

**PLANNING BOARD
JULY 23, 2015
MINUTES**

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

Members present: Giger, Barringer, Burke, Vega, and Wilson

Members absent: Perkins and Svarczkopf

ACADEMY HILL MODIFICATIONS

The Board met with developer Bruce Wheeler of Academy Hill, LLC, to discuss proposed changes to the condominium units, including the affordable units, on Lot B in the Academy Hill subdivision. Housing Coordinator Fran Stanley and Selectman Anna Eliot were present.

Mr. Wheeler presented his proposed changes to the multifamily development on Lot B. The approved plan shows 24 attached townhouse units in eight buildings (three quadruplexes, one triplex, and one duplex). Seven units have been constructed to date with six of the seven designated as affordable. The remaining 17 units have not been constructed yet. Four additional affordable units will be constructed as part of the 17 units.

Ms. Stanley said the first three affordable unit have been sold and are presently occupied. Three more affordable units have occupancy permits, a lottery was conducted, and there are purchase and sales agreements on two of the three units. The third affordable will be sold on a first-come-first served basis.

Vice Chairman Giger asked about the Phase III affordable units that have not been constructed yet. Mr. Wheeler said the revised plan reflects the location of the remaining four affordable units. He requested that the Board approve construction of six duplexes (12 units) and five single-family detached units. The affordable units will have the same footprint as the market-rate units.

Member Barringer asked what the floor area and number of bedrooms of the units would be. Mr. Wheeler said about 1400 SF with two bedrooms.

Member Burke asked if the proposed change had been submitted to DHCD for its approval yet. Mr. Wheeler said he wanted to present the plan to the Planning Board first. Member Burke asked if the affordable units conform to DHDC requirements. Mr. Wheeler said this is the first step in the process. He said he would work with the Housing Coordinator, the DHCD, and the Planning Board on the proposed change.

The Board members agreed that converting to duplexes and single-family condominiums is reasonable. Mr. Wheeler will submit the revised plan for the Board's review.

PUBLIC HEARING – SPECIAL PERMITS, NAM HANG, LLC, 788 BOSTON ROAD

The Board held the continuation of the public hearing to consider the applications submitted by Nam Hang, LLC, for special permits for Site Plan Review and Water Resource Protection Districts for construction of two new buildings at 788 Boston Road. Applicant Joe Wong, Attorney Robert Anctil, and design engineer Robert Oliva of David Ross Associates were present.

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The Board received a report dated July 22, 2015 from Nitsch Engineering. Mr. Oliva summarized his response dated July 23, 2015 to the Nitsch report. Mr. Oliva said they submitted a lighting plan and that lights would be on from dusk to 10 PM.

The Board also received a letter dated July 23, 2015 from Attorney Anctil requesting waivers from the Site Plan Review regulations.

Member Barringer asked if the lights should remain on until 10:30 PM, a half-hour after closing, to allow employees time to close up. Other Board members agreed.

Member Giger said the required number of parking spaces and number of seats in the restaurant must be reconciled. Mr. Oliva said there is a chart on Sheet 3 of the plan showing 102 seats in one building and 20 seats in the second building. 71 parking spaces are required and 71 spaces are shown on the plan.

Member Barringer asked if the applicant is seeking a waiver for the interior planting areas. Mr. Oliva said, "yes." Mr. Anctil reviewed his letter requesting waivers for the submission of a scale model, a traffic study, the internal islands, the survey showing existing trees, and the vertical granite curbing near the rain gardens.

Member Burke asked if the limit of work is shown on the plan. Mr. Oliva said, "yes," and it will be delineated in the field.

Member Barringer said he reviewed the MSDS submitted by the applicant for the chemicals to be used and stored on site. He said they are all normal for restaurant operations. He said there should be a condition that there be no bulk storage and no outdoor storage of chemicals. The applicant agreed.

The Board voted unanimously to close the public hearing and will vote on the special permit decisions on August 6, 2015.

PUBLIC HEARING – SITE PLAN REVIEW, TARBELL SCHOOL RENOVATIONS

The Board held the continuation of the public hearing to consider the proposed conversion of the Tarbell School to three residential condominium units. Applicant Kevin McGoniagle and several abutters were present.

Mr. McGoniagle submitted a new plan showing proposed landscaping and provided cut sheets for the light fixtures that will be Dark-Sky compliant. The access road onto St. James Avenue was relocated to prevent headlight glare on the St. Pierre property. The driveway will be curved at the entrance and directed into the woods rather than onto the house. A fence and bushes will also be installed to mitigate headlight glare. Mr. McGoniagle said he is not comfortable relocating the garages to face the rear of the school building as suggested at the last Planning Board meeting. However, he said he did move the garage so it would be closer to the school. Mr. McGoniagle said the proposed option with the six-car garage is the only one that will work.

Board members said they appreciated the changes to the plan.

Member Barringer asked if the garages would be for one or two cars. Mr. McGoniagle said the garage would have two cars for each unit for a total of six cars.

Member Barringer asked if the units would have two bedrooms each. Mr. McGoniagle said, "yes," the sewage disposal system is limited to six bedrooms.

Mr. St. Pierre asked about the turning of the driveway at the intersection of St. James Avenue. Mr. McGoniagle said the driveway will turn approximately 20 feet from the intersection so headlights will shine into the woods rather than onto the house. Mr. St. Pierre said the left turns from the driveway would not be mitigated.

Mr. St. Pierre asked about the dumpster. Mr. McGoniagle said the two-yard dumpster would be screened with an 8 ft high white fence.

