

**Minutes Meeting of October 29, 2003** – Washington Green

Members Present: Stuart Schulman, Chase Duffy, Dave Gandle, Mark Mulligan, Bob Cadle

The chairman reconvened the Washington Green hearing.

Chair read the BOH memo into record. Discussion ensued regarding whether the project was in Zone 3 vs. Zone 2 of the water resource district. Atty. Lyons said the project is in Zone 3.

The Chairman said that a hydrological study needs to be completed if the project is in a Town Secondary Water District.

Discussion ensued regarding the number of septic systems, etc.

Atty. Lyons said that town water is available and will be used.

The Chairman read the GELD memo into the record, which stressed concern regarding the project proximity to the substation.

Discussion ensued regarding the status of the traffic study. Atty. Lyons said that they have a rough draft that has not been finalized. He said that very little traffic would be generated compared to Lowell Road. Mr. Dresser said that the site distance is good in one direction and there is some concern from other direction. He said that this would be alleviated by brush clearance.

For the record, Atty. Ray Lyons introduced himself, and Steve Dresser, Brian and Jack Carly, and one more.

Mrs. Duffy asked for clarification regarding potentially 100 cars feeding onto Main St. She felt that this would have an impact.

Mr. Cadle noted the Daigle's concern regarding potential traffic generated and the impact on the driveway across the street.

Atty. Lyons noted PB comments regarding the island, sidewalks and a school bus waiting area. He said that he also wants to set up a workshop to get into specific details regarding the project.

Mr. Dresser put up the original layout plan. He said that there are concerns regarding road width and the proximity of some buildings to the substation. He then showed a new plan that was slightly redesigned. He said that there is one less building but the project has the same number of units. He said that the buildings closest to the substation have been moved forward and now there will be individual septic systems for each building. He said that some driveways have been moved to the front of the buildings so the septic systems are further from wetlands on site. He said that they

have added a play area near the septic systems to rear of some of the buildings. He said that the pavement has been increased to a width of 22 feet. He noted that the building could be lowered because the road is lower and thus no units will be level with the GELD fence. He said that additional plantings will also be provided as a further buffer, and noted that each building will have some screening for backyard privacy.

The Chairman felt that reducing the building height is better than distance to reduce noise level.

Atty. Lyons noted that it will make an appreciable difference.

Mr. Dresser said that the play area is approximately 10,000 square feet and will not be fenced in, but perhaps provided with a pathway.

The Chair asked about the Notice of Intent from the Con. Comm.

Mr. Dresser said that it cannot be filed before a decision is made by the ZBA.

Ms. Brock said that one could be filed but technically the applicant should wait because it is filed at one's own risk if before a ZBA decision is made.

Discussion ensued regarding that process and what makes more sense.

Mr. Dresser said that Title V will be filed but they need to know where the units will be actually located. Mr. Dresser said that there is no net earth removal. He said that the sidewalk has been moved per PB request and a bus stop and common mailbox area has been added. He said that pursuant to a Fire Department request he looked at T turn design but came back to a culdesac, which has a 50-foot wide island.

Discussion ensued regarding the rear building access and whether a sprinkler system or rear access would be more important from a safety standpoint.

Of note: the power lines are 60 feet from the property line.

Mr. Dresser said that they are waiting for the final design to determine where snow where be stored. He said that the runoff, which is just a small increase, will be part of the Notice of Intent filed with the Con. Comm.

Ms. Brock said that the fraction of increase will not adversely impact the wetlands.

Discussion ensued regarding any possible impact with 50 year or 100 year storms.

Mr. Dresser said he will do extensive soil testing based on the redesign so that they will have a

good handle on the ground water design. He said that there are 88 bedrooms on slightly more than 13 acres.

Ms. Brock said that under DEP Zone 2 regulations, a project can only have 4 bedrooms per acre, which would be a benchmark for the ZBA.

Atty. Lyons said that the project is not even on the border of Zone 2.

Discussion ensued regarding the number of parking spaces. Mr. Dresser said that there 99 total parking spaces, which is 2 per unit and 11 overflows.

Discussion ensued regarding the potential impact of widening the road two feet.

Ms. Brock asked about pumps for the septic system.

Mr. Dresser said that all the pumps are gravity run. He said the systems would be five feet above ground water.

Ms. Brock asked whether there would be any decks or patios to the rear of the units.

Mr. Dresser said that some units have retaining walls to the rear and some have decks or patios. He said that he is using topography to determine whether there are decks or patios. He said that the decks would be approximately 6 ft in area.

Mr. Gandle asked for the rationale for more septic systems.

Mr. Dresser said that is better logistically if one fails, etc. He said the plan now has 14, instead of the original 8.

Ms. Brock asked if the systems were combined would there be pressure dosing.

Mr. Dresser said that if one fails, the repair money would come out of association dues.

Mr. Gandle asked if the proforma numbers would change with the project changes.

Mr. Dresser did not think so.

Atty. Lyons said that he met with GELD and noted that they are looking at fencing and security devices. He said that they will formalize the plans. He said that the redesigned plan addresses many of the issues brought up at the site walk. He said that he now wants feedback from the Board, whether tonight or at workshop. He said that the number of buildings, road layouts, etc. need to be discussed.

The Chairman said that the project is too dense and said that he wants Mr. Bobrowski present for any detail discussions.

Ms. Brock said that the applicant needs to know specifics to finalize a formal plan.

Atty Lyons said that this is a good way to create affordable housing and noted that not many abutters are complaining.

The Chairman said that the one biggest neighbor (Geld) is very unhappy. He said that things feel more squished together to keep distance from GELD. He said that they may need to take away a building or two. He said that if all units were affordable, he would approve the proposal now.

Discussion ensued regarding fencing, screening and general buffering from substation.

Ray wants the Board to think about fact that town needs 300 plus units of affordable housing and can count 22 units toward number. Should keep density up and affordable units up.

Discussion ensued regarding how to set up a work group.

Ms. Chonowski, GELD, questioned the propriety of having ZBA members work with developers and then vote on a plan.

Ms. Brock said that negotiating is not working with them. She said that these work sessions are pretty standard.

Craig Almond asked about the open meeting law.

Discussion ensued regarding any potential conflict.

Ms. Brock said that it is good to work with an applicant who is willing to look to the end rather than just at the middle. She said that a 40B is a negotiating process and noted that a workshop is part of 40B law and process. She stressed that no decisions are being made.

Discussion ensued regarding a possible workshop and the ramifications of such.

Mr. Cadle suggested trying it out on a limited basis, ie whether it is in a zone 2 or zone 3 water supply district.

Ms. Brock said that the meeting should get into the meat of the issue, ie layout, density, etc.

Mr. Gandle asked about proforma reconfiguring.

The Board moved to grant the Chairman the authority to appoint a subgroup to work on the project in a workshop setting. The motion was seconded and passed four to one.

The hearing was continued to 12/03/03 at 7:00 pm.

Meeting adjourned at 10:30 pm.