



**Continued SITE PLAN REVIEW PUBLIC HEARING
and SPECIAL PERMIT MEETING MINUTES**

20 Holt Street

8-Unit Multi-Family Housing Project

September 23, 2020

Members Remote: Paul Anderson (Chair), Marc Frieden, Vincent Vignaly, Sarah Miles, Barur Rajeshkumar

Members Absent: None

Attendees Remote: Brian Milisci (Whitman & Bingham); Wayne Amico (VHB); Paul Lenkarski, Sr.; Paul Lenkarski, Jr.; George Tignor (Building Inspector); Mark Cappabianca

The Chair opened the remote continued Site Plan Review public hearing at 7:05 p.m. and the Special Permit public hearing to run concurrently with the continued Site Plan Review public hearing. The notice was read into record.

Mr. Anderson explained that the typical process is to open a hearing for both the Special Permit and Site Plan review together, but because the applicant omitted the Special Permit review on the application, a separate notice had to be posted. Brian Milisci (Whitman & Bingham) said final revisions were made to the site plan: the water main was upsized to 4" and the water service to each unit was sized to 1-1.5" per the Fire Protection Engineer's recommendations. He believed the Fire Department and Water Department have seen the revisions and are in agreement. An earthen berm and small segmented block wall were installed along the southerly property line; trees and plantings have been done to provide a screen to the southerly abutters. A third test pit was performed within the basin itself; the stormwater system has not changed. A response letter was provided to VHB pertaining to the outstanding comments only.

Mr. Frieden said at the last meeting trash collection was discussed. Trash is collected by the town from housing units with four or less units. This project will require a trash service for the eight units. Mr. Vignaly asked if it was noted on the plan to allow the trash truck to go onto the property because trash cannot be put on Holt Street. Mr. Lenkarski, Jr. said it will be private property picked up at the Holt Street curb. Under the Special Permit the applicant has to show where all solid waste and trash is going to be stored, and it has to be screened; it was not on the plan. Mr. Lenkarski, Jr. said it will be kept in the garage and brought out on trash day. Mr. Vignaly said that is not allowed under the Special Permit for the eight units; it needs to be kept on their site and not on Holt Street. Mr. Lenkarski, Jr. said it will not be placed in the right-of-way. Mr. Vignaly asked if it would be visible from Holt Street. Mr. Lenkarski, Jr. said only on the day of pickup. Screening and storage need to be shown on the plan. Mr. Lenkarski, Jr. said at the last meeting it came down to public or private, it is private property and will be picked up on the morning abutting Holt Street. Mr. Rajeshkumar asked who is picking it up. Mr. Lenkarski, Jr. said a private hauler. They have not contracted with anyone yet and said they could mitigate it with basic understanding. The boundary line for Holt Street stops at the pavement. The right-of-way stops at the pavement line, so all trash will be on private property when it is picked up. Mr. Vignaly said the requirement is that it is screened and shown on the plan; it is not there. The

board needs to see that they have a location where it is stored and how it is going to be screened and picked up. Mr. Lenkarski, Sr. said they could have the option of having the owners put it at each individual owner's unit at the end of their driveway. The board will need something in writing that this is what they are agreeing with.

Mr. Vignaly asked how the slopes greater than 2:1 will be stabilized. Mr. Milisci said it was his understanding that if they were going with riprap they could go as steep as 1 1.5:1, anything 2:1 would be loamed and seeded. They located the 3-foot high wall; the slopes that are adjacent to it are at 2:1. He was under the understanding that loam and seed was acceptable. Mr. Amico said jute matting would be fine. He didn't think he needed riprap on 2:1 slopes. Mr. Milisci said there is a general note on the plan that says anything steeper than 2:1 needs jute matting. Mr. Lenkarski, Jr. said they did regrade some of the slopes since he and Mr. Vignaly visited the site. Mr. Milisci remove the reference to 1 1.5:1 since they are going with 2:1. The board could make it a condition.

Mr. Amico said Mr. Milisci submitted a comment letter and revised plans; he hasn't gone through the drainage analysis yet. It appears the Water Department has signed off. There was a comment about a hydroflow test being recommended. Mr. Milisci said there was a hydroflow test done earlier and a report was provided and believed the Fire Department and Water Department had seen it, reviewed it, and approved it. Mr. Amico said it didn't appear any perc tests were done and asked if they had something from a soil inspector saying the soils are adequate. Mr. Milisci said the stormwater handbook does not allow perc tests to be used any longer for stormwater design. The soils are Class A soils and Class 1; that was the rate they used for calculations. Mr. Vignaly said they were trying to get the separation to groundwater; Mr. Milisci raised the elevation of the wick and has the offset to groundwater.

Mr. Anderson asked for public comment. Mark Cappabianca said the trash issue could be solved by having only four units. Mr. Vignaly said the board is not allowed to do that. The applicant can do what he is asking as long as he complies with the rules and regulations. Mr. Frieden said at the last meeting there was discussion about the applicant about pouring foundations at their own risk. Mr. Lenkarski, Sr. said it had started.

Mr. Vignaly made a motion to close the public hearings for the Special Permit and Site Plan Review; Ms. Miles seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Vignaly-yes; Miles-yes; Anderson-yes; motion approved. The draft will be revised and ready for the next meeting.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich