



Regular Meeting

Sept 13, 2010

**ATTENDANCE:**

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis		x
Julie Jacobson	x	
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil	x	

Other Attendees: Andrew Liston, Jason Dubois, Justin Richardson, Mark Collette, Cheryl Sleboda, Jack Moran, Michael Bass, Anita Fenton, Martha Akstin, Paul Robinson

(JJ), Vice Chair called the meeting to order at 7:05pm.

**Meeting Minutes**

- **Motion (JJ) seconded (HS) to accept the June 14, 2010 Meeting Minutes. Unanimously approved.**

**New Business**

- **Paxton Ponds – Camille Circle 5 Lot Subdivision Definitive Plan (Map14, Lot 35)**  
Jason Dubois presented for Mutual Builders, new plan to update the original 1988 Subdivision requirements. The plan is now for 5 lots with new zoning requirements. (DB) stated that the 1988 subdivision was not completed so that plan is not valid for the road or the subdivision of the lots. The road was never built. (JD) Plans were submitted back then for the road but not accepted by the town because it was never built. (JJ) Has Mutual Builders ever come before the Board for an extension (JD) No, to the best of his knowledge. (JJ) Mutual Builders needs to file a new subdivision plan. (JD)Yes, they planned on it.

(DB) Ross Associates told you what you needed to do. (JJ) In order for a subdivision plan to be valid it needs to have been approved in the last 24 months. Has one been approved? (JD) No, we don't have a Mylar plan. The comments from Ross Assoc. will be addressed at the public hearing.

(DB) Since we do not have the information needed for a definitive plan, he suggested that they file for an extension in order to get on the agenda for a public hearing. (JJ) When you submit all of the information it will have to be recirculated to all of the town depts.

**(DB) Motion (HB) Second to accept a written 90 day extension from Mutual Builders. Unanimous all in favor.**

- **Anna Maria College – 50 Sunset Lane, Definitive Site Plan (Map 17, Lot 22 and 22C)**  
Andrew Liston presenting for Anna Maria College stated that they are requesting acceptance of the filing and asked when the public hearing will be and whether they or the town will send the plans to Ross Associates. (DB) It is easier and faster for you to send to them directly.

Justin Richardson stated they are proposing a three story dormitory; access is gained by the road built for South Hall and secondary access is gained from Sunset Lane. They have had preliminary meetings with the Fire Dept. about access for the fire trucks.

(JR) Due to high ground water, we have elevated the site slightly, the roads gradually pitch up. There is a landscape plan included also. We don't have final approval from the Water Board as of now but AMC is proposing a new 12" water main down Grove Street to Holden Road. The drainage system will flow into the rain garden with a double graded catch basin to replace the existing basin. They will be connecting to the sewer line from South Hall. (AL) We have contacted the Conservation Commission and are waiting for a hearing.

(HS) What type of building is going to be built? Michael Bass responded, a light gage steel frame system with an elevated concrete slab, flat roof, with combination masonry exterior to match other buildings on campus. It will include a single elevator. The building will have two wings housing 200 students with 6 students per apartment. Also, handicap parking was developed in the plans. There will be no dumpsters on site and trash will be picked up daily. The fire panel is at the main entrance.

(DB) In the past, there have been issues with lighting in the neighborhood. (MB) We are going to reuse some existing lights on a path and add them to new lights for the front and back of the building. They should not intrude on abutting properties; most of the view will be blocked by Miriam Hall. (HS) What about the fire alarms? Is there a better system to lessen the false alarms? (JR) Chief Conte has given some advice on false alarms.

(AL) We will request a public hearing and JR will send out notices to abutters and for legal advertising.

- **Paxton Housing Partnership regarding zoning changes for the Senior Development**  
Martha Akstin representing the PHP stated that they are looking into a three story building with 50 apartments in one building, 45 one bedroom and 5 two bedroom apartments. There are two bylaws that come into issue. Section 4.1 regarding the amount of stories allowed which are only 2.5 stories and Section 9.3.4.1 regarding no more than 4 units per dwelling. She wanted guidance on how to proceed.

(DB) Instead of changing the zoning for the town, they should go to the Zoning Board and get a variance so that it only applies to that structure. Let the Planning Board know when the filing is made to keep them abreast on the issue.

#### **Correspondence**

- The members present signed the Authorization and Reorganization and reappointed Pam Vasil as the CMRPC delegate for FY11.
- Next meeting will be October 13, 2011 at 7:00pm

**Motion (JJ) seconded (PV) to adjourn the meeting at 8:15pm Unanimous all in favor.**

Respectfully submitted,

Sheryl Lombardi  
Town Services Coordinator