

Approved July 6, 2005

**Minutes of Public Hearing
June 9, 2005
Town House 7:00**

Members in Attendance: Joseph “Charlie” Dolben, Chair, John D. Flynn, Melissa Reeves, Robert Majkut

Members Absent: Joseph Kruzal, Anthony Bongorni, Associate Member

Meeting opened at 7:00 pm.

Tall Pines 2005-B – Joseph Dolben called the meeting to order. He introduced the Board. Dolben read the statement of authority and the legal notice that appeared in the Reminder. Then Dolben asked Michael Cimmino, 111 Scantic Road and Gary Weiner, Ecotec Environmental, 180 Denslow Road, East Longmeadow, to give their presentation. Weiner introduced himself and told everyone present he was representing B&B Holdings and Michael Cimmino. Weiner explained the group is asking for two (2) permits: one, a Site Plan Review and Approval Permit and the other a Special Permit for the Water Supply Overlay District Permit.

The site is proposing thirty eight (38) units on approximately thirty one and one half (31 ½) acres of land. The land is made up of four (4) parcels: the Markham parcel, the old Camp Sun and Fun, Phaneuf parcel, and the Chris Chapdelaine parcel. The access is proposed from Allen Street. The Markham parcel is mostly planned for open space along with five (5) acres of the Phaneuf parcel.

There will be thirty feet (30’) of undisturbed area for a buffer zone is required from the access at Allen Street. The access will be a new roadway (private driveway) will be in accordance with the standards of the bylaws. The proposed driveway will be twenty six (26) linear feet long with units on either side. A unit has been added since the original plan and since the legal notice went out.

The perc were done and rates were very good. They were witnessed by the Board of Health. The site is basically flat. Some grade work will be done for Storm water. By putting the run off water back into the ground from the roof, driveways, etc, it will meet the Water Supply Overlay District Bylaws.

Ornamental lighting will be placed on the roadway until the first unit. The roadway will also have a cul de sac half way down for a visual break.

There are two wetland areas on this property, one is approximately five hundred feet in from Allen Street and the other is near the Morini property, 95 Stony Hill Road. Weiner stated he would be filing with the Conservation Commission.

There will be two retention centers for storm water on this site. There will be a Stormceptor and an infiltration system to clean the ground water.

A row of pines at the entrance will be removed and new trees will replace them. A planting plan has been made for around each building. There are two proposed sizes of units, the larger ones being 1500 ft., and the smaller ones being 900 ft. There is a buffer zone all around the property.

All amenities will be taken care of by the homeowners association.

Anthony da Cruz, Tighe and Bond, 324 Grove Street, Worcester, MA, reported as the Town Engineer. de Cruz stated Tighe and Bond had checked the compliance with the zoning bylaws, evaluated the compliance with the Rules and Regulations Governing Subdivisions which may or may not apply, looked at perc test, looked at the location of eth title five septic systems, looked at the PURD undisturbed buffer zones, open spaces the roadway which will exceed 2600' in length, emergency entrance access. In all, a total of forty three (43) comments were made in a report from Tighe and Bond. Weiner stated the comments are easily addressable. When the design was made it took into account the Subdivision Rules and Regulations along with the PURD bylaw. Some of the Subdivision Rules and Regulations are not applicable with a PURD.

There are three options for an emergency entrance if needed from the Planning Board or the Conservation Commission. Dolben wanted to know if Weiner had responded to the report from Tighe and Bond. Weiner told the Board as of that moment the response had not gone out but was being worked on and would go out.

Melissa Reeves inquired about sidewalks on the property. Weiner said sidewalks were not on the plan because of the recreational space being provided. Reeves asked if an Environmental Impact Study had been done. Weiner replied not yet. Reeves asked about a traffic study on Allen Street. Weiner said no, not yet but studies show that PURD's do not affect the traffic at peak hours so traffic studies are not warranted. de Cruz concurred with Weiner.

Robert Majkut stated the application changed from thirty seven (37) units to thirty eight (38) units, will that cause problems. Dolben stated it would not but would check with the state. Majkut asked da Cruz about the open space addressed in his report. da Cruz stated there is no problem he just would like it called out on the plan.

Dolben read the Board of Health reply to the Planning Board which stated the plan does not affect the Board of Health at this time. No other Town Agencies responded.

Dolben opened comments and question up to the floor.

Don Garden 125 Stony Hill Road- The right of way that is shown on the plan goes through the Garden property. The right of way was to the grantor and not the grantor and its successors. Where is the walking area?

Weiner- The walk way is on the far side.

Garden-Lot C down at the bottom.

