

Scituate Planning Board, March 28, 2013

TOWN OF SCITUATE MASSACHUSETTS

SCITUATE PLANNING BOARD

MINUTES

March 28, 2013

Members Present: William Limbacher, Chairman; Daniel Monger, Vice Chairman; Richard Taylor, Clerk; Robert Vogel, Eric Mercer (arrived at approximately 7:40 p.m.) and Stephen Pritchard, Alternate Member.

Members Absent: None.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Planning Board Office, Town Hall.

Chairman Limbacher called the meeting to order at 7:35 P.M. He announced the meeting was being audio recorded and asked if there were any other recordings being taken. The meeting was being recorded for airing on the local cable television station.

Documents

- 3/28/13 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Monger moved to accept the agenda. Mr. Vogel seconded the motion. Motion was unanimously approved.

214 Clapp Road – Pre-Application Meeting for Definitive Flexible Open Space Plan

Documents

- Request for informal meeting dated 3/20/13 from Deborah W. Keller, P.E. McKenzie Engineering Group, Inc.
- Conventional Density Sketch Plan Sheet 1 of 1 dated 3/20/13 by McKenzie Engineering
- Conceptual Site Layout Plan Sheet 1 of 1 dated 3/20/13 by McKenzie Engineering
- Abutter notification for pre-application meeting dated 3/21/13 by Planning Board
- 3-22-13 Board of Health Comment
- 3-28-12 Comment from abutter John E. Niland 232 Clapp Road
- 3-27-13 email from David Q Anderson to Laura Harbottle
- 3-28-13 email from Kristen Reynolds to Laura Harbottle and Bill Limbacher
- 3-27-13 email from Shan Morrissey to Laura Harbottle, Bill Limbacher and Pat Gallivan
- 3-27-13 email from Laura Harbottle to Board containing comment from abutter Niland, Anderson, Plan for the Settlement Agreement dated 8/16/12 with the Conservation Commission for 214 Clapp Road, Settlement Agreement with Conservation Commission dated 3/14/13
- 3-27-13 email from Eliot Beal to Laura Harbottle, William Limbacher and Pat Gallivan
- 3-28-13 email from Laura Harbottle to Board from Natural Heritage Program
- 3-28-13 email from Laura Harbottle to Board on correspondence from applicant's attorney
- 3-28-13 email from Mike Johnson to Karen Joseph

Chairman Limbacher informed the audience that this was an informal discussion for 214 Clapp Road as required under the Flexible Open Space Bylaw. No formal application has been submitted at this time. He indicated that the applicant would do a presentation followed by comments from the Town Planner and the Board and then the public would be invited to comment.

Deborah Keller, P.E. from McKenzie Engineering was present along with Joseph and Dave Iantosca and

Paul Bourque from Fern Properties. Ms. Keller indicated that the lantoscas have been in the construction business for 25 years developing housing on the South Shore and they do the complete project from permitting to building and selling the homes.

Ms. Keller indicated the site at 214 Clapp Road is a 17.6 acres with an existing single family home on the front of the property. The rear is undeveloped. The site has about 14.5 acres of upland and 3 acres of wetland resources. The project is proposed to be a Flexible Open Space Development. The initial requirements of the project are to prepare a conventional density plan that conforms to the bylaw and subdivision regulations. The conventional plan shows an approximately 600 foot long road with pavement width of 24 feet and 18" Cape Cod berms and grass plots on both sides. The walkway is on one side and extends around the cul-de-sac. The R-1 zoning district calls for 40,000 sq. ft. upland lot areas with 100 feet of frontage on the straightaway and 60 feet on the cul-de-sac. The 9 lots are all compliant with setback and could all be built.

Ms. Keller indicated the applicant would like to build the Flexible Open Space Plan. The Conceptual Site Layout Plan reduces the pavement width of the road to 20 feet with 18" berms on both sides and a sidewalk on one side. The road length is still less than 600 feet. The lots are reduced to 30,000 sq. ft. to allow room for open space. The road is proposed to be realigned to maintain the existing house. The Conceptual Plan shows 9 lots with less area so that 8.9 acres in the rear of the site could be dedicated open space. This would be just over 50% of the parcel as open space.

Ms. Keller indicated that drainage flows from a ridge in the northeast corner of the site southwesterly across the site. She said conceptually there are two drainage basins shown. One is for the upper portion and the other is a wet basin in the south part of the site for its flow. She said the peak rates as shown can meet the requirements.

Ms. Keller indicated that the open space fits into the surrounding properties as there is Town owned land surrounding the open space with existing walking trails. The proposed trails could be linked to the existing trails. She also indicated access to the trails could be from Bates Lane and Clapp Road areas. Ms. Keller indicated that her clients met with the neighborhood on March 23 to hear their concerns prior to them coming to the Board for the informal discussion.

Town Planner, Laura Harbottle, indicated that this is a special piece of property as it contains priority habitat for rare and endangered species identified by the state's Natural Heritage Program. There are also vernal pools on and off the property. She indicated that stormwater flows across the property and across Clapp Road to the South Swamp which is the headwaters of Scituate's water supply. Ms. Harbottle indicated that there is an old home on the property. She also indicated that the property borders the Bates Lane preserve and there is a certain amount of open space that could be given to the town bordering the Bates Lane open space.

Ms. Harbottle indicated she had a number of comments. She indicated that the plan in general disturbs over 2 acres of priority habitat and will need review by MEPA. She recommends going through MEPA first as this could influence the plan outcome. She expressed concern about site visibility since the entrance is on a curve. It is possible that if trees need to be removed to increase visibility a Scenic Road hearing will be required. She indicated she would like the Board to require a traffic study. She said stormwater going across the road is a concern. Necessary easements need to be obtained as well as permission from DPW. She also indicated that the Planning Board is interested in pedestrian access to connect to the open space.

Ms. Harbottle identified several components of the Conventional Density Plan that concerned her. The first were the "rattail" configurations to the northeast corner of the site containing upland. She indicated that these were unorthodox and not in the spirit of the bylaw. Secondly, the settlement plan with the Conservation Commission contains drainage and resource areas agreed to through the court system. This should be the basis for the Conventional Density Plan. Thirdly, the drainage for the property must be kept on site. There is no grading or access shown for the basin on the plan and it is hard to tell if it will really work. She advised the Board to look at this carefully before setting a density. Lastly, she believes the lot

width of 175 feet needs to be measured parallel to the road. She believes the lot width as shown now does not have a relationship to the road. Ms. Harbottle believes there is a potential benefit to the Town with the open space, but the Board needs to review the density of the development.

Ms. Keller indicated that Ms. Harbottle shared some of her concerns with her before the meeting and Ms. Keller confirmed the lot widths can be met. Ms. Keller indicated that she believes the ability to provide adequate drainage is there. There is less square footage on the conceptual plan than the conventional plan and she focused her energy on the conceptual plan and is sure that it will work. She indicated they would like to build what is in the settlement agreement and the intent of the plan was to make sure there was adequate flood storage in the design. This drainage concept could be done on the conventional plan. She indicated that their attorney said the settlement plan and the conventional density plan did not have to agree.

Ms. Keller indicated they are working with Natural Heritage on the Box Turtle habitat. She indicated they have verbal approval for the conceptual layout. She said they will need a Conservation Management Permit. She indicated they would like to proceed with the Planning Board and Conservation Commission permits concurrently.

Mr. Taylor echoed Ms. Harbottle's concerns. He is concerned about the site entrance and the density. He likes that the existing house will be saved. He thinks the open space is a good benefit, but the proposed trails need to connect through the site to the adjacent open space. Mr. Taylor would like to see the proposed trails connect to the proposed sidewalk otherwise the trail around the basin is not the best public benefit. He would like to see a benefit for the entire Town. He believes the lot layout for the conceptual plan is too dense and the houses are too close together. Ms. Keller confirmed that the trail will link to Bates Lane and it will be built.

