

**ZBA Meeting Minutes from March 5, 2007** – Pineridge

Members Present: Stuart Schulman, Chase Duffy, Mark Mulligan, Alison Manugian, Jay Prager, Cindy Maxwell, Robert Cadle

Chairman Schulman convened the Jenkins Road hearing by reading the Megan Mahony letter into the record and then opening the reconfiguring the Board portion. Board moved to remove Mark Mulligan and to appoint Alison Manugian as member and Robert Cadle as chairman. The motion was seconded and passed unanimously.

Mr. Boardman, engineer, presented a brief overview of a plan with 16 units and said that an alternative plan with sewer and a different configuration of units will likely be presented in the near future. He noted that the site is rectangular and contains approximately 10 acres. He said that there will be an ANR lot with the original house. He noted that the wetlands are delineated and outside of the buffer zone, 16 single family detached dwellings are proposed. He said that there will be a central septic system located in the middle of the site and retention ponds will be located to the rear and front of the site. He said that 25% of units, a total of four, are affordable and noted that he is working with the Water Dept. and JNEI. He said that he doesn't have the second engineering comments back yet from JNEI but stressed that the punch list containing the engineering details don't mean significant redesign. He said that the project will be served by gas from existing lines on Jenkins Road and water will be extended from Mill St. with hydrants per the Fire Dept. He said that although they don't have a new traffic study yet, this is a much smaller project with less density.

Mrs. Duffy noted that the bus shelter looks very small and asked how much fill will be put in.

Mr. Boardman said that there will be 10 feet of fill at the retention ponds.

Mrs. Duffy said that this would make the site 12 ft higher than the road.

Mr. Boardman said that that is correct.

Mr. Schulman said that there is a question of soil quality, using the a to z scale.

Mr. Boardman said that there is a soil map published by the Fed. Government, showing the soils as sandy. Mr. Maher asked for b soil calculations, which they did, so there has some slight changes and there is now a seven hour drainage basin. He noted that they did a perc hole to the rear of the site but because there is very sandy, there was a good two inch per hour drainage.

Mrs. Manugian asked whether the spans would be changed for a 20 or 24 hour run.

Mr. Boardman said yes, noting that he just hasn't done the final check with Mr. Maher.

Mrs. Duffy asked about the distance between houses.

Mr. Boardman said it is from 20 feet to 33 or 34 feet, with a front setback of 13 or 14 feet.

Chairman Cadle asked about the dotted lines that look like lot lines.

Mr. Boardman said that they are for marketing purposes, delineated as exclusive use areas. He said that the condominium association would be maintaining grassy areas and stormwater management, etc.

Mrs. Duffy asked whether they will all look the same.

Mr. Boardman said the areas will be about the same but he wants to avoid the cookie cutter look.

Mrs. Manugian asked about engineering parts of the drainage.

Mr. Boardman said that they have all been done.

Chairman Cadle said that without anticipating where the project may be going, he asked whether they have had any discussions with the BOH.

Mr. Boardman said that they are in compliance with Title V State regulations but not with Groton BOH because the primary and secondary septic systems are intertwined and they are not happy with that. He noted, though, that that leads to the secondary discussion and since then there have

been two informal discussions with the BOS and BOH. He stressed that the septic system drives a lot of the site and noted that if sewer is available, it would be better for both the property owners and the town. He said that the sewer would be brought from Partridgeberry Woods at Riverbend Drive. He said that this would reduce grading and drainage structures, and would allow an increase in the number of units and the number of affordable structures. He said that the count could go up to 24 units with a much greater percentage of affordables.

Mr. Prager asked how many units would be affordable.

Mr. Boardman said that 8, 9 or even 10 units could be affordable, instead of 4. He said that they haven't been able to use low impact development techniques because the site has to be built up so much, but with sewer, the site would be lower and he can reduce or remove retention basins.

Mrs. Duffy asked how they could get 8 more units in as it already looks so crowded.

Mr. Boardman said the site would look much the same but with less drainage areas needed, they could put more duplexes in and could put the drainage were the septic system is located now.

Mrs. Duffy asked why there has to be 8 more units.

Mr. Boardman said that 8 is the maximum number.

Mrs. Duffy said that if they want her vote, there needs to be less than 24 units. She also noted concern with the space in between units.

Mr. Boardman said that Mark O'Donnell has that concern also.

Discussion ensued regarding the details of expanding the sewer district, capacity, cost and town meeting vote, etc.

Mr. Boardman said that that is why he wants to keep the 16 unit plan open. He noted that there would also be a development agreement as to how work would proceed re: traffic and engineering studies for 16 and 24 units respectively.

Mr. Prager asked whether the sewer article would be on the spring town meeting warrant.

Mr. Boardman said yes, because there is a blank space on the town meeting warrant.

Chairman Cadle asked how long it will take to deal with the Sewer Dept.

Mr. Boardman said that local sewer is okay and now it is up to town meeting and maybe the State. He noted that he also has to deal with Natural Heritage. He said that they would use a paper road to bring sewer and water to Jenkins Road, and thus to the site.

Mrs. Duffy said that she wants to see what the houses will look like.

Mr. Boardman said that he didn't bring photos but he does have some and will bring them the next time.

Ms. Helpern said that because they are bringing in fill for septic, she wants to know what happens to runoff to abutters.

Mr. Boardman noted that the drainage design has been reviewed by the Town's consultant and he has no problem with it. He said that the runoff from the road and houses will be collected to balance out so that there is no increased runoff from the site.

Ms. Helpern asked how the affordable mix will be done with single families and duplexes.

Mr. Boardman said that he hasn't done the numbers yet, but if there are more affordable, the numbers change.

Mr. Schulman said that the affordables need to look like the market rates so there has to be a mix.

Chairman Cadle asked whether he heard correctly, that there will be no increase in runoff.

Mr. Boardman said that that is true.

Mrs. Duffy noted that she doesn't see how that could be true.

Mr. Boardman said that drainage and sewer are different, noting that without development, runoff moves slowly through the woods. He said that with development, the runoff is fast so it needs to be slowed down artificially, through basins, etc., which is all engineering.

Chairman Cadle said that he wants to make sure that there is no increase in runoff period.

Mr. Boardman said that he needs to check speed vs. volume.

Chairman Cadle said that he understands that the ground water is a little strange at the site, as well as how it runs off onto Jenkins Road.

Mr. Bermudaz, abutter to the north, asked where the septic system is going to be located. He noted that the bulk of the property is under water and wondered where the detention basin can go if it is so wet. He said that the water on his site is reaching the 150 foot building radius. He said that he is home a lot and he has a soup bowl there where he sinks down in his boots.

Mr. Prager said that the standard is that there is no more runoff.

Mr. Bermudaz said he wants to change the standard now and said that he is leery to add more than 16 units. He noted impact on the school district and said that Mill Street is a highway already. He said that this development will kill the town. He said that other projects can't move units so the Board should slow things down and give everything a chance to catch up.

Mr. Western said that he is concerned about fill potentially being brought onto the site.

Mr. Prager noted that a letter from Landtech says that 25,000 yards of fill will be brought in.

Mr. Chris Harvey asked when the Natural Heritage filing is happening.

Mr. Boardman said that he will be meeting with them in the next couple of weeks and that that will start the process. He said that it will be more formal

when the plans are completed, and noted that he is filing with the Con. Comm. as well.

Paula Martin, Jenkins Road, noted that mid March to mid April is a critical for Natural Heritage and that they don't want to lose that window.

Mr. Boardman said that they have hired a naturalist from Oxbow and the naturalist is submitting formal information for them.

Mrs. Martin said that that window sounds really tight.

Mr. Boardman stressed that it is important to them to get the window right.

Ms. Helpen asked how many truckloads make up 25,000 yards of fill.

Mr. Boardman said that it is not of huge significance over a three month period. He said that with 1000 vehicle trips over a five month period, it is 10 trips per day.

Mr. Western said that it would be more like 20, which is too many truck loads per day for the neighborhood. He asked about mitigation of Jenkins Road.

Mr. Harvey asked whether with sewer expansion if the abutters would have to hook up to sewer.

Mr. Boardman said that there was a discussion about stubs being provided and who is paying, etc., with the Sewer Department suggesting that the developer pays tie in fees for abutters.

Colleen Snyderman asked about wildlife and whether the town has its own review done.

Mr. Boardman said that if it is in a buffer zone, Natural Heritage looks into it.

Discussion ensued regarding how the State reviews.

Colleen Snyderman, as an abutter, said that she doesn't want any more units. She then asked about the existing dwelling.

Mr. Boardman said that it will remain the same.

Chairman Cadle said that he wants to see the sewer plan.

Mrs. Duffy asked why the sewer has to serve 24 units and why it can't serve 16 units.

Mr. Schulman asked for more information regarding this new plan, noting that it is news to him. He also expressed concern that a selectman has been negotiating in private, away from the public hearing process, leaving out both the ZBA and abutters.

Chairman Cadle said that Josh Degen called him to keep him in the loop.

Mr. Prager asked when the plan may be presented.

Mr. Boardman said that he wants to have it for next meeting.

Mr. Prager said that he wants to cooperate but stressed that he doesn't want to do whole the process twice.

Mr. O'Donnell said that if the Sewer Commission says no, there is no parallel track. He said that he wants the least invasive project with the least impact, which would be with sewer. He stressed that it is easier to deal with drainage, spreading out units, etc., noting that there could be larger type homes and maybe 20 units.

Mr. Prager asked whether the 16 unit 10 foot mound would have more impact than more units with sewer.

Mrs. Manugian said that yes, this would have more.

Discussion ensued regarding how to handle things coming up and when to reschedule the next meeting to.

Ms. Helpert noted that the sewer capacity issue needs to be resolved with a town meeting vote.

Discussion ensued regarding how to proceed in the most efficient manner.

Chairman Cadle said that he wants a hydrogeologist to take a look at the site.

Mrs. Manugian said that this is the time of year to perform a hydrogeologist study.

Of note: talk to FST re: hydro study and costs.

Nelson Ivery, abutter, asked whether it is expensive to tie in to the sewer.

Chairman Cadle said that they would have to resolve who pays for what tie-ins.

Mr. Western asked whether another traffic study would be done.

Mr. Boardman said yes.

Mr. Western stressed that it needs to be done while school is in session.

Ms. Snyderman asked about a pro forma statement, noting that she was feeling held hostage about the number of units vs. sewer. She said that she wants less units and less affordables, noting that she doesn't care about sewer or the number of affordables, and only wants less units.

Mrs. Duffy asked for clarification regarding the 6.73 acres that the actual project is on (light green area on plan).

Mr. Ivery said that he wants the square footage for density calculations.

Mr. Boardman said that he has a 2000 square feet for 16 units design, noting that he doesn't have the calculations for the other project.

The meeting adjourned at 9:00 pm.