Weiner- The plan for an ANR is being submitted tonight.

Garden- Are you assuming use of the right of way.

Weiner- It is not purposed for Greenleaf or the right of way.

Frank Watson, 66 Greenleaf Drive, asked how far back the Markham property extends.

Weiner answered about 1300' from the roadway.

Watson- What is the size of the garages.

Cimmino- The large units will have a two car garage and the small units will have a single car garage.

Watson- Does the emergency entrance have to be the width of the roadway.

Weiner- No it does not, like the Mary Lyon project has a mat with grass plugs in it making it hard enough to drive on.

Watson- Like at the last Public Hearing drainage is an issue, where is the water from the roof tops and driveways going.

Weiner- This will have a series of catch basins that will take the water and go through infiltration trenching then into a detention basin similar to Brian Court.

da Cruz stated the amount of water to the wetlands may not exceed what is there now.

Donna Ainsworth, 342 Allen Street, Will some water come into her yard and what will control it.

Weiner-The road will be longer than your property and lower so it will run to the catch basins and not run uphill. The road will also have berms.

Ainsworth- Is there an erosion plan.

Weiner- Yes, it will submit to the Conservation Commission and Tighe and Bond.

Ainsworth- She is concerned about the traffic and the decorative lighting shining onto her property.

Weiner- He assured her there are going to be trees in the thirty (30) foot buffer. They will only cut the roadway.

Garden- What study was done concerning the pressure for the well water.

Weiner- The studies show the pressure is sufficient.

Gordon Phelps, 63 Greenleaf Drive- Where is the open land.

Public Hearing Tall Pines 2005-B June 9, 2005

Weiner – The Markham parcel with about nine and one half (9 ½) acres and the Phaneuf parcel with about four and one half (4 ½) acres. Also the property has thirty (30) feet of buffer around entire site.

Phelps- Thought this was supposed to be undisturbed. How can you put an emergency access road in this area?

Weiner- This is not purposed.

Watson- How can you have it both ways undisturbed and an emergency access?

Majkut- An emergency access is not necessarily a hard road.

John Flynn- This project exceeds what they need for open space and open space and emergency access can be used together.

Watson- What are the pins or 2x2 stakes with flags on them near Greenleaf for?

Weiner- They are random surveying points. The blue flags are delineating the wetlands.

Linda Whitaker, 382 Allen Street- Are the power lines being considered for access?

Weiner- No.

Watson- What is going to happen to the white pines on the Kingston property?

Weiner- They are planning on keeping as many as possible and leaving them undisturbed. They only reason for disturbing anything in that area is for the drainage area and will disturb only what is needed.

Garden- Why are you putting in a cul de sac?

Weiner- To slow people down on the road and for esthetic reasons.

James Morini, 95 Stony Hill Road- How deep is the ground water?

Weiner- 60'

Morini- Was there a study done on the effect of the ground water?

Weiner- There is always a balance on a site whatever is taken out of the ground will get put back in.

Watson- On the PURD next door there are fourteen (14) units on this site there will be 38 units on fourteen acres. What about open space.

Flynn- The bylaw has not changed.

Weiner- The density in cross width is about the same as Southwood.

da Cruz- Southwood has more space per unit but this project still follows the bylaw for open space.

Watson- Would like to see the property cleaned up. He is still concerned about the emergency access because of security reasons. It gives someone a way in or out without being seen as well. Also Planning Board, please consider that ATV's are a real problem in that area.

Garden- There is a real problem if the ATV's start using the walking path to travel on.

Cimmino- The feeling is the people there have the right to walk a nice walking path and not be punished because of the ATV's.

Jeannine Gorman, 7 Southwood- How far does the process go before it is known if this project needs an emergency access area?

Dolben- The Planning Board will decide before the decision is signed.

Watson- Once the project is built is that final?

Dolben- No however the PURD is restricted to people over fifty five (55).

Flynn- With the current configuration yes but a property could get joined in and the property could add units, but they would have to come back to the Planning Board and open a new public hearing to do that.

Garden- Could you explain what happens next?

Dolben- First would be written comments, then comments from abutters, comments from the Board, and comments from Town agencies. The plans then get adjusted and discussed.

Then come back to a Planning Board Hearing on July 6.

No more questions or comments.

Motion to adjourn: Melissa Reeves

Second: John

Vote: 4-0 unanimous

Yes: Joseph Dolben, John D. Flynn, Melissa Reeves and Robert Majkut

No: 0

Meeting to be continued to July 6, 2005 at 7:00

Submitted by Jane M. Budynkiewicz, Clerk