Mr. Monger indicated that a Flexible Open Space Development can be good and he likes the open space at the rear of the site. Mr. Monger does not find the Conventional Density Plan realistic. He believes it is too dense and won't support it based on the "rattails". He is concerned about the safety of the entrance on to Clapp Road. He is very concerned about funneling traffic with no visibility. Mr. Monger is also concerned about drainage and the drainage parcels and wants the drainage solved throughout the process. Ms. Keller indicated that entrance design would be carefully looked at as the applicant wants a safe entrance.

Mr. Vogel generally agrees with the comments. He believes the development looks denser than what is in the area now and is out of place. He questioned the legality of the configurations on the Conventional Plan. Ms. Harbottle indicated that Scituate does not have a lot shape provision. Mr. Monger indicated the lot shapes do not meet the intent of the bylaw. Ms. Keller indicated there is no minimum width specified. Mr. Vogel also questioned the grading and if there would be clear cutting. Ms. Keller indicated that her background is in drainage. She indicated that the maximum extent of clearing is being shown. Some areas of trees will remain. Mr. Vogel indicated that he would like to see clearing kept away from the lot perimeters and he wants the roof drainage to be on the lots and captured at its source. Ms. Keller indicated that roof drainage has been put in the basins for the purpose of keeping the calculations conservative. She indicated that the soils on the site are not great, but more recharge will attempt to be provided. Mr. Vogel indicated he was not inclined to reduce rear yard setbacks on Lot 7 as a different house design could solve the problem and he does not want to set precedent.

Mr. Pritchard agreed with the comments and wants the Board to be comfortable that the Conventional Plan could be built prior to agreeing to the density. He believes the drainage approach from the Settlement Agreement needs to be part of the Conventional Plan. Ms. Keller indicated their attorneys did not agree with that as the purpose was to show compensatory storage. Mr. Pritchard indicated the attorneys will have to work on that issue. He believes the intent of the Flexible Open Space plan is good, but it must work. He asked the applicant if the intent of the rear open space piece was to deed it to the Town or have a conservation restriction. Joe Iantosca indicated that they will be speaking to the turtle bank people and they are willing to do what is required for the habitat. Mr. Pritchard confirmed with Mr. Iantosca that the Town would be involved in those conversations and access issues need to be talked about. Mr. Pritchard also

questioned the priority habitat. Ms. Keller indicated that their consultant indicated either plan would be reasonable with the Heritage Program. She indicated that they have not yet filed with MEPA. Mr. Pritchard also expressed concern about the drainage under the road and making sure it will work and the open space there will be preserved.

Chairman Limbacher indicated that unless the applicant is told otherwise, the Board expects that the settlement agreement drainage is what will be shown on the Conventional Plan. He indicated a traffic study will be expected. He said the density is a concern and does not believe that the number of lots shown is what can be attained. Chairman Limbacher does not approve of the "rattails" as they contain a fair amount of lot area. He questioned the lots width and indicated that the lots must look correct. He is concerned about the amount of clearing and the significant amount of fill necessary to do the development. He would like a site walk scheduled.

Chairman Limbacher also indicated that he would require a letter from the Natural Heritage and Endangered Species Program on the habitat issues. He would like the applicant to look at the conditions on Tilden Estates as it has similar issues with parking and trails. He indicated that the open space provides value with provided parking and trail access which would be required. He is also concerned with the wetbasin by the road and the full impacts of drainage going across the road must be studied. Chairman Limbacher and Mr. Monger suggested that the applicant should talk to the Conway School as they just had a public forum of what the public wanted in the open space in the west end. Frank Snow indicated that the Conservation Commission has care and custody of the Bates property so they should be contacted.

John Niland of 232 Clapp Road indicated he wrote a letter to the Board. He shares the density concerns of the Board for this small parcel. He is concerned about the size of the detention basin adjacent to his property and that the overflow discharge would increase water to his property. He indicated he already gets a river from every storm event from this property. Mr. Niland is also concerned about the elevation of the basin. The drawings show it at 124. His backyard elevation is 110. He will be looking at something 14 to 16 feet high and is very concerned. He indicated that extensive fill is required to bring a large portion of the site to elevation 124 and there will be a lot of clear cutting of trees.

Chairman Limbacher suggests the Board is available for a site walk and suggested that the discussion be continued to another informal meeting prior to the application so the Board has time to view the site and digest the issues.

Dan Reynolds indicated he is a direct abutter. He is concerned about the soils and the amount of clay that may be on the site. Ms. Keller indicated that they have done extensive soil testing and there is no clay on site. She indicated the soil is a "C" soil.

Shan Morrissey of 238 Clapp Road indicated she is concerned with the amount of work proposed in the 125 to 250 foot buffer areas of the vernal pools. The houses are located in these buffer areas and there will be significant filling and clearing in these areas. Ms. Keller indicated that this will be discussed with the Conservation Commission. Mr. Pritchard questioned the applicant's intention on the sequence of their applications. Ms. Keller indicated they will finish the plans then go to the Heritage Program and then file with the Planning Board and Conservation Commission concurrently.

Chairman Limbacher reiterated his desire for a site walk and second informal discussion. The abutters would like to be notified of another meeting.

Presentation by Lisa Fenton, Chairman CPC

Chairman Limbacher asked CPC Chair, Lisa Fenton, to give an overview of the CPC including the new changes in funding and what projects have been approved.

Ms. Fenton indicated that the state is supplying a little more than 25% matching funds to funds raised by the Town. The Town has obtained over 14 million dollars of revenue since the beginning of the program.

The original legislation had 3 categories for funding projects now there are 4 with recreation being added to open space, affordable housing and historic preservation. She indicated that the CPC has not done a lot with affordable housing, but has started to pursue this goal this year. A lot has been done with acquiring open space, especially in the west end of town.

Ms. Fenton indicated that with the legislative change this year, restoration and rehabilitation of recreational resources is an allowed use of CPC funding. Scituate is in need of ball fields and playground areas. The recreation requests to CPC are heavy this year and include lighting for the athletic complex which would significantly increase playing time ability. Ms. Fenton indicated that some of the funds for the lighting project are from a private foundation and the Recreation Commission has committed to funding the operation of the lights in their budget. Improvements for 3 different basketball courts and an outbuilding for maintenance and field equipment at the Central Park Fields are projects the CPC is recommending the Town fund. Multiuse trails and 6 Historical Society projects are also recommended for funding. Seawalls for the lighthouse are a fundable project because the seawall protects the historic property of the lighthouse. Several public meetings were held on the recreational items.

She told the Board that the way the CPC trust has been funded has changed. In the past it was funded by recording fees for property sold. This year 25 million is coming from the budget surplus of the state. How the money is to be spent needs to be voted each year by the Town. The match for 2014 will be 25% plus an additional 3% is likely. The Town will learn in August if they will receive part of the \$ 25 million surplus dollars. The CPC provides town with a funding source for projects of community improvement and really is the only funding source for this. The CPC Committee takes applications for each category of projects. The project must meet the definition and support the goals in the category. The committee then assesses the projects based on priorities and goals of the Town and committee.

Chairman Limbacher, the Planning Board liaison to the CPC, indicated that each project is thoroughly reviewed by the CPC in a rigorous process. If the project is approved, it is monitored to completion. Unexpended funds are returned to the CPC general fund category. Ms. Fenton indicated that this is the only fund in town that is available for community needs that is being replenished. Mr. Monger indicated it is important for the CPC to prioritize funding to accomplish long term plans and asked if the CPC coordinates with the Town's Master Plan. Ms. Fenton indicated that the DPW has been proactive on walks and trails and that connecting historical sites into the walks and trails has been a goal. The CPC is a collaborative committee and Ms. Fenton indicated they would like to work with the Planning Board on their goals. Mr. Monger indicated the Board has focused on Economic Development and likes that trails and walks are being located near businesses and that they connect to transportation links.

