

**Planning Board
Minutes of Meeting
January 29, 2009**

***** Approved February 26, 2009**

Members Present: Janet LaVigne, Chairman; Steve Wheaton, Vice Chairman; and Mark Montanari, and Richard Crowley, Members

Members Absent: Gregg Champney, Clerk

The meeting opened at 7:30 p.m.

Continue Deliberations – Telecommunications Special Permit – 7 New Estate Road/Westlawn Cemetery – Omnipoint: Mrs. LaVigne noted that since only 3 Board members were present, the deliberations would be postponed until Thursday, February 5 at 9:15 p.m.

Informal Discussion – 50 Porter Road/145 Taylor Street – Badger: Brian Badger was present for this discussion. He stated that under their Special Permit, the Water Department has been testing every year, with tests heavy metals, which costs \$1500 instead of \$1000. The Board noted that at this site there was a test record in place. Mr. Badger stated that they have the same tenants, Philadelphia Sign in the building and would like to move to testing every 3 years. Mrs. LaVigne stated that Savas Danos and Greg Woods from the Water Department had reviewed this request and recommended testing once every 3 years. Mr. Wheaton noted that if a new tenant comes in, the testing regime should change back to the original. Mr. Montanari made a motion to modify the water quality testing regime as recommended by the Water Department. Mr. Wheaton seconded this motion and the Board voted 3 to 0 (Mr. Champney and Mr. Crowley absent) in favor of this motion.

Mr. Crowley arrived at the meeting. The meeting adjourned for a Continued Public Hearing.

Continued Public Hearing – 245 Foster Street – Water Resource District Special Permit – Commuter Parking: Mark Donohoe of Acton Survey was present for this agenda item. He stated that Mr. Nordblom is interested in a small retail component and parking structure to serve the MBTA station. He presented a conceptual plan showing a 3-level parking garage, sloped into the site, with ground-level entrance to each level. Mrs. LaVigne stated that she could conceive of a small specialty food store, locally-based retail, and coffee shop or restaurant to serve the nearby offices and residents. Mr. Donohoe stated that the garage and existing spaces would provide a total of 364 parking spaces.

Mr. Donohoe stated that the owner wants to continue with the application for the new surface parking lot, and would have additional information to the Board soon. Following a discussion regarding scheduling, Mr. Wheaton made a motion to Continue the Public Hearing for the Water Resource District at 245 Foster Street to Thursday, February 26, 2009 at 8:45 p.m. Mr. Montanari seconded this motion and the Board voted 4 to 0 in favor of this motion.

Continued Joint Public Hearing with Tree Warden – Scenic Road Special Permit – Chestnut Farm/Chestnut Road

Continued Public Hearing – Definitive Subdivision – “Chestnut Farm” – 185 Harvard Road – 11-lot Subdivision – “Chestnut Road”

Continued Public Hearing – Modify Aquifer and Water Resource District Special Permit – 185 Harvard Road – “Chestnut Road”

The Chairman reopened the three Continued Public Hearings for the Chestnut Farms development. Mr. Donohoe stated that he had submitted an additional report by a Fire Protection Engineer; and met with Keith Dunn who issued a letter saying that he is in agreement with the FPE for a ten-thousand gallon fire cistern to serve several of the houses and a 15-thousand gallon fire pond up in the back of the property with a dry hydrant and fire truck turnaround. He stated that an additional pressure hydrant, fed from the fire pond, would be located along the shared driveway. Mr. Donohoe stated that the fire pond would be lined with Bentonite clay and supplemented with a well as needed. He stated that if a large structure such as a horse barn were proposed, all runoff from the roof would be collected. Screening would be added between the two houses at the top of the hill if needed. He stated that the shared driveway would be 22 feet wide, following the contour of the land. Mrs. LaVigne requested that it be paved all the way to the fire hydrant, fire pond, and fire truck turnaround. Mr. Donohoe stated that if this proposal was fine with the board, he would provide the horizontal and vertical layout; there was not a final design yet of the shared driveway. Mr. Crowley asked for detailed design specifications for the fire pond.

Mr. Cecere stated that he would expect 24 to 36 horses, as a boarding and training operation. Horses would pretty much stay on site and would only be moved out to go to shows.

Mr. Montanari stated that the driveway is very long. Mr. Donohoe stated that it is designed with turnouts; the alternate design with 2 driveways would not work as well; the new design is almost like a subdivision road. Mr. Wheaton stated that the lots were very big; this is a unique case.

An attorney representing an abutter asked about Lot 1. Mr. Donohoe stated that it had been reconfigured to allow a 4-bedroom house, with a parcel for the fire cistern, and a parcel to go to the neighbor to settle the property line dispute.

Mr. Donohoe requested that the timeframe for the Board to file a decision on the Definitive Subdivision be extended; the developer signed the request. Mr. Wheaton made a motion to extend the timeframe for the subdivision decision to be filed. Mr. Montanari seconded this motion and the board voted 4 to 0 in favor of this motion.

Mr. Donohoe stated that he would submit detailed drainage for the shared driveway as well as detailed covenant for the shared driveway. There being no further questions at this time, Mr. Wheaton made a motion to continue all the Public Hearings to Thursday, February 26 at 8:30 p.m.

Continued Public Hearing – Modify Aquifer and Water Resource District Special Permit – 178/184 Ayer Road – McNiff: Attorney Ray Lyons reviewed the status of the site with the Board members. He stated that Mr. McNiff relocated the trailers on the site and is now looking for a temporary site plan to allow the trailers on the site, until he can build the approved new warehouse building. Mr. Lyons presented a sketch showing the temporary site layout as well as photos of the site. He stated that he counts 33 trailers at the site.

The Board agreed that the site had been improved by the relocation of the trailers. Following a discussion, the board noted that they could approve some sort of temporary plan with all 33 trailers, but would need to see a reduction in the number of trailers on site next year, and no trailers allowed after that. Mr. Wheaton stated that he appreciates the effort Mr. McNiff has put forth.

The Board asked Mrs. Toohill to confer with the building inspector regarding a temporary site plan. Mr. Wheaton made a motion to continue the Public Hearing to Thursday, February 5 at 9:45 p.m. Mr. Crowley seconded this motion and the board voted 4 to 0 in favor of this motion.

The meeting adjourned.

Signed,

Gregg S. Champney, Clerk