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Planning Board
Minutes of the Meeting
Tuesday, June 16, 2009
Town Hall, 120 Main St.
7:00 PM

Members present: John Simons, Chairman
Tim Seibert, regular member
Michael Walsh, regular member
Courtney LaVolpicelo, alternate member

Member absent: Richard Rowen, regular member

Staff present: Judy Tymon, Town Planner
Mary Ippolito, Recording Secretary

Chair announced the following postponements: Omnipoint Communications, Inc. and AT&T Wireless.

POSTPONEMENT:

CONTINUED PUBLIC HEARING:

{Omnipoint Communications, Inc. – 72 Elm Street, Trinitarian Congregational Church, Site Plan Review SP to install, operate, & maintain a stealth wireless communication facility consisting of up to 4 wireless telecommunication antennas mounted within the existing spire, radio communication equipment cabinet to be located within existing Church within R-4 zoning district. **Waiting for RF review from Mark Hutchins.**

POSTPONEMENT:

{AT&T Wireless, 1 High Street – wireless installation, pre-application conference regarding installation and operation of wireless communications antenna on the roof of Building 36 and additional antennas and related equipment inside multiple other buildings (the “Facility”) located at the above property.

Chair called for Executive Session with Attorney Urbelis and Planning Board, regarding Steve Tryder vs Planning Board.

Chair announced the Planning Board would go into Executive Session, roll call from Planning Board: I, Timothy Seibert vote to go into Executive Session. I, Courtney LaVolpicelo vote to go into Executive Session. I, John Simons vote to go into Executive Session. I. Tom Urbelis vote to go into Executive Session.

PB did a roll call to come out of Executive Session and returned to the Public Hearing at approximately 7:25 pm.

Chair called for the following DISCUSSION:

Robert Ercolini, 880 Great Pond Road, requesting a waiver from Watershed SP. Revised project was re-submitted to decrease size of proposed residential structure.

1 Patrick Bower, Andover Consultants, presented a new plan tonight to reduce footprint of
2 house by 16%. Changes with grading are outside of 25-foot. Infiltrations were kept the
3 same size. Proposed stone trench along pervious pavement driveway and along property
4 line to facilitate additional infiltration. Concern w/winter runoff with new paving system,
5 trench addresses freezing runoff in wintertime.

6
7 Judy: wants copy of new landscape plan for PB file, there were additional things added,
8 taking out catch basin. Judy and Jennifer Hughes from Conservation reviewed this
9 project. Pat Bower: will submit this to Judy. He got Con/Com approval last week.

10
11 Judy: to do a letter (for the record) delineating what the changes are reference the
12 information almost as if it's a modification and list new footprint of house, additional
13 new plan, landscaping, etc.

14
15 Motion by TS to grant a waiver for a Watershed Special Permit regarding changes to this
16 new plan, 2nd by MW, vote was unanimous 4-0.

17
18 **Chair called for the following DISCUSSION:**

19 Ernie Gralia, CCRC project, Turnpike Street (Boston Hill), roofline was topic of
20 discussion.

21
22 Plse. note: Michael Walsh just arrived.

23
24 Judy: Engineer addressed a letter to Judy Tymon and Gerry Brown stated the roofline is
25 at 45-foot height, this requires a ZBA variance. Portico is considered a structure as an
26 intrusion into 100-foot setback. Engineer stated that Richard Rowen would support a
27 variance from ZBA because CCRC is not situated next to a smaller building of similar
28 height. Will PB support a variance from ZBA? Chair will support it. TS and Courtney
29 and MW will support a variance. Chair: PB to provide a letter of support to ZBA.
30 Applicant doesn't want to go w/mansard style roof and 35-foot roof height. Applicant
31 wants to go with 45-foot roofline and obtain a variance from ZBA.

32
33 Ernie Gralia: CCRC is clearly a congregate use and definitely leave it with that, based on
34 68 independent units; total of 57 living units; total 125 units. Mr. Gralia will look at
35 Edgewood for their classification. Mr. Gralia: if he strikes out w/ZBA then he will come
36 back to PB with the ugly building and 35-foot mansard roof.

37
38 **Chair called for the following DISCUSSION:**

39 **Clarification of the setbacks for the Watershed Protection District.**

40
41 Judy: In 1994 at a Special Town Meeting wording was added for conservation zone for
42 lots created after 1994. The table and verbal description don't match; the table should say
43 150 feet not 100 feet. Information was duly noted.

1 **Chair called for the following PUBLIC HEARING:**

2 **M.E.M.L.V, Inc. 492 Sutton Street (at airport)** for a Site Plan Review Special Permit
3 to construct a one-story steel hangar building of 6,375 s.f. to store an airplane within I-2
4 zoning district. Decision drafted.

5 Pat Bower, Engineer, presented. In 2005 PB approved previous hangars, since then
6 developed storm water regulations. This hangar project is a much smaller hangar, entire
7 area is paved, taking impervious surface and raising it off ground. Con/Com wants roof
8 runoff infiltration and storm water infiltration, which is incorporated into this plan.

9
10 Mr. Bower submitted a new plan tonight (for the record).

11
12 Judy: reviewed submission and talked w/Jennifer Hughes. No water/septic/bathroom/
13 allowed on this hangar site. No maintenance will be done either. This is a personal
14 storage of an aircraft.

15
16 Judy: drafted decision see language #14, #17, #18, #19 specifics of hangar itself.

17
18 Motion by MW to close public hearing for M.E.M.L.V. 2nd by TS, vote was unanimous.

19
20 MW: #9 take out gas, telephone.

21 Chair: zoning granted Variance not Special Permit.

22 Chair: asked infiltration thing has that been approved technically by everybody? Mr.
23 Bower: PB is first board to see this. Chair: this needs to get Town Engineer to look at
24 this new plan reg. infiltration system.

25 Motion by TS, 2nd by MW, to approve as amended this evening, a Site Plan Review
26 Special Permit, vote was unanimous.

27
28
29 Courtney: non-disturbance spelled incorrectly.

30
31
32 **Chair called for approval of MINUTES OF THE MEETING:**
33 **May 19, 2009 "Minutes"**

34
35 Motion to approve May 19, 2009 Minutes by TS, 2nd by MW, vote was unanimous.

36
37 Motion by MW to adjourn, 2nd by TS, vote was unanimous meeting adjourned at
38 approximately 8:15 pm

39
40 **By order of the Planning Board**

41
42 _____
43 **Approved**

44
45 Please note: The Planning Board reserves the right to take items out of order and to discuss/or vote on items that are not listed on the
46 agenda.