

PLANNING BOARD
Meeting Minutes
Tuesday, August 17, 2010
Town Hall, 120 Main Street
Top floor conference room
7:00 PM

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

4
5 **The meeting began at 7:05 PM.**

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7 **Postponement: 1003 Osgood Street**

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9 J. Simons stated that the Public Meeting of 1003 Osgood Street will be postponed until next
10 meeting.

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12 **DISCUSSION: STORMWATER MANAGEMENT REGULATIONS**

13
14 J. Tymon discussed the proposed Stormwater Management Regulations. Have to have a Public
15 Hearing for the regulations for the Stormwater Bylaws. Copies of the regulations were provided
16 to the Board members.

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18 **DISCUSSION: OPEN PLANNING BOARD BONDS:**

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20 J. Tymon discussed the status of the open Planning Board bonds. Town Manager has requested
21 that the Planning Dept. review them and try to close any possible. A rendering of the amounts
22 will be provided to the Board at a future meeting.

23
24 **DISCUSSION: REDGATE SUBDIVISON:**

25 The developer was not present at the meeting. J. Tymon reported that the catch basins had been
26 cleaned, watering continues and that Ben Osgood Jr. is in the process of producing the as-built.
27 Once G. Willis reviews the as-builts, he will revise the spreadsheet and make a recommendation
28 to the Board regarding the reduction of the bond. J. Tymon continues to monitor. Neighbors are
29 helping with the watering effort and there has been cooperation.

30
31 **CONTINUED PUBLIC HEARING: 288 SUTTON ST.:**

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33 Attorney John Smolak was present to represent the applicant. Board had previously requested
34 the roadway be staked and identify trees that may be removed on Ellis St. (paper st.) This has
35 been completed. Rec'd feedback from environmental in terms of stormwater improvements that
36 would be required and rec'd some feedback from neighbors. Based on the input J. Smolak
37 proposed not to do the improvements to the roadway on Ellis St. He proposed to look at the
38 alternative of a subdivision roadway through 288 Sutton St. to provide 18' width, with a
39 hammerhead instead of culdersack, 5 lots, and layout of 50' vs. 40' roadway. Requested to
40 continue in September for an October hearing and to leave the meeting as open.

41 J. Tymon will document concerns of improving Ellis St. including maintenance and ownership
42 responsibility of paper streets and cul-de-sacs if they are not started from scratch.

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44 Comments:

45 Guy Duffy, has lived on Ellis St. for 19 years. Favors alternative plan to original proposed plan.
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48

49 **NEW PUBLIC HEARING 137 SALEM ST. – WATERSHED SPECIAL PERMIT**

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51 Applicant C. & G. Trafton was present, as well as their engineer S. Kalkunte, to present the
52 project. Application falls within the non-disturb zone. Part of project is within 100 feet of a
53 wetland area. Applicant is proposing an addition with deck and a garage to be rebuilt. Property
54 is located about 2,000 feet from the lake. As part of project applicant will connect to town sewer
55 which will have a positive environmental impact. Project has been approved by the
56 Conservation Commission.
57

58
59 **MOTION:**

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61 A motion was made by C. LaVolpicelo to close the public hearing for the Watershed Special
62 Permit for 137 Salem St. M. Colantoni seconded the motion. The motion was unanimous.
63

64 **MOTION:**

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66 A motion was made by M. Walsh to approve the decision as amended for the Watershed Special
67 Permit for 137 Salem St. T. Seibert seconded the motion. The motion was unanimous.
68

69 Draft decision was reviewed.
70

71 **NEW PUBLIC SPRINT SPECTRUM/NEW CONGULAR WIRELESS. – WIRLESS**
72 **FACILITY SPECIAL PERMIT**

73
74 Attorney M. Dolan and R. Train of Tower Co were present to represent the applicant. Applicant
75 requesting renewal of Special Permit for an additional three years and con't to grant the waivers
76 referenced in the previous approvals. A Structural Report was provided from 2008. Board
77 requested to know the requirements for how often this report is required to be completed.
78 Representative from Tower Co. stated that the report is performed on a five year schedule. This
79 is more frequent than the FCC requests the report. The applicant stated that there has not been
80 any work done on the towers that he is aware of other than work that had gone through municipal
81 approval.
82

83 The hearing was continued to September 7, 2010, at 7 PM at the N.A. Senior Center.
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86

87 **NEW PUBLIC HEARING 1679 Osgood. – DEFINITIVE SUBDIVISION**

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89 J. Coronati of Jones and Beach Engineering was present to discuss the proposed subdivision. A
90 preliminary subdivision was proposed more than two years ago. Applicant is requesting a
91 waiver from maximum cul-de-sac length. L. Eggelston’s stormwater report was rec’d today,
92 however, J. Tymon has not reviewed it in full. The report does state that there is potential to
93 significantly alter the hydrology of the site. She also thinks the project design could make better
94 use of low impact development techniques to treat stormwater runoff. There are five detention
95 ponds on the proposal. The applicant was also just given the report today.

96
97 Project consists of two parcels. There are 8 building parcels proposed on one of the parcels. The
98 lot is split zoned. The site has many hills and valleys resulting in runoff in five different
99 directions. There are two wetlands on the property. The proposed subdivision is 8 lots with a
100 cul-de-sac with an entrance from Bradford Street. Road would be curbed with catch basins.
101 Four houses on left side of roadway have two long common driveways. There is a significant
102 amount of trees and old growth on the property. The frontage of the original Osgood Street
103 property is nonconforming.

104 Alternatives to road design were discussed that may help with drainage.

105 Concern was raised by Board of potential future commercial uses of Osgood Street property and
106 buffer zones that could create some separation from the residential proposal.

107
108 Comments from audience:

109 Chris Adams, trustee of Spec Realty Trust on Osgood St. Believes his lot is landlocked. He
110 states he worked with applicants two years ago and contributed to engineering costs to try to
111 include his lot with the proposal for this subdivision. The current proposal does not include his
112 parcel.

113 Doug Swanski, 45 White Birch Lane, concerned that development has wetlands and is wooded.
114 Concerned that the buffer of trees between White Birch and proposed development would be
115 decreased.

116 Phila Slade, of 21 Bradford Street pointed out a couple of creeks that run through property.

117
118 J. Simons proposed a site walk be scheduled for Saturday, Aug. 28.

119
120 MOTION:

121 T. Seibert made a motion to adjourn the meeting. C. LaVolpicelo seconded the motion. The vote
122 was unanimous. The meeting was adjourned at 9:30 PM.