

## **PLANNING BOARD**

Meeting Minutes

Tuesday, July 20, 2010

Town Hall, 120 Main Street

Top floor conference room

7:00 PM

**Present at Meeting: M. Colantoni, J. Simons, C. LaVolpicelo, T. Seibert, R. Rowen, and M. Walsh**

### **DISCUSSION: RED GATE SUBDIVISION**

J. Tymon update to Board: cont'd progress, detention pond has been built, some seeding has been done, developer has done some irrigation, and meter installed by water department, one visit by Gene Willis after there had been some rain and did not see any issue. Some improvements that Gene Willis had asked for have been completed. The original DPW punch list with dollar amounts has been reviewed by Gene Willis and prices updated. The developer will discuss sidewalks and street trees as well as a bond reduction request.

Ben Osgood, Jr. report---Ben communicated that the excel list he has is complete and an as built should be complete by next meeting. The detention pond has been built a little larger than designed and it should function properly now. The grass is starting to grow, the swale behind lots in 3 and 4 and grass is growing, still waiting for a significant rain fall.

Discussion on sidewalk and street trees---Judy confirmed the subdivision was approved without waivers however, there is not a sidewalk noted on the plan. However, minutes from one of the last meetings of 2001 state that the developer asked for a waiver and the Planning Board noted that if you are going to ask for a waiver you should put money into the sidewalk fund. It appears the waiver request was not put into the decision. The reviewed, revised open item list was handed out which included the sidewalks for \$7.2k and 22 street trees. B. Osgood noted that the time of the approval there were significantly less sidewalks in the area and the Board concurred that a donation of 5K to the sidewalk fund would suffice and a sidewalk is not required. There will not be a change to planned street trees. The surety bond is valued at \$102 (27K in cash supporting it) plus 30K in cash. Discussion on bond reduction will be had in two weeks after Gene Willis reviews the as-builts.

### **PUBLIC HEARING: 1503 OSGOOD STREET SITE PLAN SP AND CORRIDOR DEVELOPMENT DISTRICT SP**

J. Tymon updated Board on stormwater and operations and maintenance plan issues/concerns from L. Eggleston's report.

Chris Tymula, MHF Design (civil engineer for Hera group) updated on limits of the septic system expansion. Re-routed drainage around the septic system expansion. Added a long term pollution prevention plan. Hoping to close with Conservation next Wednesday.

R. Rowen ---asked if there are restrictions on what materials can be stored in the facility. Response was that there would not be hazardous materials. Possibly gasoline for vehicles, some salt but haven't put restrictions on. The bays will be contractor facilities. Septic permit should be approved by 3<sup>rd</sup> week of August.

**MOTION:**

A motion was made by Michael Walsh to close the Public Hearing for 1503 Osgood St. R. Rowen seconded the motion. The motion was unanimous.

Draft decision was reviewed.

Gary Hendron, Hera Development, clarified what could be stored in the building. Materials are classified as Low, Moderate, and High hazard according to the building code. There will not be any High hazard allowed to be stored in the building.

John Smolak, attorney for applicant, questioned the frequency of reporting. He asked for less frequent reporting than weekly. J. Simon proposed to report weekly or less frequent based on the discretion of the Town Planner.

**MOTION**

A motion was made by R. Rowen to approve the Special Permit for 1503 Osgood Street as amended this evening. The motion was seconded by Michael Walsh. The motion was unanimous.

**PUBLIC HEARING: Special Permit 288 Sutton Street**

J. Tymon stated that L. Eggleston report has not been rec'd yet. It should be finished for the next meeting.

J. Smolak, representing the applicant, along with Greg Saab, project engineer from Engineering Services. Reviewed site plans. 2.8 acre parcel on airport side of Sutton St. Parcel is currently vacant. Ellis St. is to the west of the site and is a paper street. There are some bordering wetlands. The project involves the creation of 4 lots from the existing single lot, two of which require frontage exception special permit. Proposal includes making improvements to Ellis Street. Proposal for roadway is 18' wide road with a T-turnaround with sewer and water.

J. Simon asked for opinion of the DPW. Gene Willis had done a site visit and he discussed his preference for drainage at the visit.

J. Smolak conveyed that the Fire Chief commented that he was satisfied with the road width and the hammerhead design. There was some discussion on sprinklers with the Fire Chief and J. Smolak does not believe they are mandated in building code for this type house but that the Chief may want to comment.

**Abutter Discussion:**

Sharon Lewis, 272 Sutton St., wanted clarification on what Private Way meant in terms of maintenance. Board response was that the people who live on the street are responsible for the plowing and maintenance of the road and that the town would have nothing to do with it. She expressed concern that she lives at the end of the road and what if the new lots do not comply with maintaining and plowing the road.

Man (name not provided): questioned if trees lining the proposed road would be taken down. Engineer indicated on plan which trees would be removed. J. Simon suggested indicating at the site which trees would be removed and to stake the roadway. S. Lewis also asked what other Boards would be involved in this project. J. Simon indicated that most likely the Public Hearing would be closed at the next

meeting. Only the lots and road would be approved at that point. There may be other Boards depending on what type of house is proposed to be built.

Jerry Wilson, 12 Ellis Road, not against having his driveway tied into proposed roadway but would want to discuss it. His concern is the removal of the tree line around his house.

Hearing discussion will continue in two weeks.

**PUBLIC HEARING: 1003 Osgood Street**

J. Tymon stated the project is still out for review with VHB and L. Eggleston.

John Smolak, representing Osgood Properties (John Grasso), site is located within the watershed protection overlay district. Proposed for retail, restaurant, and office uses. Includes a relocation and rehabilitation to a historic barn on the site. Site will have two direct access points off of Osgood St., one new entrance and one using the existing common driveway on the site. Project includes the construction of 110 parking spaces.

Chris Tymula, engineer MHF Design, reviewed the project design and landscaping plan.

Dermott Kelly, updated traffic study from 2002. In June 2010 counted a 26.2K trips a day (total both directions), down 3k versus 2002. During the morning peak hour there was almost 100 more trips per day. Evening hour peak is about the same 2010 vs. 2002. This project will generate 1,206 trips per day. Actual speed data was also provided. Discussed possible recommendations for turning restrictions and signage.

J. Simons asked if there was any thought to salvaging the foundation of the historic house and possibly making a wall out of it. Developer will look into it.

Bill Perkins, Hartstone Realty, just found out about the meeting and has not reviewed the plans.

Requested to be put on the notices for the project.

**DISCUSSION: 510/530 TURNPIKE STREET**

John Smolak, representing proposal for drive-up window at Salem Five Bank on the easterly side of 530 Turnpike Street. It would be a single lane facility with a possible queue of 3 or 4 spaces. Three parking spots would be lost. In relief they would need a site plan review or waiver of site plan review or perhaps a parking reduction special permit. A side yard variance would also be required for the overhead structure of the drive through. They discussed this with the Fire Dept. several years ago and they thought as long as a certain distance was maintained from the roadway they were ok with it.

T. Seibert asked if there would be an increase in traffic flow, but J. Smolak felt it is more of a convenience option.

**MOTION**

Motion to approve meeting minutes from June 1, June 15 and July 6, 2010 was made by Michael Walsh. Motion was seconded by T. Seibert. The motion was unanimous.

Michael Walsh announced to the Board that he would be resigning his position after the next meeting or two.

**MOTION**

A motion to adjourn was made by T. Seibert. The motion was seconded by M. Walsh. The motion was unanimous.