Ms. Fenton indicated that the projects funded by the CPC must enhance the Town in the long term. Mr. Taylor asked about the train canopy in North Scituate. Arthur Beale, the vice chair of the Historical Commission, indicated it should be done and rededicated this summer. Mr. Taylor also inquired about the bridge over the Herring River. Frank Snow indicated that the Conservation Commission has funds for 2 small bridges, but the project is stalled at a political impasse.

Ms. Fenton briefly discussed affordable housing. She indicated that the CPC has put money in the Affordable Housing Trust so that Town Meeting approval would not be needed for every transaction. Mr. Monger indicated that the Town is low in its 40B threshold goal and thinks a mixed use project with rentals and artist's spaces would be beneficial to the Town. Chairman Limbacher indicated that the CPC can pay the difference between a market rate unit and an affordable unit. Mr. Mercer suggested micro apartments might be attractive to young couples. The Board thanked Ms. Fenton.

Discussion on Demolition Review Bylaw – Scituate Historical Commission

Documents

- Draft #4 Scituate Demolition Review Bylaw
- Final Scituate Demolition Review Bylaw
- Map of Municipalities in Massachusetts with Demolition Delay Bylaws

Doug Smith, Art Beale, Steve Litchfield, Betty Miessner and Reid Oslin of the Historical Commission were present. Doug Smith indicated that the Historical Commission is charged with protecting significant historical resources. He said the Historical Commission has been inventorying historical sites in Scituate for the past 4 to 5 years. The results are Form B's that show the research done for a particular property. He indicated that the Form B takes the knowing out of what is old and what is historic. The Town and the Scituate Historical Society own most of the important historic buildings.

Mr. Smith indicated that the Commission wants to protect the character of Scituate and is proposing the Demolition Review Bylaw. He indicated that the proposed Scituate bylaw has an economic hardship provision and eliminates the FEMA velocity zone. He said the Building Inspector did review the bylaw. Mr. Smith clarified that the bylaw does not prevent demolition, but if a building is found significant, it provides a process that an alternative to demolition can possibly be found. If a structure is deemed significant, a public hearing will occur. Mr. Smith indicated that the proposed bylaw offers the least restrictive, yet most comprehensive approach to demolition review. It is a speed bump. He indicated that Scituate is one of the most historic communities in the Commonwealth.

Mr. Taylor indicated that the bylaw is reasonable and he supports it. Mr. Monger indicated he supports the bylaw, but is concerned if it becomes too restrictive for alterations. Mr. Smith indicated the bylaw is not for alterations, but for complete demolitions. The Building Inspector must determine if the building is over 100 years old before he refers the building to the Historic Commission to determine if it is historically significant. Mr. Monger indicated he supports the bylaw. Mr. Pritchard indicated he was surprised to see the extensive list for Scituate. Mr. Smith indicated that just because a property is old, it is not necessarily historic.

Mr. Monger asked about the delay time while alternatives were being investigated. Mr. Pritchard was concerned that there becomes a restriction on the property in this time while alternatives are being explored. Mr. Smith indicated that the Board had conversations about Homeowner's rights. The Conservation Commission and Planning Board have permits that question Homeowner's rights. The Historical Commission wants historic properties to be considered upfront, not as a last resort. Mr. Monger asked if the bylaw was modeled on other towns. Mr. Smith indicated it was modeled on other towns and has had the review of the Building Commissioner whose suggestions were incorporated.

Chairman Limbacher asked how the Commission will be insured that alternatives are really being pursued to demolition in the year time frame. Mr. Smith indicated that the Commission would help get word out. Mr. Beale indicated that the Commission has a lot of timeframes to meet and if a building is not found to be historic, demolition can move forward. The Commission indicated there are criteria for being historic and they have Form B's on homes that the public can see. Mr. Vogel indicated that Scituate and Cohasset are some of the only towns on the South Shore without demolition bylaws. Mr. Smith indicated that Cohasset has historic districts.

