

**PLANNING BOARD
JULY 26, 2012
MINUTES**

Chairman Giger called the meeting to order at 7:30 PM at the Town Hall

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

Members absent: Barringer and Svarczkopf

PRE-SUBMISSION REVIEW – CENTER FIRE STATION

The Board met with Town Manager Mark Haddad, Fire Chief Joseph Bosselait, architect Alan Brown of Dore & Whittier, design engineer John Perry of Gale Associates, and Building Committee members Michael Bouchard, Don Black, and Val Prest to discuss the conceptual plans for the Center Fire Station. Historic Districts Commission (HDC) member Maureen Giattino was present.

Mr. Haddad updated the Board on the project including a site walk held on July 24, 2012 and informal meetings with the HDC and Conservation Commission.

Mr. Brown presented conceptual drawings of the interior of the building and described the indoor facilities including a decontamination room, living quarters, day room, kitchen, fitness room, showers, laundry, training area, etc.

Mr. Perry described the changes to the proposed site plan including the relocation of the access road on Farmers Row. The access road was moved to the north to avoid headlight glare on the house across the street. The relocation of the access road may allow a specimen tree to be saved. The sight distance on Farmers Row must be evaluated. If the tree is an issue it may have to be trimmed or removed.

Mr. Perry said the building has been moved about 50 ft closer to the road and is now set back approximately 245 ft from the street. The new location of the building helps with grading, saves existing trees, and eliminates the need for a retaining wall at the rear of the site. The topographic survey shows an elevation of 123 at the street and 108 at the rear of the lot. The building will be sited at elevation 116. The access road will have a 3-3.5% grade. A retaining wall will be installed along the southerly side lot line. The wall will have a height of 1-5 ft. A grading easement will be created on the lot to the north owned by the Lawrence Homestead Trust (LHT). Snow storage will be in the front and rear corners of the site.

Member Burke asked about the utility easement at the rear of the LHT lots. Mr. Perry said the easement was moved away from the tree line to save the trees. The sewer main and drainage swale will be installed in the easement. The sewer main will be connected with the sewer pumping station at the public safety building. The LHT lots will have access to the sewer. Water, electricity and natural gas will be available from Farmers Row.

Member Perkins asked about the drainage swale and culvert. Mr. Perry said the stormwater system will mimic existing conditions. There will be no net increase in runoff. The peak rate of runoff will be reduced slightly.

Mr. Perry said there will be three universally accessible parking spaces in the front of the building, 13 parking spaces on the side and 10 in the rear of the building for a total of 26 parking spaces.

July 26, 2012

Page 2

Member Perkins asked what will be used to alert people when emergency vehicles are leaving the station. The Fire Chief said fire trucks will go out the front doors and secondary trucks will go out the rear doors. Mr. Brown said an alarm system would be installed in the building. Mr. Haddad said the parking spaces in the rear of the building are for first responders.

Member Perkins expressed concerns about people who may be at the fire station for permits and other business. Chairman Giger agreed that there should be some type of signal on the wall that goes off when the alarm goes off. The Fire Chief said the signal could be tied into the alarm system.

Member Parent asked about lighting on the site when there are emergencies. Mr. Brown said LED lights with low intensity will be used on the site as requested by the HDC. The Fire Chief said the lighting levels would increase when the alarm goes off. Mr. Perry said the lighting will be dark-sky compliant. A photometric diagram will be submitted with the site plan review application.

Member Burke asked about the views from Farmers Row. Mr. Haddad said the HDC does not want the view from Farmers Row blocked by trees or landscaping. Member Burke suggested adding a few trees and some foundation plantings. Mr. Perry said they are working with a landscape architect on the plan.

Chairman Giger asked about the generator and any fuel storage on the site. Mr. Perry said the generator will use natural gas so there will be no fuel storage.

Chairman Giger asked about the height of the building. Mr. Haddad said it would be 35 ft to the ridge line, excluding the cupola. Maureen Giattino said the HDC agrees with the lower roof elevation and new location of the building.

Member Wilson asked if the grading changes could be more gradual. Mr. Perry said the proposed slope is 5:1.

Member Burke asked if the grading easement on the LHT lot is temporary. Mr. Haddad said, "yes."

Mr. Perry said the Town is going to propose rezoning the property to the Public Use (P) District at the Fall Town Meeting.

Member Burke said the Town should submit a dual application to meet both the R-A and P District requirements.

Mr. Haddad said the construction of a fire station in the R-A District requires a special permit from the Zoning Board of Appeals.

The Board will hold the public hearing on September 13, 2012 if the site plan review application is submitted by August 21, 2012.

JUSKALIAN HAMMERHEAD LOT

Attorney Robert Collins met with the Board to revise the limit of clearing shown on the plan for the hammerhead lot created by Edward Juskalian on Dale Lane. Mr. Collins said less clearing would be required than what was anticipated originally. In addition, a utility trench is shown on the new plan. Mr. Juskalian would like to do woodland management to remove invasive plants. There is less disturbance shown on the revised plan than what was shown on the approved special permit plan. He

July 26, 2012

Page 3

asked the Board if a modification of the special permit is required. The Board agreed that a modification of the special permit is not required.

CRYSTAL SPRINGS ESTATES

Attorney Robert Collins met with the Board to discuss the special permits for the Crystal Springs Estates subdivision. Mr. Collins said the buyer of Lot 3 would like an individual driveway rather than a shared driveway. The condition in the special permit states:

5. The Planning Board encourages the Applicant to utilize shared driveways to access lots at the end of the cul de sac in order to minimize disturbance to the common area and natural landscape.

Mr. Collins said the use of individual driveways will minimize the amount of land disturbance and reduce the required directional signage.

Member Perkins said she would prefer a common driveway. Member Burke said he would also prefer a common driveway, but it is not required in the special permit.

Member Burke asked about the stonedust pathway. Mr. Collins said it has been installed from Old Dunstable Road to Lot 3 and has been maintained by the developer. The remainder of the path will be constructed on the open space parcel. He noted that the stonedust path does not comply with the Americans with Disabilities Act.

The Board agreed that the special permit for the shared driveway serving Lots 3 and 4 is optional, not mandatory based upon condition #5 of the special permit.

BOYTON MEADOWS, 134 MAIN STREET

The Board met with developer Robert France of Mt. Laurel Development and landscape architect Lorayne Black to discuss the cul de sac at Boynton Meadows. Ms. Black presented a plan showing how the perimeter of the cul de sac would be landscaped with three distinct planting zones. Native shrubs will be used around the island to prevent headlight glare. The travelled way will be 18 ft wide with a 2 ft wide accent band constructed with a different type of paving material.

Member Burke asked that the band not be constructed of stamped asphalt because it does not hold up well. He requested that they use pavers or cobble stones.

Chairman Giger said the note on the plan should state a minimum width of 2 ft rather than a maximum width of 2 ft. Ms. Black said she would make the change to the note on the plan.

Chairman Giger asked if the travelled way would be 16 ft wide. Member Burke said it would still be 18 ft wide because the 2 ft wide accent band is drivable.

Chairman Giger expressed concerns about snow plows tearing up the accent band. Mr. France asked the Board about using stamped concrete. Member Perkins asked if he had any examples or pictures.

Member Burke said the Board is open to different ideas and welcomed the applicant to come back to the Planning Board. The Board agreed with the proposed changes

July 26, 2012

Page 4

The motion was made by Burke, seconded by Parent, to approve the changes to the cul de sac as shown on the plan entitled, "Boynton Meadows at Gibbet Hill, Drawing Title: Cul-de-Sac Design Preliminary Sketch," prepared by Lorayne Black, Landscape Architect, dated July 23, 2012, with the conditions that "maximum" be changed to "minimum" and "paving" be changed to "pavers" on the plan and that the Board is open to considering stamped concrete for the accent band. The motion passed unanimously.

Mr. France mentioned that they are investigating using the basement space for a pub and asked what approvals would be required.

The Board expressed some concerns about parking and said the change may require modification of the special permit/site plan approval.

Member Perkins asked about the size of the proposed pub. Mr. France said it would be about 2400 SF.

REVISIONS TO SUBDIVISION FORMS

The Board received edits from Town Counsel on proposed revisions to the subdivision forms including:

Form I – Covenant

Form J- Lot Release

Form K- Performance Bond with Surety Company

The motion was made by Burke, seconded by Parent, to approve the revised forms with the addition of a footnote on the date of approval of the form and page numbers. The motion passed unanimously.

The motion was made by Burke, seconded by Wilson, to require an expiration date of two years for the Academy Hill bond to be indicated on the revised Form K- Performance Bond with Surety Company. The motion passed unanimously.

COMMENTS TO MEPA

The Planning Board received the Environmental Notification Form (ENF) for the Lost Lake Sewer Project. The MEPA scoping session will be held on August 8, 2012 at 2 PM. Comments are due to MEPA no later than August 14, 2012.

COMMENTS TO THE ZBA

The motion was made by Burke, seconded by Parent, to write a letter to the ZBA supporting Board of Health Agent Ira Grossman's letter of concern about the special permit applications submitted by John Scira to alter non-conforming structures on Cypress Road and Georgia Road. The Board will stress that the use of these structures has been discontinued. Therefore, they are not subject to the protection of Chapter 40A, section 6. The motion passed unanimously.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner