

Minutes Meeting of February 22, 2006 – Pineridge

Members Present: Stuart Schulman, Chase Duffy, Mark Mulligan, Jay Prager, Cindy Maxwell

The Chairman read the memo regarding Megan Mahony into the record.

Atty. Deschenes presented a conceptual plan for 32 units, noting that the front building to the right has only two units rather than the three shown for a total of 32. He said that construction costs are much higher for multiple units and that that is what is driving the number of units to 32. He said that there will be on site septic with separated primary and secondary systems and noted he will file with MEFA as needed.

The Chairman entered the Halpern memos into the record.

Atty. Deschenes said that there is more than enough areas for drainage, etc. He noted that the buildings are all triplexes except for one duplex, all with under garages that are entered from the rear. He said that the units facing the road are at grade level, noting that there is much space for green and recreation, as well as talk of a gazebo, etc. He said that the Jenkins Road growth needs to be kept low for site line distance purposes. He said that a split entrance with a nicely landscaped island is proposed. He said that he will submit the plan to the traffic consultant, etc., and will put in sidewalks out to the main road if necessary and will upgrade Jenkins Road as needed. Atty. Deschenes thinks some of the internal roads are too wide (22 feet), since this is a private drive. He noted that narrower roads are less impervious cover and leave more green space.

Mr. Prager asked about a fire engine turnaround.

Atty. Deschenes said that he will meet with the fire and police departments.

Discussion ensued regarding some of the issues that will be discussed in the future with the board.

Of note: All dwellings are two bedroom units.

Atty. Deschenes said that there is 20 feet of pavement behind the garages, noting that this may be too much pavement. He said that he wants to hear from both the PB and ZBA regarding this.

Discussion ensued regarding the ramifications of having 55+ units.

Mrs. Sartini asked whether there is an asset test for anyone moving into a 40B.

Discussion ensued regarding asset tests in general.

Atty. Deschenes said that he is optimistic that they are moving in right direction.

Mrs. Perkins asked about the garages.

Atty. Deschenes said that they are two car and about 22 x 32.

An abutter said that Jenkins Road, when plowed, is only a one-way street.

Mrs. Perkins asked about the pond to the rear.

Atty. Deschenes said that it is merely conceptual and all testing needs to be done.

Mrs. Sartini asked about the number of affordable units.

Atty. Deschenes said that there are eight, which is 32 divisible by 4.

Mrs. Perkins asked about the driveway bordering the land to the left and asked about landscaping.

Atty. Deschenes said that the driveway is ten feet from the existing tree line. He said that they could supplement the landscaping and could slide the driveway over if need be.

Mr. O'Donnell said that trees won't work.

Mrs. Perkins asked about bushes.

Mr. O'Donnell said that bushes might work. He said that he doesn't understand the concern about the back building.

Mrs. Perkins asked about the pavement loop and suggested that the less road there is, the better, as long as fire engines can get in.

Mr. Western said that this is an excellent step forward and is a positive way to go forward.

Mrs. Duffy said that she thinks that three unit buildings can merge into the landscape to look like Groton.

Mrs. Western asked whether the infiltration areas are swamps.

DD grass areas that are treated under ground.

Mrs. Western asked about a playground area.

DD not designed yet, depends on retention basin locations.

Carolyn septic raises property?

Did yes will have to raise and will address water flow issues.

Carolyn if create dams abutters will have ponds in their yards.

Discussion ensued regarding how to mitigate drainage issues.

Paula Martin- water concerns are extensive. Has oldest house on street and has water table level to the button. There are some older wells on street and suggests a hydrogeologist looking. Some houses have 3 sump pumps.

O'Donnell said that this is because the town wanted sewer lines above water line. Could have been prevented.

The Board noted that a geohydrologist would be good.

Atty. Deschenes asked for the Board to let them do the initial tests.

The Chairman said that when the Board gets a more official plan he will ask the applicant to appear before the PB voluntarily.

Atty. Deschenes said that they are also going to see the housing partnership.

An abutter noted concern regarding where the septic system/s will be.

Atty. Deschenes said that the pipes will go into a tank and then flow to a distribution box, noting that it is one system for the entire project and will meet all Title V regulations and local regulations as much as possible.

Ms. Mahony said that a truck was parked on Jenkins Road recently and she was unable to pass and was concerned about the ramifications of that.

Discussion ensued regarding whether this is allowed with a 40B permit.

Mr. O'Donnell said that he is concerned that he has to have everything signed off on with the ZBA and the Town before anything is submitted to Natural Heritage.

Atty. Deschenes said that it is somewhat fluid.

Discussion ensued regarding what needs to happen to proceed.

The hearing was continued to 3/15/06 at 8 PM.

The Board recommended to have Alison Manugian appointed as an alternate member by the BOS. The motion was seconded and passed unanimously.

The meeting adjourned at 9:00 pm.