Jim Hunt of 66 Mann Lot Road questioned the timelines and if it was a special permit or variance and what appeal is there if there is a denial. Mr. Smith indicated that the process begins when a demolition permit is sought from the Building Commissioner. The timelines for action are as specified in the bylaw. If no option is found in a year's time, a demolition permit is granted. It is not a special permit or variance. Mr. Smith indicated that the process is not subjective. A historical preservation consultant was hired to do the Form B's. If there is a disagreement, the applicant could hire a historic preservation specialist to provide evidence to the contrary. The Planning Board questioned the mechanism to pursue alternatives as they questioned how it could be enforced. The Board determined that the bylaw was a good place to start and unanimously voted to support the bylaw upon a motion made by Mr. Vogel and seconded by Mr. Monger.

Documents

- Application and plan of lots at 66 Mann Lot Road, Scituate, MA prepared by mR. Surveying, Inc. for James and Helen Hunt dated 1/30/13

Jim Hunt was present as applicant/owner. He indicated that he was recombining the lot that he submitted a Form A on 11 years ago in lieu of an 81X. Town Planner, Laura Harbottle said there were no issues with the plan and it could be endorsed.

Mr. Taylor moved to endorse, as approval under the Subdivision Control Law Not Required a plan of lots at 66 Mann Lot Road, Scituate, prepared by mr Surveying, Inc. for applicant James C. & Helen A. Hunt dated July 19, 2012 as the division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed change in a lot line which does not alter the existing frontage as required under the Scituate Zoning Bylaw. Mr. Monger seconded the motion. Motion was unanimously approved.

Form A – Jericho Lane Lot 2

Assessor's Map/Block/Lot 45/2/59

Applicant: John McNamara

Owner: Tynan Family Nominee Realty Trust

Documents

- Transmittal, Application and plan of land in Scituate, MA at Jericho Lane prepared by Ross Engineering Co., Inc. for applicant John McNamara and owner Tynan Family Nominee Realty Trust dated 3/8/13
- 2008 Fire and DPW Comments for 7 Jericho Lane
- 3/26/13 Comment from Conservation Commission indicating no issues
- Pictures of Jericho Lane taken 3/26/13 by Town Planner (2)
- Email from Fire Chief to Laura Harbottle dated 3-28-13

Paul Mirabito and John McNamara were present for the applicant. Mr. Mirabito indicated that 2 to 3 years ago a similar plan was endorsed by the Planning Board. This plan takes the excess land off the lot created and makes it into a parcel. Town Planner, Laura Harbottle, indicated that the Board endorsed a plan in December 2008. At that time there were agreements for road improvements to be made. The agreed upon improvements have not been made to date. The road is currently 8 feet wide and two cars cannot pass each other. The Fire Chief would like to see the improvements made. The current plan is similar to the plan endorsed, but the improvements have not been done. Ms. Harbottle indicated that it would be beneficial to have the road widened up to the lot.

Mr. Mirabito indicated that when the first lot was done, there was correspondence that the road would be widened and a hydrant added. He indicated the current plan is just taking some land off the previously created lot. Mr. Mirabito indicated that the people are still compelled to do the improvements in order to obtain a building permit. He indicated that the original Form A is still out there and a building permit could be obtained for that. He confirmed the lot has no frontage on Beaver Dam Road.

Ms. Harbottle indicated that the Board could endorse the plan and indicate to the Building Commissioner that a building permit should not be issued until the improvements are done, however there is no real system in place for the Building Commissioner to do this. Mr. Monger inquired about adding a note to the plan saying the improvements needed to be made prior to a building permit. Ms. Harbottle indicated that technically a Form A cannot be conditioned. Mr. Mirabito indicated that the Building Department can require anything. Ms. Harbottle indicated that it is likely someone else not party to this meeting coming in for the building permit.

