



Regular Meeting and Public Hearing

Monday, January 10, 2011

**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: Jason Dubois (JD), Robert Oliva (RO), Jay Pelletz (JP), Michael Loin (ML), Linda Coyle (LC), Andrew Johansson (AJ), Michael Beaupre (MB)

(NB) Chair called the meeting to order at 7:06pm.

**Meeting Minutes**

- **Motion (DB) seconded (HS) to accept the December 13, 2010 Meeting Minutes. Vote 4-0 approved.**

**Public Hearing**

**Paxton Ponds – Camille Circle** 5 lot subdivision definitive plan (Map14, Lot35), owners Mutual Builders

(JD) Paxton Ponds, Camille Circle is located at the end of Red Oak Street. It was an approved right of way in the late 1980's. We are proposing 5 lots, Lot#61-65 which are between 1.5 and 3.5 acres in size.

(MB) Concerned what will happen with water runoff?

(JD) Explained where runoff will flow from different points of the road to the detention basin.

(NB) Went through the letter of response from Ross Assoc. dated 1/3/11 (found in file for Camille Circle in TSC office).

1. (JD) It is at a 50' scale now, if it is done at a 40' scale, it will be harder to read. (DB) Will the Registry of Deeds take it at that size? (ML) Yes, they will take either way.

2. and 3. (JD) These will be added to the revised plans.

4. (ML) How many lines does the Board require? (NB) Five for all the members.

5. (JD) This will be added to the revised plans.

6. (JD) We wanted to submit a waiver for this. (NB) You need to get a letter from the Light Dept. and add a footnote to the plan that the Light Dept. will do the design and installation so that it is recorded.

7. (NB) Make note on the plans of anything large and do your best to keep as much foliage as possible. (LC) Where are trees going to be cleared, on the front of the property or the back? (NB) the clearing now will only be for the road but anything else done in the future would only be to the property of Mutual Builders and/or new owners.

8. (NB) Make sure that the use of bales of hay and soil fencing are put on the plans.
9. (NB) Please adhere to the new Storm water Bylaw.
10. (NB) Itemized everything that you are requesting in a formal letter for the next meeting.
11. (NB) To JD, Can you check with DPW on what they require? (RO) Soil testing along the right of way is usually every 200ft. (JD) He will contact DPW Superintendant.
12. (NB) Where are sidewalks located in the rest of the development? (JD) On one side of the road. (NB) Need to make sure that it matches up with the existing sidewalk. Also, include this in your waiver request letter. (HS) Does not agree with allowing just one side sidewalks but understands this situation. In the future, would like to be less lenient.
13. (NB) The DPW likes the Cape Cod berm because it makes it easier for plowing. Check with the DPW on this item also.
14. (NB) Work with the Light Dept. on the installation of the street lights.
15. (JD) This change has been done but was not added to the plans yet.
16. (NB) From previous discussions, suggested moving the drainage easement further away from the street so that it does not create a nuisance and is further out of site. This could be a safety issue. (HS) It uses a large portion of the frontage for that lot. (DB) Questioned if the lot is even buildable because of the easement. Is the frontage, actual frontage for access? (ML) The lot meets all the requirements for area and access.
17. (NB) Address this with the DPW. (DB) Also need to show an easement so that there is access to the detention basin.
18. (NB) Make sure this is on the revised plans.
19. (NB) The new trees should go along with what the rest of the subdivision has previously used. Usually maples are used in new subdivisions.
- 20, 21, 22, 23. (NB) Work with the DPW on these items to make sure they know what you will be doing regarding manholes and catch basins.
24. (RO) The 4ft. is the regulation but in certain circumstances it can be done with less. (NB) Again, work with the DPW on these details to make sure all requirements are met to their standards.
25. (JD) This detail is not shown presently on the plans but he will include them on the revised plans.
26. (NB) Anything that you are going to ask for a waiver on, please submit it before the next meeting so we can go over it before hand.

#### Storm water Drainage Analysis

(RO) Most items are minor but need to be addressed with the DPW. Several could change depending upon the movement of the drainage easement. And he will review them again before the next meeting.

#### General Comments

1. (NB) Correct this error on the revised plans.
- 2 and 3. (NB) Is wood the usual material used for a guardrail? Check with the DPW on this.

(NB) Please submit a continuance in writing before you leave. It was given to S.L.

(NB) Asked guests and board members for any comments and questions. None were added.

(NB) In going over comments submitted from the DPW Super., Mike Putnam, it is noted that a Downstream Defender storm water treatment unit is not acceptable to the town and would need to be changed. (NB) Also, in regards to the bonding for the road, what are your plans? (JD) We will do a tri party agreement. (NB) Lastly, there needs to be one affordable housing unit out of the five lots being built. It is in the bylaws and in order for an approval, they need to be followed.

**(NB) Motion to continue the public hearing to the next scheduled meeting on or before March 1, 2011, 1st (DB) 2<sup>nd</sup> (HS), vote 4-0 unanimous in favor.**

#### **New Business**

Solar Model Bylaw, (NB) It is almost the same as the State's Solar Bylaw so I'm not sure where we can make any changes. (HS) Why is this in front of us now? (NB) There are two possible projects forthcoming. One at Anna Maria College and another involving the Leicester pump station. (NB) I would like to see something added in about the process that needs to take place between the Light Dept. and the new solar panel installation. There are safety factors to consider. (DB) I am concerned that no overlay area has been designated and anyone will be able to put a large solar structure in their yard. Maybe require a minimum acreage.

S.L. will send memo to Light Dept. about the connection process. N.B. will contact Carol R. about any overlay areas possibly needing adding.

#### **Correspondence**

- Next meeting will be Tuesday, February 8, 2011 at 7:00pm (On Jan.12, the meeting was changed to Thursday, Feb. 10, 2011 with approval from NB).

**Motion (DB) seconded (PV) to adjourn the meeting at 8:09pm Unanimous all in favor.**

Respectfully submitted,

Sheryl Lombardi