authorize the Town Planner to accept minor
84 modifications to the lot lines for the property being conveyed. The motion was seconded
85 by D. Kellogg. The vote was unanimous.

86

87 **ADJOURNMENT**

88 **MOTION:**

89 A motion was made by R. Rowen to adjourn the meeting. The motion was seconded by L.
90 McSherry. The vote was unanimous.

91

92 The meeting adjourned at 7:40pm.

93

94 **MEETING MATERIALS:** Agenda, draft Decision 72 Great Pond Road, Revised Plan 72 Great
95 Pond Road, Form I 623 Osgood Street, Form J 623 Osgood Street, Letter from John T.
96 Smolak dated 12/3/2012 Withdrawal request Frontage Exception 623 Osgood Street, draft
97 11/20/12 meeting minutes.