Ms. Harbottle indicated that the Board needs to determine if the way existed when the subdivision control law took effect in Scituate and if the road has adequate width, grade and construction for the use and for installation of utilities. She indicated the road is 8 feet wide. Mr. Vogel indicated there is already an agreement in place and the Board should make the Building Commissioner aware of this. Chairman Limbacher indicated that the lot has frontage and last time the Board indicated the road was adequate

because the improvements were going to be made. Discussion about the road improvements and notification of the Building Commissioner continued.

Chairman Limbacher indicated that the Form A could be approved as is and a memo sent to the Building Commissioner that the improvements need to be made prior to a building permit being issued. Mr. Pritchard inquired what will be widened. Ms. Harbottle clarified that the widening will be from Jericho Road to Lot 2 and it must be done prior to a building permit being obtained.

Mr. Taylor moved to endorse, as approval under the Subdivision Control Law Not Required a plan of land in the Town of Scituate located at Jericho Lane Lot 2, prepared by Ross Engineering Co., Inc. for applicant John McNamara and Owner Tynan Family Realty Trust dated March 8, 2013 as the division of the tract of land shown on the accompanying plan is not a subdivision because the lot has frontage on a private way in existence on August 3, 1947 when the Subdivision Control Law became effective in Scituate and has adequate width, grade and construction for the building lot and parcel shown on the plan. Mr. Mercer seconded the motion. Motion was unanimously approved.

Letter from the Traffic Rules and Regulations Committee

Documents

- 3-13-13 letter from Traffic Rules Committee RE: Letter from Francis Collins

Chairman Limbacher indicated he referred the letter to DPW who indicated that the section of sidewalk referenced in Mr. Collins letter was not on the high priority list. Chairman Limbacher responded back to Mr. Collins and Traffic Rules.

Bylaw/Annual Town Meeting Discussion

Chairman Limbacher indicated that the Advisory Committee endorsed all the Planning Board articles. Chairman Limbacher asked Mr. Monger to present the Accessory Dwelling Article at Town Meeting. Mr. Monger indicated that the Accessory Dwelling article is by no means restrictive. He hopes the Garden Road people will speak out about what happened on their street. Chairman Limbacher indicated that there will be opposition at Town Meeting. He indicated that Mike Hayes has expressed concern about the yearly certification requirement. Mr. Monger indicated all the issues were discussed at the Advisory Committee.

Minutes

Mr. Taylor moved to approve the meeting minutes from February 21, 2013 and March 14, 2013. Mr. Monger seconded the motion. Motion was unanimously approved.

Liaison Reports

Chairman Limbacher indicated there have been two meetings of the Public Facilities Master Plan Committee. The group has toured the senior center, met with the police and fire departments and toured town hall, the police station and fire department. The group has a sense of the conditions of the buildings.

Chairman Limbacher indicated that he sent a letter to Selectmen Chairman, Joe Norton regarding filling the vacancy on the Economic Development Commission. Chairman Norton was going to discuss the issue with the Board of Selectmen.

Accounting

Documents

- PO # 13006094 (\$25.59), PO # 13006097 (\$252.12)

Mr. Taylor moved to approve the requisition of \$25.59 to WB Mason for office supplies and for \$252.12 to J & R Graphics for Planning Board letterhead and envelopes. Mr. Monger seconded the motion. Motion was

unanimously approved.

Town Planner Report

Town Planner, Laura Harbottle indicated that she has now been informed that to use the Laurelwood money would require a vote of Town meeting. She will consult with Town Counsel.

Ms. Harbottle indicated that the Sea Level Rise study is commencing and will inform board members if they would like. Members Pritchard and Vogel expressed interest in receiving materials. Ms. Harbottle indicated that the study will be modeling five buildings and projecting the impact to them with sea level rise and storm water surge. She indicated the goal was to make improvements to important pieces of infrastructure based on the projections. There will be extrapolation to other areas based on the data.

Old Business and New Business

Documents

- Staff report dated 3/22/13 for 3/28/13 meeting
- Waiver withdrawal 259 Stockbridge Road
- 114 – 118 Edward Foster Road 3/13/13 letter SJC 11401

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 10:40 pm. Mr. Taylor seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk