

**PLANNING BOARD  
JULY 28, 2011  
MINUTES**

Chairman Burke called the meeting to order at 7:30 PM.

Members present: Burke, Barringer, Capes, Giger, Parent, Perkins, and Wilson

**PUBLIC HEARING – CROSSROADS PLAZA SPECIAL PERMIT MODIFICATION**

The Board held the continuation of the public hearing to consider the Crossroads Plaza site plan and special permit modification. At the request of the applicant, the Board voted unanimously to continue the public hearing on August 11, 2011 at 9 PM.

**BOYNTON MEADOWS APPLICATION**

The Board received the complete submission from Mount Laurel Development Corporation for the Boynton Meadows mixed use development at 134 Main Street. The Board will hold the public hearing on August 11, 2011. The Earth Removal Stormwater Committee will hold its public hearing on August 2, 2011, and the Design Review Committee will review the plan at its meeting on August 10, 2011.

The Board received a proposal from Nitsch Engineering in the amount of \$3000 to review civil engineering aspects of the plan. The Board also received a proposal from FST in the amount of \$3000 to review traffic engineering.

The motion was made by Giger, seconded by Barringer, to accept both the Nitsch and FST proposals for peer review of the Boynton Meadows project. The motion passed unanimously.

**COMPREHENSIVE MASTER PLAN – PHASE II**

The Board received a proposal from Dodson Associates to update the Station Avenue Overlay District Design Guidelines to include the recently adopted Town Center Overlay District. The work will be done as part of the Master Plan Phase II Implementation.

The motion was made by Perkins, seconded by Giger, to approach the Town Manager about amending the Master Plan Contract to include updating the design guidelines and to request additional funding at the Fall Town Meeting. The motion passed unanimously.

**ROCKY HILL PARKING LOT**

The Board received a request from Mass Audubon that the developer pave the parking area at the Rocky Hill subdivision to serve Mass Audubon's land as required in the special permit. Mass Audubon would like to open the property for trail use this fall. The Board will request that developer David Moulton pave the area by the end of September.

**PUBLIC HEARING – WOODLE RESIDENTIAL DEVELOPMENT SPECIAL PERMIT**

The Board held the continuation of the public hearing to consider the application for a special permit to create seven lots off Tavern Road. Attorney Robert Collins and design engineer Jesse Johnson of David Ross Associates were present.

Attorney Collins said he met with the Fire Chief and the Chief's recommendations have been incorporated into the proposed plan. However, the Fire Chief has not reviewed the latest revisions to the plan yet.

Attorney Collins said a conservation restriction will be placed on 8.2 acres of Lot 7 with public access limited to the existing right-of-way only and to the vernal pools. A trail easement for public access from Balsam Walk to the lake will be provided. Signage will be installed indicating where the trail is located and what is private land. The limits of disturbance have been shown on the plan as requested by the Planning Board.

Design engineer Jesse Johnson of David Ross Associates submitted a letter dated July 28, 2011 addressing stormwater management issues and calculations on disturbed areas.

Attorney Collins submitted a draft Historic Preservation Restriction on the existing Adirondack-style house on Lot 7. The Historic Districts Commission will hold the restriction. Member Perkins asked how the restriction would be enforced. Attorney Collins said it would be recorded at the Registry of Deeds with enforcement by the Historic Districts Commission.

Member Giger asked about the width of the trail easement. Attorney Collins said the easement would be ten (10) feet wide and would be marked with the Trail Committee's standard markers.

Member Perkins asked about the size of the retaining wall shown on the plan. Attorney Collins said it would be three (3) feet high and 25 feet long.

Member Parent asked about the hydrant location and reconstruction of Tavern Road. Attorney Collins pointed out the location of the hydrant as shown on the plan. He said a Low Impact Drainage system will be installed and the developer would repair any damage to the existing road.

Virginia Bennett asked about limiting off-road vehicles on the trails. Attorney Collins said no vehicle access is permitted because this is private land subject to a conservation restriction. Only pedestrian access is allowed on the trails.

The Board voted unanimously to continue the public hearing on August 11, 2011 at 8:45 PM.

#### **PUBLIC HEARING – ACADEMY HILL DEFINITIVE PLAN MODIFICATION**

The Board continued the public hearing to consider the Academy Hill definitive plan modification.

The Board voted unanimously to grant an extension of the 90-day deadline to August 25, 2011 as requested by the applicant.

The Board voted unanimously to continue the public hearing on August 11, 2011 at 9:15 PM.

**DESIGN REVIEW COMMITTEE MEMO**

The Board received a memorandum dated July 28, 2011 from the Design Review Committee (DRC) regarding the Boynton Meadows project at 134 Main Street. The memo stated that the DCR will send a representative to the Planning Board's public hearing on August 11, 2011.

Chairman Burke said the Board is looking for guidance on design details from the DRC. He noted that the DRC must realize that the vision for the Town Center Overlay District has not been fully articulated yet.

**MINUTES**

The Board voted to approve the minutes of April 28, 2011; May 5, 2011; May 19, 2011 (as amended); May 26, 2011; June 2, 2011 (as amended); June 16, 2011; June 30, 2011; and July 14, 2011.

Meeting adjourned at 9:15 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner