

**July 16, 2007**

Members present: Full Board

Meeting called to order at 7:30 p.m.

**Woodland Ridge**

Gene – we have an estimate from Edwards for \$113,070. The binder is down for the road. Jim – Gene wants to put up a lot rather than cash. Gene – I was thinking Lot 31. Greg – is this going to be done all at one time. Gene yes. If at any point we need to use the lot I would like to re-evaluate and go over what is left. Greg – what happens if someone comes in and he wants the lot? Jim -- we will have to re-evaluate it at that time. Greg – I make a motion that we allow Gene to put up the lot as he suggests provided that an agreement can be worked out between the board and the developer. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Walgreens**

Jim – here is a copy of what they are suggesting for the Walgreens' sign. Greg – have you been by there at night to see what the lighting looks like? The lighting on the outside of the building is not what was suggested. The lighting is shining out rather than down. Jim – are you talking about what is on the building? Greg – they look like this and they are about 2 feet high and are pretty bright. Walter – that is the question I asked at the last meeting. Greg -- they are about 20 – 30 wall packs on the building. Brian – are we talking a single post light? Jim – this is what they are suggesting for a sign. It looks like it is 8 feet. Greg – fine but I would rather see Wood. Brian – I think it will look real tacky. Jim – it will be illuminated. Kevin – that looks like 8 feet. Do you realize 8 feet would be to the ceiling. This is no where near what we asked for. Greg – we need for it to be dropped. Brian – I make a motion that we suggest to Walgreens that they reduce the height of the sign by 2 feet and we should be looking for something in wooden braces. Greg – 2<sup>nd</sup> the motion. Chris – what are the looking at as far as the location of the sign. Six feet will not be good for visibility as far as trucks are concerned. We need to look at the plan for visibility. Jim – they are talking 23 feet . 10 feet off the way – 13 feet off the pavement – it will be in the grass area. I have concerns about the kennel sign because it is to close. Chris you need to have it as far off 105 that you can. Jim – all in favor. Vote was unanimous.

**Bill Markson – Earth Removal Permit**

Jim – Bill is requesting that he be allowed to remove 9,000 cubic yards of top soil. This is to remove soil at 156 County Street. We need to make note of the fact that the elevation is to remain the same. Brian – does he say why he wants this? Jim – yes it is part of the application. No public hearing is required. Greg – I make a motion that we recommend that he is allowed to take off the top soil but that he has to return it to grade. Brian – why take it out. Jim – it is all top soil. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Hearing – Satucket Trail – Roan Barber**

Chair – Brian Hoeg (Jim abstained for this hearing and left the meeting as his son would be making the presentation).

Notice as it appeared in the Middleboro Gazette was read by Brian – Notice appeared on June 28 and July 5, 2007. Braydon Marot and Brian Ricker (Allen & Major) appeared on behalf of Roan Barber. Braydon – this is a 6 lot sub-division. There is approximately 730 feet of roadway. We have made a slight change to the drainage system. We were talking a rain garden swale but are now talking a rain garden pond instead. At this time we would like to go over the things brought up by Chris Peck's review. Chris – in most instances where no waivers are requested it would be fine. You do realize that it is a mandate 5 ADA. Brian – the waiver requests are on the plan. Braydon – Would the Board like me to go through Chris' concerns. Brian – I think that would be a good idea. Braydon –

- 1 – We will be doing that NPDES permit as well as SWPPP.
2. – We will have no work in the buffer.
3. As far as the curb cut permit is concerned we will be submitting it this week.
4. We will be requesting a waiver as far as the scale is concerned.
5. We will be requesting 1 – 4.
6. We will revise the plan to show the 1½ finish course.
7. Brian – as far as the road width is concerned it will have to be on the plan and they are also part of the National Heritage area (30%).
8. Braydon -- we are in complete agreement with Chris' suggestion and will show it on our revised plan.
9. Test pit information has been submitted to the Board of Health.
10. Crushed stone tracking pad recommend by Chris. Braydon – we are fine with that and will make the change on the plan.
11. Easement concerning cemetery (Douglas) Roan – the easement is a possibility but not a necessity. I have had it surveyed. All the graves have been marked. I have told the Cemetery Commission I will keep the lot that includes the cemetery. I will redo the sign or make a new one. I will maintain the cemetery. Brad – we feel that we would like this easement and feel that it should be requested. We understand that he has good intentions but what happens if he is no longer in control.
12. A landscape plan will be provided. Roan – as far as the street trees are concerned we are trying to maintain the ones that are in place. Brian – Brian the plan should show what you want to keep. Roan – the wall has been moved to be able to save some of the trees.

13. Concern the size of the pipe the plan will be changed to reflect a change from 12 to 18.

14. Chris – more of the 12" would be better. Greg – you are talking underground utilities. Braydon – we will be looking into this further and will have further information at the next meeting.

15. Chris – this will cause ponding on either side

16. Operation and Maintenance Plan -- Braydon – we will submit it with the Curb Cut.

17. Chris – length of 4" ADS outlet pipe should be provided. Braydon – it will be added to the plan.

Brian – does anyone from the Cemetery Commission have any further concerns. Chris – the highway department is maintaining the cemeteries. We would be looking for an easement which would give us the best direct route. I also believe that you will need to look to conservation. We would definitely need access to it. Brian to Roan – show us where the access is. Roan – you would have to look around. You would be looking up the field to the far right corner along the stone wall. Brian – may be the Cemetery Commission would like to speak to this matter. Roan – it could be a walking easement. Brian – they need access. Chris – that would be fine. You need something in place in writing. Brad – that is why we need to have a meeting to discuss it and vote on it. Roan – I have no problem with the access for the town. Brian – we are talking the town having access to be able to maintain it. Gan Barber – was it ever plotted. Brad – in 1969 we had boundaries Roan – it is recorded in Book 28, Page 193. Brad – what would be required. Would it be discussed at the next meeting. Brian – we would be looking for a small easement and will be discussing it at our next meeting. It would be best to keep it all on one lot. You also have to remember that we can not consider the easement in the frontage. Brad – we are just looking for a small easement and then we would present it at our next meeting for approval. Brian – anything further. Since there is nothing further to discuss we will continue this hearing to our next meeting on August 6, 2007. A written request was received.

Jim Marot returned to meeting.

**Cold Storage – Site Plan** Jon Pink – We have received a set of suggestions and comments from Nick Lanney and have started to make the changes. It seems that he had some drainage issues. Chris – I have a question concerning the pipe location. Jim – We would like a revised plan. Jim – could it be a physical change. Chris – it will control it in here. They could add infiltration along the lines it self. Brian – which area is Nick talking about. Jim – As it goes down the back. It is just involves this area in here. Greg – what are they saying. Jim – they would like approval based on the modifications

that were suggested by Nick. Jon – I am not looking for this plan to be signed. Greg – what are we approving? Jim I will ask Christ to review the plan after they make the changes. You have a set of drawings for the permitting process. ??? all the drawings are set. Jim – you are ready to file with the Building Department. They are looking for permission to be able to move ahead with the Building Department based on the modifications be available by the next meeting. Walter – I make a motion based on the modifications as Jim just stated. Brian – 2<sup>nd</sup> the motion. Jim – that will allow them to begin the process or at least start the documentation as to the Building Department. Jim – the plan is to be returned to our next meeting on August 6, 2007. Jon – it has been before Conservation and they will be issuing an order of conditions. Jim – get the information to us as soon as you can. All in favor. Vote was unanimous.

### **Board of Appeals – 1 Main Street**

Jim – I would like the members to look over the information that you have from the Board of Appeals concerning 1 Main Street. I personally feel that we should suggest to the Board of Appeals that it be denied. It is an undersized lot and they are asking for 81% coverage. When 79 is re-located there will be a land taking and there will not have frontage. Additionally on the high side of the property it will require at least a 10 foot wall which will not be feasible. Walter I make a motion that we suggest to the Board of Appeals that his request be denied. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the Board of Appeals.

### **Form A – Trustees of Reservations**

Jon Pink – this is part of the Lydia Rotch property. ?? As you know some of the property was left to the Trustees of Reservations but no funds were left for the upkeep of the property. We are considering selling these two lots to have some money to work with. Jim – what type of farming. ?? We are talking beef cattle, Christmas Trees and family events. We are hoping that it will be things which will be a benefit to the community. A check in the amount of \$200.00 was received. Brian – I make a motion that we sign the plan as submitted. Walter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Vital Med Site Plan**

Bob – Atlantic Engineering – I am here concerning the site plan review for Vital Med. We have shrunk the building to allow for more parking. We are able to address all concerns expressed by Chris Peck. This is showing the access drive and the site distance. Greg – how high is the wall. Bob – 14 feet in some areas. It is concrete modular units. This is a copy of the new calculations in answer to Chris Peck's letter. Matt – as Bob has said we have shrunk the building. We have made changes to the loading docks. The sign on the street is 3 ½ feet to the top of the sign. This is material on the exterior lighting. We are talking security lighting and the lighting over the door. It

is all focused to the ground. Jim – it shows out we would like it to go down entirely. Matt – we can do that. Bob – sheet 7 is the Vision lighting we are proposing it along the wall. Jim – we want it to be up inside of the housing. That is what we would like to see. Bob – that is what we are planning on. Jim – this is fine. Bob – it is similar but more rectangle not as square. Greg – what about the landscaping. Bob – that is on sheet 6 – We are still looking for the density bonus. Greg – how high for the wall? Bob – 7 to 14. Jim – this is privately maintained. How far to ground water. Bob – over 2 feet. Jim – I would prefer that – we are looking for a wet basin – it has less maintenance. Bob – we would be happy to meet that request and remove the access road. Bob – this is a 3 to 1 slope from the road and retaining wall. There is a 4 foot berm. I think we would be acceptable to that. If we remove the access road the wall would stay. Bob – we could move the wall out a few feet. We proposed this on the original submittal. Jim – the side of the basin would be grass. Bob – yes. It is under post condition. The basin was shrunk down. Greg – we need to keep it on site. Jim – I prefer this direction. Greg – is this the one that you will keep the water on? Bob – we would look for approval if we submitted going back to the original prior to construction. We are looking for securing the land. Bob – we will be submitting additional septic design. I spoke with Larry. We are looking at 2 feet above the natural grade. The design engineer is different than the perk test engineer. Jim – those are not an issue. Greg – are you going back to the old plan for the lighting? The landscape plan is noted on the plan. Bob – we will be installing the vegetation per the Planning Board. It will be around the basin prior to the construction. Greg – Have you taken into consideration the roof changes. Bob – no it is a canopy roof so it is reduced. Walter – I make a motion that we approve the plan with the revisions for the basin and that the plantings be approved by the Planning Board and that he bring us back a plan to our next meeting with the revised notes. Greg – 2<sup>nd</sup> the motion. Jim – all in favor of plan with stipulations. Vote was unanimous Jim – I would prefer that you write the stipulations on the plan. We will sign one set for you and would appreciate your signing a set for the board. Bob – we will return to the August 6, 2007 meeting.

### **Board of Appeals – Brian Gonsalves**

Jim – this is a corner lot – 40 feet from the way – Pickens Street – 35 feet from the other way. This I believe is a hardship of the land. From what I can see his neighbors do not have a problem with it. Brian – I make a motion that we suggest to the Board of Appeals that they approve the same. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the Board of Appeals.

### **Huckleberry Shores**

Jim – the issue is the statement above #3 and #8. They want the road done. We are having a problem with trucks turning around in private driveways. They have provided security and room to turn around on Lot #8. They are looking for permits to be issued. I

have requested that they finish the turn around and stop trucks from turning around on private property.

Walter – I make a motion that we adjourn. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Meeting was adjourned at 11:15 p.m.