



PUBLIC HEARING MEETING MINUTES
9-Unit Condominium Development on Shrine Avenue
February 13, 2019

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

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The Chair opened the Public Hearing at 7:30 p.m. Mr. Vignaly read the notice into record. Abutter notification green cards were received as well as the tear sheets from the Telegram & Gazette.

Andy Baum (Summit Engineering) explained that it is a multi-family development project in the Business District; 2.9 acres (127,000 square feet); a 22' driveway will be constructed to provide access for 9 condo-style attached units; all units will be individually metered. There is a wetland on the easterly side of the site; a retaining wall is proposed to maintain grade. Mr. Baum showed where the drainage is located; the grass line swale will pick up all the water; a deep sump catch basin and infiltration system basin will be installed to treat the road runoff. Each unit will have a one-car garage with a 30' long driveway for visitor parking. The hill comes from the southwesterly part of the site; there is a wetland to the northerly part of the site that is fed by a roadside ditch. Mr. Baum showed an aerial photograph of the area showing current residences and how they were going to be impacted visually. He said there was an abutter concerned about her driveway; he explained how it comes out in front of the existing shrubbery across the street and it is proposed to be an open lot to the edge of the pavement. There was also concern about seeing across to Cavour Circle; the backyard of the decked units is approximately 150' away from the back property lines of the abutters on Cavour Circle.

Lynn Harding-Smith (4 Cavour Circle) asked how big the trees are that will be planted and was told they will start at 6-feet tall. She asked about the traffic impact at the end Shrine Ave because there is currently constant traffic with the driving school and school bus stop. Mr. Vignaly said the board asked for a traffic impact when they came in for Ultimate Obstacle project. A study was done and it was found to be a poor level of service at the intersection of Shrine Ave/Smith Drive and Route 12 for a left hand turn onto Route 12. The board asked them to do a traffic study. Mr. Baum said they did an analysis of the neighborhood for the Westland Circle project. There are 150± units in the neighborhood and he felt that the proposed 9 units will not make a significant difference. They are proposing to add warning signs coming down Shrine Ave; the driveway will have a stop sign and stop line. Kathy Mauricio (63 Shrine Avenue) was concerned that there is water encroaching on her property and has already lost 5'-6' of her yard. Mr.

Vignaly said that area has always been wet; any increased drainage that has occurred from developments or storms will bring more water to the area; it is shown as a wetland.

Mr. Vignaly asked if the applicant had filed or received a permit from the Conservation Commission. If the Conservation Commission adjusts the wetland closer to Cavour Circle, it will impact the driveway, so their findings are needed to evaluate the proposal. Mr. Baum said Goddard Consulting delineated the wetlands and did submit a Notice of Intent for land clearing years ago but they withdrew the application. Ms. Harding-Smith commented that the trees they intend to clear are soaking up water. They will also hear more noise because it will be wide open. Mr. Vignaly said the town has hired an engineer to review the drainage design. There cannot be an increase in flow from the property from the undeveloped state to the developed state. The applicant should address the flood stage by the existing condo units so there will not be increased flooding. Ms. Harding-Smith asked if they had to clear all the trees down. Mr. Baum showed the area where the trees will be removed and said they tried to do a compact design. They did a recharge system to manage the water underground. There will be trees and fencing added for screening. Mr. Anderson asked if there was a way to reduce the number of trees to be removed rather than take them down and replant new ones given the maturity of the trees. Mr. Baum showed the southern portion of the property where it comes down to a low spot and then goes upland which is why it would be a natural place to put the retention basin; they are trying to be as low impact as possible. John Wild (16 Cavour Circle) commented on the wildlife that exists in the area. Mr. Vignaly said the Conservation Commission will discuss that since they handle wildlife habitat and wetland issues.

The board does not need approval from the Conservation Commission to approve the project, but encouraged the applicant to get a determination because if there are any changes, the proponent will have to come back before the board.

Mr. Baum said the plan revisions are related to traffic mitigation, landscaping and slight modifications to the turning template for firetruck turnaround. Comments were received from the Water District (they are working with them), Fire Department (approved with modifications), and the Police Department (recommended approval). Mr. Baum will have the Fire Department and Water District write another approval to the Planning Board when they are done. Mr. Evangelista commented that when they bought the property the wetland was on the verge of dying. They removed over 1,300 yards of sand and put in a water filtration system. Amanda Brainard (54 Cavour Circle) asked if her water pressure would be affected. Mr. Baum said she is at a higher elevation and that they are doing a water loop at the top of Lawrence Street which is supposed to improve the water flow for fires, but the pressure should not change.

Wayne Amico (VHB) said they provided a comment letter dated January 22, 2019 to the applicant's engineer. He asked Mr. Baum if there was anything in that review letter that needs to be discussed with the board. Mr. Baum said Section 3.10.5 is a misinterpretation on the zoning; it is not applicable; it is for incentive zoning. He felt there were no issues complying with the rest of the comments. Attorney George Kiritsy said they are presenting a project with less than the maximum density allowed; they are structuring the development as far away from the wetland as possible for minimal impact; the vernal pools are behind the four-plex lot (they will keep as far away as possible and file with the Conservation Commission); and it is minimally visible from the public way.

Mr. Rajeshkumar made a motion to continue the public hearing to April 10, 2019 at 7:15 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich