

**PLANNING BOARD**  
**Meeting Minutes**  
**Tuesday, April 2, 2013**  
**Town Hall, 120 Main Street**  
**7:00 PM**

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

2 Absent:

3 Staff Present: J. Tymon, J. Enright

4 Meeting began at 7:00pm.

5  
6  
7 **BOND RELEASE**

8 62 Saile Way: Eugene Piacentini requests the release of a \$2,000 performance bond.

9 J. Tymon: This bond is associated with a Watershed Special Permit for construction of a single  
10 family home. An as-built has been submitted and a site visit conducted.

11 **MOTION**

12 A motion was made by D. Kellogg to release the bond for 62 Saile Way, including interest. The  
13 motion was seconded by M. Colantoni. The vote was unanimous.

14  
15 **FORM A**

16 78 and 80 Great Pond Road: Change of lot lines.

17 Thomas Zahoruiko: This change allows for a 188 sq. ft. adjustment from one lot to the other.

18 **MOTION**

19 A motion was made by R. Rowen to direct the Town Planner to signoff on the Form A for 78  
20 and 80 Great Pond Road. The motion was seconded by D. Kellogg. The vote was unanimous.

21  
22 0 and 1591 Osgood Street: Change of lot lines.

23 J. Tymon: These are two separate lots. The back lot will be part of the approved subdivision for  
24 1679 Osgood Street. This lot line change was approved as part of that subdivision plan.

25 **MOTION**

26 A motion was made by R. Rowen to direct the Town Planner to sign the Form A for 0 and 1591  
27 Osgood Street, which is consistent with the approved Subdivision Plan. The motion was  
28 seconded by M. Colantoni. The vote was unanimous.

29  
30 **PUBLIC HEARINGS**

31 CONTINUED PUBLIC HEARING, 1018 Osgood Street: Application for Site Plan Review-  
32 Special Permit for proposed construction of a 2,250 sq. ft. coffee shop with drive-thru and  
33 associated site amenities including drive-thru lane and twenty five (25) parking spaces. In  
34 addition, applicant has filed for a Request of Determination of Applicability of Watershed  
35 Protection District Requirements.

36 J. Tymon: L. Eggleston has completed her review and there are some relatively minor changes  
37 recommended in her review letter submitted today. Those changes need to be reflected on a new  
38 plan. Reviewed changes to the plans related to the size of the infiltration system.

39 Mark Gross, MHF Design Consultants: These revisions are to the details on the plan. The basic  
40 drainage design has been accepted.

41 **MOTION**

42 A motion was made by R. Rowen to close the Site Plan Review, Reduction in Parking, and  
43 Watershed Special Permit public hearings for 1018 Osgood Street. The motion was seconded by  
44 L. Rudnicki. The vote was unanimous.

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45 A draft Decision was reviewed.

46 **MOTION**

47 A motion was made by D. Kellogg to approve the Site Plan Special Permit and Reduction in  
48 Parking Special Permit for 1018 Osgood Street, as amended. The motion was seconded by R.  
49 Rowen. The vote was unanimous.

50

51 CONTINUED PUBLIC HEARING, 1018 Osgood Street: Application for a Watershed Special  
52 Permit and Parking Special Permit for proposed construction of a 2,250 sq. ft. coffee shop with  
53 drive-thru and associated site amenities including drive-thru lane.

54 A draft Decision was reviewed.

55 **MOTION**

56 A motion was made by D. Kellogg to approve the Watershed Special Permit for 1018 Osgood  
57 Street, as amended. The motion was seconded by R. Rowen. The vote was unanimous.

58

59 CONTINUED PUBLIC HEARING, Appleton Street: Proposed six lot Planned Residential  
60 Development Special Permit and Definitive Subdivision Plan to be located at 464 Appleton  
61 Street in the Residential-1 (R-1) Zoning District. The project would combine three (3) lots and  
62 raze an existing dwelling with frontage on Appleton Street.

63 J. Tymon: A new plan has been submitted with a 30' buffer shown. There is ongoing discussion  
64 between the Town's attorney and the applicant related to the language in the paper street access  
65 and utility easement that is proposed to run across Lot 4. The Fire Department has approved the  
66 roadway plan of 24'. There are drainage structures proposed in the Open Space. There are  
67 infiltration ponds on Lot 4 and Lot 3. These will look like depressions in the back yards. L.  
68 Eggleston recommended rain gardens as opposed to infiltration ponds. Rain gardens would be  
69 more attractive and they would be less likely to be destroyed or filled in by a perspective  
70 homeowner.

71 Phil Christiansen, Christiansen & Sergi: All infiltration systems have to be two feet above  
72 ground water. For a rain garden to be constructed properly there needs to be an additional two  
73 and a half feet of sand. The backyards would have to be built up two and a half feet higher than  
74 they are.

75 R. Rowen: If they were dry they could be a grassy area in someone's backyard. Recommended  
76 that they be left the way they are. They are a structure in a backyard and they work.

77 J. Tymon: The detention basins would be reference on the deeds and would be required to be  
78 maintained by the property owners. The DPW is adamant about not maintaining the proposed  
79 stormceptor even though it is in the Right of Way. The Town does not have the particular  
80 equipment that is required to maintain the stormceptor. Bruce Thibodeau, Director, Department  
81 of Public Works, submitted an email stating that he backs up Gene Willis', Town Engineer,  
82 recommendation. It is expensive to buy or rent the necessary equipment. The maintenance of  
83 the stormceptor would have to be put in the Homeowner's Association agreement.

84 R. Rowen: What is the requirement for the amount of Open Space in a Planned Residential  
85 Development?

86 J. Tymon: They exceeded the amount required.

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87 R. Rowen: If the area of Open Space that is taken up by stormwater management structures was  
88 removed would they still meet the requirement?

89 J. Tymon: Yes. The outstanding issues are the waiver request for the buffer zone and the  
90 language for the access and utility easement.

91 R. Rowen: PRDs tend to be more congested. Adjacent properties wanted a buffer. There is an  
92 80' buffer of the Railway but it is open, no trees.

93 P. Christiansen: Displayed the proximity of the adjacent houses to the proposed 30' buffer area.

94 J. Simons: What, in practicality, would be different between a 30' buffer and a 50' buffer? Are  
95 there unique site features that are driving the request?

96 P. Christiansen: Since there is an existing 80' buffer it is already greater than the 50' required.

97 J. Simons: What are you specifically trying to do with the 30' that you could not get with the  
98 50'?

99 P. Christiansen: At a minimum there is 80' of electric easement and 20' of sewer easement that  
100 nothing can be built on. There is not any real benefit of the 50' buffer for the neighbors because  
101 they are already getting what they want with the existing 100' of buffer.

102 J. Simons: You are not proposing to build anything in that 50' from the property line. Would  
103 there be more tree clearing?

104 P. Christiansen: Showed where the tree clearing would be if it were to be a 50' buffer vs. a 30'  
105 buffer. With a 30' buffer there is 55 feet from the back of the house on Lot 1 to the 30' buffer.  
106 There would be 35' from the house to a 50' buffer.

107 Eugene Garcia, 30 Keyes Way: The rule is 50' of a buffer. The development can be built with  
108 the 50' buffer zone. Why should the rule be broken and aesthetically bring down the view from  
109 my backyard? There is more security in fact that the 50' buffer area can not be touched and  
110 further ruin the view. Requested that the required buffer zone be kept in place.

111 Woelk Egbert, 50 Keyes Way: The existing structure is one story. The new structure would be  
112 much higher. The land is also a little higher. Requested that the required buffer zone be kept in  
113 place.

114 R. Rowen: There is no compelling reason given to waive the 50' buffer. There is a 50' buffer  
115 for a reason and it is appropriate to have here.

116 J. Simons: Agreed, there is not a unique or compelling circumstance here. We will keep the  
117 hearing open and vote on it at the next meeting.

118

119 NEW PUBLIC HEARING, 110 Sutton Street: Application for Special Permit-Site Plan Review.  
120 Applicant proposes to construct a 3,850 sq. ft. single story addition and stormwater  
121 improvements. The addition will house two single room dance studios.

122 Doug Mund, Mund Design Group: This project went before the Conservation Commission last  
123 week. Nancy Chippendale's dance studio is looking to expand. Reviewed a recent new lobby  
124 addition and the proposed new addition of two dance studios. The construction would be  
125 completely outside of the 100' buffer zone, the 100 year flood zone and the 200' riverfront area.  
126 All setbacks and height restrictions will be met. The existing site is almost completely asphalt  
127 and the runoff is fairly significant. In working with Lisa Eggleston and DGT Survey Group the  
128 stormwater management has been greatly improved. Reviewed the existing conditions,  
129 proposed site plan, stormwater management plan, architectural design, and landscape plan. The

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130 mechanical equipment will be located on the roof with the existing mechanicals and will not be  
131 visible from Sutton Street.

132 Phil Yetman, DGT Survey Group: Reviewed detailed parking plan, site plan and stormwater  
133 management plan. A thousand feet of asphalt will be removed at the rear of the parking lot and  
134 two oversized forebays will be installed that will drain into a lever spreader. This will prevent  
135 the washout that exists today.

136 J. Tymon: The existing parking lot sheet flows right into the river. There has not been any  
137 stormwater treatment for this parking lot. Lisa Eggleston has approved the design.

138 J. Simons: Will there be 360 degree fire department access.

139 P. Yetman: There will be a small gravel area but they will be able to come in and out in an  
140 emergency situation.

141 D. Mund: Stated he has met with Lt. McCarthy, Fire Prevention Officer, and he has approved the  
142 plans.

143 J. Tymon: A letter from National Heritage is pending. There is an eagle habitat that they are  
144 reviewing.

145

146 **MOTION**

147 A motion was made by R. Rowen to close the public hearing for the Site Plan Special Permit for  
148 110 Sutton Street. The motion was seconded by D. Kellogg. The vote was unanimous.

149 A draft Decision was reviewed.

150 **MOTION**

151 A motion was made by L. McSherry to approve the Site Plan Review Special Permit for 110  
152 Sutton Street, as amended. The motion was seconded by D. Kellogg. The vote was unanimous.

153

154 **NEW PUBLIC HEARING**, 250 Clark Street: Application for Special Permit-Site Plan Review.  
155 Applicant proposes to expand the existing building. The expansion will include an additional  
156 hanger as well as additional office space, research and development space and storage space.  
157 The expansion will also provide additional parking, a larger septic system and stormwater  
158 facilities.

159 J. Tymon: The applicant is proposing to expand an existing leased area at the airport to add a  
160 9,000 sq. ft. addition. The existing building is approximately 9,000 sq. ft. and there are currently  
161 nine parking spaces. Lisa Eggleston is reviewing the project. There is a high ground water table.  
162 The Board of Health is reviewing a preliminary design of the septic system.

163 Jill Mann, Attorney on behalf of Flight Landata, Inc.: The existing building was constructed in  
164 1989. Flight Landata was purchased by KEYW Corp. last year and they need to expand their  
165 space. This proposed addition is almost a mirror image of the existing building and will be  
166 connected to the existing building. Provided an overview of the building location, existing  
167 conditions, proposed site plan, and interior layout of proposed new building. A stormwater  
168 management plan has been submitted to L. Eggleston. Final plans will be submitted upon  
169 approval of the stormwater design. The project will be brought before the Conservation  
170 Commission on April 10, 2013. Pavement will be added to increase parking to thirty eight  
171 spaces.

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172 J. Tymon: There is still some work to do with L. Eggleston. She realizes it is a difficult site.  
173 The issues come down to drainage and septic design. A civil review was not completed for this  
174 site.

175 J. Mann: Changes have been made to the plans based on L. Eggleston's comments. Those  
176 changes will be submitted to her tomorrow.

177 M. Colantoni: Is there any concern about aviation fuel leakage or spillage?

178 J. Mann: The aircraft is taken to a fueling station for fuel. If there were any type of a failing on  
179 site it would happen inside the hangers where the aircraft is stored. There are drains, tight tanks,  
180 and suppression system which are required by the building code.

181

182 **MEETING MINUTES**: Approval of March 5, 2013 meeting minutes.

183 **MOTION**

184 A motion was made by L. Rudnicki to approve the March 5, 2013 meeting minutes. The motion  
185 was seconded by L. McSherry. The vote was unanimous.

186

187 **MISCELLANEOUS**

188 J. Tymon: The Zoning public hearing has been advertised to open on April 16, 2013. Provided  
189 an overview of the Zoning articles to be discussed.

190

191 **ADJOURNMENT**

192 **MOTION**:

193 A motion was made by R. Rowen to adjourn the meeting. The motion was seconded by L.  
194 Rudnicki. The vote was unanimous.

195

196 The meeting adjourned at 9:.05pm.

197

198 **MEETING MATERIALS**: Agenda, ANR Plan 78/80 Great Pond Road, ANR Plan 0/1591 Great  
199 Pond Road, 1018 Osgood Street: Grading & Drainage Plan dated 3/18/13, Eggleston  
200 Environmental review response dated 4/3/13, Eggleston Environmental review response dated  
201 3/25/13, Draft Site Plan Review and Reduction in Parking Special Permit dated April 2, 2013,  
202 Draft Decision Watershed Special Permit dated April 2, 2013, 464 Appleton Street "Regency  
203 Place": Definitive P.R.D. Subdivision Plan for "Regency Place" dated 3/12/13-4 Sheets, Draft  
204 easement language, Eugene Willis review letter dated 3/29/13, Request for waivers from PRD  
205 Requirements letter from Christiansen & Sergi dated 3/15/13, Email from B. Thibodeau to J.  
206 Tymon RE: Regency Place dated 3/12/13, Hancock Associates final peer review letter for 464  
207 Appleton Street dated 3/14/13, 110 Sutton Street: aerial view, Existing Conditions Plan, Site  
208 Improvement Plan, Proposed First Floor Plan, Architectural Rendering Plan, Eggleston  
209 Environmental review letter dated 3/15/13, Proposed First Floor Plan dated 3/19/13, Draft  
210 Decision Site Plan Review dated April 2, 2013, 250 Clark Street: New Building Views dated  
211 2/15/13, Layout Plan dated 2/15/13, Site Plan showing existing conditions dated 2/15/13, Site  
212 Plan showing proposed improvements dated 2/15/13, Site Plan Details dated 2/15/13, Eggleston  
213 Environmental review letter dated 3/13/13, 3/5/13 draft meeting minutes.