Abutter David Manugian said he is very excited about the proposed reuse of the Tarbell School. He asked where the area open to the public would be located. Mr. McGoniagle said $\frac{3}{4}$ of the site would be open to the public including the area where the sewage disposal system is located as well as the playground.

Member Burke noted that the Board cannot require that the site be open to the public because that would constitute a taking. The Board of Selectmen and Mr. McGoniagle must negotiate such arrangements as part of the purchase and sales agreement.

Mr. Manugian said the proposed location of garages in the rear of the residential units is not consistent with the neighborhood. One-car garages in the front of the house would be more consistent. Mr. Manugian expressed concerns about stormwater runoff flowing onto St. James Avenue. He said there are three existing culverts that get clogged. He asked if Mr. McGoniagle submitted a drainage plan.

Mr. McGoniagle said he is reducing the amount of pavement from 14,000 SF to 6000 SF. The garages will be set back 70 ft from Shepley Street and 100 ft from St. James Avenue with grassed area in between. *(Note: This figure does not include the impervious surface of the buildings.)*

Member Giger asked if there is a swale there now. Mr. Manugian said there is a culvert at the intersection of St. James Avenue and Pepperell Road. There is swale in the hill where the garages will be located.

Mr. St. Pierre said he is very concerned about additional runoff flowing into his yard.

Abutter Matt Waterman said lot sizes average around 20,000 SF in the neighborhood. The open field with the playground is very important to the neighbors. He asked if the garages would be separated into two buildings to break up the massing of the garages.

Mr. McGoniagle said he understands the concerns the neighbors have about the playground and open field which is why he agreed to allow public access. Breaking up the garages into two buildings would not work. A sizeable area of land will be preserved for the neighborhood.

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Member Barringer asked about the architectural elevations for the proposed garage and whether the roof color would match the roof on the Tarbell School building. Mr. McGoniagle agreed to do so.

Mr. Manugian reiterated his request that the Board require submission of a drainage plan to address the abutters' concerns about stormwater management.

Member Burke said the total impervious surface including the garage and paved area is 1400 SF plus 6000 SF.

Mr. St. Pierre said the runoff flows onto St. James Avenue into the culvert and onto his property.

Mr. Manugian requested that the Board continue the public hearing and require that the applicant submit a stormwater management plan. He suggested that the applicant could work with the Town to find a solution to the drainage problems.

Member Barringer asked about the changes in the rear of the building. Mr. McGoniagle said the paved area is 3500 SF and the area of the proposed garage is 1400 SF. Member Barringer said this is an increase of 1000 SF in the rear of the building. He suggested that the applicant use a French drain around the garage.

Member Burke said there are potential drainage problems that could compromise the new sewage disposal system. He suggested that the applicant look into using LID options.

Mr. Manugian asked if there would be sump pumps in the basement. Mr. McGoniagle said there is no evidence of flooding in the building. Mrs. St. Pierre said the Fire Department had pumped water out of the basement of the school in the past.

Mr. McGoniagle said he would look into doing the drainage study if the Board supports the project. He said he did not want to spend the \$3000 for engineering if the Board was not in favor of the project.

Member Barringer said this is a good plan and a good reuse of the existing building. Otherwise, the building would be demolished. The proposed plan is the best use for the property.

Member Wilson agreed that this an opportunity to preserve the open area for the neighborhood. He said he would like to work with the applicant on this plan.

Member Vega agreed with the other members, but had concerns about the amount of parking for three units. Mr. McGoniagle said there are two garage spaces per unit and six visitor spaces. He said most towns do not allow stacked parking. He said he would remove some of the guest spaces if the Board would like.

Member Barringer agreed that cars should not park in front of the garages. Member Burke said the site must be designed to allow enough room for cars to back up and turn. He said he looked at rotating the garage, but this is no longer an issue.

Selectman Peter Cunningham said the Tarbell School building has historic significance. The Town has tried to find an appropriate reuse many times. Several RFP's have been advertised in recent years. The Board should work collaboratively with the applicant so the building does not get demolished. He suggested that the applicant work with the Town to address the stormwater management issues. The proposed residential use is less intense than the previous use as a school.

Selectman Anna Eliot said the Town could make the sewage system design plans available to the applicant. Town Planner Michelle Collette said the applicant was provided with the plans prepared by David Ross Associates before he submitted the application.

Member Giger agreed that the market for the units with two-car garages would be better. He said it is prudent to look at stormwater management solutions.

Mr. Manugian said he appreciated the applicant's efforts. He said it would be ideal for visitors to park on the street and he said he did not have a problem with stacked parking.

Mr. Waterman said he agreed with the concerns about drainage which should be addressed as a Site Plan Review issue.

The Board voted unanimously to continue the public hearing on August 6, 2015 at 8:30 PM.

COMMENTS TO THE ZBA – SPECIAL PERMIT, SCOFIDIO, BROADMEADOW ROAD

The Board reviewed the application for an accessory apartment submitted by Barbara Scofidio, 16 Broadmeadow Road. The only comment the Board had was that there must be adequate off-street parking as required in the Zoning By-law.

MINOR SITE PLAN REVIEW – SUNSET FARM, 154 FARMERS ROW

The Board reviewed the draft site plan review decision for the Minor Site Plan Review by the Land Use Director/Town Planner and Building Commissioner. The Board did not have any concerns provided the abutters would be notified. Town Planner Michelle Collette said notice and a copy of the draft decision were sent to abutters.

Meeting adjourned at 10 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner