

PLANNING BOARD
Meeting Minutes
October 21, 2014
Town Hall, 120 Main Street
7:00 PM

1 Present: J. Simons, L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton,

2 Absent: M. Colantoni

3 Staff Present: M. Egge

4
5 Meeting began at 7:00 pm.

6
7 J. Simons: The planning board meeting for Tuesday October 21 is called to order.

8
9 **BOND RELEASE**

10 Tom Patenaude, Map 96, Parcel 33 – Stevens Street (140 Academy Rd): Applicant requests for the
11 release of one \$10,000 Performance Guarantee Bond for Site Opening.

12 M. Egge: Provides background on the project. Minor deviations from the as-built plans – infiltrators not
13 shown. Once revised plans are submitted showing infiltrators, recommend approval of bond release. DPW
14 and Conservation Commission are in process of approval. Despite deviations the stormwater management
15 is functioning as intended.

16 Board and Applicant: Discussion regarding the driveway diverters, and why the driveway swales were not
17 constructed. Applicant chose not to construct due to concern over the swales eroding underneath the
18 driveways. As-built, the engineering accomplishes the same goal.

19 MOTION: D. Kellogg makes a motion to release the bond conditioned on the submittal of revised plans,
20 seconded by L. Rudnicki. The vote was unanimous in favor.

21
22 Dehullu Homes LLC, 1849 Great Pond Road: Applicant requests for the release of one \$8,000
23 Performance Guarantee Bond.

24 M. Egge: Provides background on the project.

25 MOTION: L. Rudnicki makes a motion to approve the bond release, seconded by D. Kellogg. The vote
26 was unanimous in favor.

27
28 **PUBLIC HEARINGS**

29 CONTINUED, “The Glade” Preliminary Subdivision: Application for Preliminary Subdivision of five (5)
30 lots at approximately 75 Great Pond Road.

31 Board: Reviews draft decision on the preliminary subdivision. Verify “adherence” to references to zoning
32 bylaw. Adjustment to language/syntax.

33 MOTION: D. Kellogg makes a motion to approve preliminary plan as amended, seconded by L.
34 McSherry. The vote was unanimous in favor.

35
36 NEW PUBLIC HEARING, “The Glade” Definitive Subdivision: Application for Definitive Subdivision
37 of five (5) lots at approximately 75 Great Pond Road.

38 T. Zahouriko: Provides background on the project.

39 Board and Applicant: Discussion on concerns related to sustained maintenance of the Low-Impact
40 Development infrastructure, in reference to the letter provided by Gene Willis of DPW. Two points of
41 discussion: maintenance of infrastructure outside the right of way, and cost of maintenance. One storm-
42 ceptor (infiltration) unit proposed in this plan. Discussion of reliability of Homeowner’s Associations for
43 maintenance activities. Board expressed general concern on how the stormwater infrastructure will be
44 maintained into the future. J. Simons: in the past, the Planning Board has approved subdivisions with
45 appropriate stormwater infrastructure with easements granted to the town for maintenance – rarely
46 employ an HOA for maintenance. Board requests review on sight-distances.

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47 Richard Vallaincourt, Stevens Street: Expresses support of the applicant and the proposed project.
48 Expresses support for the Planning Board.

49
50 NEW PUBLIC HEARING, 4 High St., West Mill: The applicant, RCG LLC, is submitting an application
51 for a Downtown Overlay Special Permit for the partial demolition of one building, creation of an
52 additional 120 parking spaces, and creation of more than 18 multifamily residential units.

53 M. Egge: Provides background on the project.

54 J. Smolak: Provides introductions for the team and background on the project.

55 David Steinbergh and Seth Zeren: Provide detailed project background, overview, and explanation of
56 project goals and phases. Building to be demolished was an addition – project team will retain the
57 existing concrete slab underneath. Will create a façade along newly exposed building fronts. Will create a
58 view to the pond and create more of a courtyard feeling. Seeks to enhance historic facades. L. Rudnicki
59 notes that the proposed temporary paneling façade is not very aesthetically pleasing.

60 Board, D. Steinbergh, and S. Zeren: Questioned the existing site circulation and if there is data on from
61 what direction visitors will likely be traveling to the site. Applicant has not yet done a traffic study due to
62 too many confounding variables related to the building demolition, less-than-full occupancy, and other
63 factors. A traffic study would show traffic would go down, which isn't the case. Goal of applicant is to
64 balance out the trips. Discussion on the number of required bicycle racks – applicant proposes less than
65 may be required and proposed to add more as needed if cycling proves popular. Applicant will look into
66 providing perspective drawings/images, but may not be able to depending on existing site constraints.
67 Board sought to take a site walk to get a better sense of scale and proposal.

68
69 NEW PUBLIC HEARING, 1046 Great Pond Definitive Subdivision: Application for Definitive
70 Subdivision to divide one lot into three lots, relocate one existing home on-site, and remove one structure.

71 M. Egge: Provides background on the project.

72 J. Smolak: Elaborates on the proposal. Presents the plans with Phil Christianson. Site currently has 4
73 structures. Proposal involves the relocation of one structure, and the removal or demolition of the fourth
74 structure, and the creation of two new lots (three lots total from the original one). Applicant had
75 conducted some clearing activity in the back yard, within the watershed. This area will need to be
76 stabilized.

77 Board and Applicant: L. Rudnicki asks if there are other mechanisms by which to meet frontage
78 requirements without creating the paper street. Functionally, the paper street will not change the way the
79 site currently operates. J. Simons notes that the frontage requirements are in place for most situations, but
80 may not always be appropriate in some situations, that there are other ways to achieve the applicant's goal
81 through zoning for example. Board and applicant discuss applicability of establishing a HoA. Discussion
82 of various impacts on marketability of the property. P. Boynton requests clarification on the overall site
83 density and potential implications in the future. Request addressed by Planning Board members.

84 Jack Sullivan on behalf of abutters David and Corless Paulino.: Expresses concern over stormwater runoff
85 moving from the property at 1046 onto the adjacent property. Requests the applicant delineate wetlands
86 on the plan. M. Egge verifies that the applicant has already done so and verified that the areas of work are
87 beyond the buffer, but that they should be shown on the formal plans.

88 Phil Christianson: States that the wetlands were delineated and the work is beyond the 400' boundary.
89 Verifies to the board that the applicant is not planning on physically constructing any roads, and that it is
90 simply a frontage on paper. Proposes to re-evaluate where the outfalls are on the abutting property and
91 check whether the sump pumps on 1046 are discharging to neighboring property or not.

92 David Paulino: Expresses concern that the wetlands are not properly delineated.

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94 NEW PUBLIC HEARING, 85 Terminal Rd. Site Plan Review Special Permit: Application for Site Plan
95 Review for the construction of one new private airport hangar at the Lawrence Municipal Airport.
96 M. Egge: Provides background on the project. Number of parking spaces proposed is not in compliance
97 with the code for the district, but appears sufficient for the proposed use. The building inspector has stated
98 that the number of proposed spaces would be sufficient given the proposed use and the adjacency of other
99 parking spaces.

100 M. Gooding and Board: Joined by Kyle Bernard and Charlie Wehr. Overview of the project and
101 accompanying permits through the Zoning Board. Project will be requesting several variances from the
102 zoning board. Discussion on why these variances are required. Applicant is proposing 10 additional
103 spaces, and then meeting additional needs with the airport's common parking allowances. Discussion on
104 the expected patterns of use for the hangar. Applicant anticipates appx 100 flights a year out of this
105 hangar. The largest airplane he owns has space for 6 passengers. Discussion of drainage principles –
106 Eggleston environmental has provided comments to applicant. Applicant and Eggleston Env. and M.
107 Egge will have a conversation on the stormwater infrastructure. Fire Chief approved proposed layout.
108

109 **MINUTES APPROVAL**

110 MOTION: L. Rudnicki makes a motion to approve the meeting minutes from October 7, 2014, seconded
111 by L. McSherry. The vote was unanimous in favor.
112

113 **ADJOURNMENT**

114 L. Rudnicki makes a motion to adjourn, seconded by L. McSherry. The vote was unanimous in favor.