

**PLANNING BOARD
NOVEMBER 10, 2011
MINUTES**

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

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

Member absent: Giger

ACADEMY HILL

The Board received a culvert mitigation plan, stamped by a structural engineer, from Academy Hill Realty Trust. The motion was made by Parent, seconded by Wilson, to approve the plan entitled, "Exhibit Plan for Cherry Tree Lane – Academy Hill subdivision," prepared by Peter Ogren, PE; dated November 10, 2011. The motion passed unanimously.

ROCKY HILL WAIVER

The Board received a request from developer David Moulton for a waiver to allow paving at the Rocky Hill subdivision after the November 15th deadline. The motion was made by Parent, seconded by Wilson, to allow paving of Mockingbird Hill in the Rocky Hill subdivision up to December 1, 2011 with the condition that the temperature must be at least 40° and rising. The motion passed unanimously.

WESTFORD NOTICE WAIVER

The Board received a request from the Town of Westford to waive the notice requirements of Chapter 40A for a zoning amendment adopted at the Westford Town Meeting. The motion was made by Wilson, seconded by Parent, to sign the waiver of the notice requirement. The motion passed unanimously.

MASTER PLAN PRINTING

The Board received three quotes for printing additional copies of the Comprehensive Master Plan from Grafax, Image Solutions and Stuart Print. All quotes were approximately \$65 per copy based upon 10 copies. Stuart Print quoted \$662 for 10 copies and \$851 for fifteen copies. The Board chose Stuart Printing for the quality of its printing. The motion was made by Perkins to have Stuart Print produce 15 copies at a cost of \$851. The motion passed unanimously.

PUBLIC HEARING – SPECIAL PERMIT, BOYNTON MEADOWS, 134 MAIN STREET

The Board held the continuation of the public hearing to consider the special permit for the Boynton Meadows mixed use development project at 134 Main Street.

Applicant Robert France, David Valletta, design engineer Bruce Ringwall, architects Brent Mangel and Steve Wychorski, landscape architect Lorayne Black were present. Town officials Selectman/Affordable Housing Trust (AHT) member Stuart Schulman, AHT member Allen King, and Historic District Commission member Laura Moore were also present.

Mr. Mangel presented new architectural elevations that were reviewed by the HDC on November 8, 2011. He said the changes to the retail building were well received by the HDC. Access to the second story is being discussed with the HDC. The railings have been changed from 24" to 42" to meet the Building Code. The style of the railings will also be changed. He described the open court yard area and columns on the structure.

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Member Capes asked about side driveways and walkways to Buildings B and E. Mr. Mangel showed the location of the driveways and walkways as shown on the plan.

Member Capes asked about the height of the building. Mr. Mangel said about 33 ft.

Member Perkins asked about the two required exits from the residential units in the second floor of the new retail building. She asked whether the proposed plan complies with the Building Code. Mr. Mangel said there are separate doorways to stairs and to the other building.

Member Parent asked about the service door on the west side of the existing building. Mr. Mangel said it will be added and painted burgundy to match the bricks.

Member Parent asked if the parking spaces and access to the buildings complies with the Americans with Disabilities Act. Mr. Mangel said, "yes."

Chairman Burke said the changes represent a great improvement. He applauded the efforts of the architect and thanked them for listening. He said he agreed with the HDC's comments on veridical rather than radial balusters.

Member Parent asked about the height of the fence. Lorayne Black said it will be solid for 4.5 ft with 12-18 inches above. The fence will be installed in front of Building A and adjacent to the parking lot.

Member Capes asked if residents will be able to install fences or other outdoor features. Mr. France said, "no," the outdoor space is governed by the Condominium Association.

Chairman Burke asked if there would be one association for both commercial and residential units. Mr. France said, "yes."

Mr. France requested that the Board continue the public hearing to December 1, 2011 at 7:30 PM.

Member Perkins said the Board must review the requested waivers the applicant is requesting. Mr. Ringwall submitted an updated list of requested waivers to the Board.

Chairman Burke said the Board will invite the Design Review Committee (DRC) and Affordable Housing Trust to the hearing on December 1, 2011 to hear the DRC's report and AHT's response to the report.

Selectman and AHT member Stuart Schulman said the AHT responded in writing to the DRC report. He said the Trust looks forward to the project moving forward and the three affordable units being constructed.

The Board voted unanimously to continue the public hearing on December 1, 2011.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner

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