

**WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING**

August 1, 2017

Pursuant to a meeting notice posted by the Town Clerk that was delivered to all Board members, a meeting of the West Newbury Planning Board was held on August 1, 2017 in the 2nd floor Hearing Room at the West Newbury Town Offices, 381 Main Street. Board Members Brian Murphey, John Sarkis, Raymond Cook, and Richard Bridges were in attendance. Town Planner Leah Zambenardi was also in attendance. Board Member Ann Bardeen was absent.

The meeting was called to order at 7:00 PM

Informal Discussion with River Access Committee

Rob Philips discussed river access at Church St., Ferry Lane, and Bridge St (Ferry Park) with the Board. Philips stated that they are currently researching the land ownership between the Town and State. Philips stated that while this is advisory information to the Board, he is seeking advice that could contribute to the process. Murphey stated that a site plan review will be required. Philips presented the Board with draft preliminary designs from the Merrimack Valley Planning Commission as well as a conceptual plan. Philips briefly discussed that Karen Nelson of MVPC is working on a project to examine the traffic in the area around the Rocks Village Bridge and to see how they can make it better such as allowing for safe bike traffic and walking environment. Philips stated that the state would offer assistance. Philips stated that if the state participates, the town will have to maintain it. The Town will have to design it to a certain standard. He also confirmed that trees will not be removed for this project. Barry Lacroix stated that they plan to assess the town needs first before it is presented to the State. Sarkis advised to talk to a code consultant with regards to the boat ramp.

Continued Concurrent Public Hearings related to an Open Space Preservation Development at 365 Main Street and 34 Meetinghouse Hill Road (aka Drakes Landing) - William Daley (Owner); Cottage Advisors, LLC (Applicant)

a. Request for Modification of Special Permit issued on January 31, 2017 related to the residential unit sizes

Melissa Robbins, attorney for Deschenes and Farrell, recapped the modification requests, which includes a total of six units with add-on space and one being an extra bedroom. Only one of the requested modifications alters the original footprint. All the modification requests are to be offered as options to the buyers. She stated that the reason for the modification request now is to be proactive rather than having to continually come in front of the Planning Board for a modification request during the development process. Per request of the Board, Robbins shared the possible unit-type mix in the development. Robbins stated that there will be a total of 8 large duplexes.

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

Bridges had previously stated his concern regarding the market value of the homes. Hall presented a price analysis of current market trends compared to the prices for Drakes landing. He stated that within the last year the average home price in town was 569K with an average size of 2744 sq ft. For new construction, the average price was 749k with an average size just under 3200 sq ft. Hall stated that on a national basis in 2015 the average sq footage of a home was 2687 sq ft., thus showing a trend for larger homes. In Drakes Landing the average proposed price is 531K for the base units and the average size is 1900 sq ft. (not including affordable homes). He stated that 12 of the units are well below market rate. Hall shared the following price ranges and sizes for the units:

2 duplex units will be 1200 to 1824 sq ft

5 single family units range from 1495 to 2100 sq ft with modifications (bonus rooms)

8 moderate price units will start a price of 385K

4 affordable start at 165K

Hall presented the scaling and massing of the B & D units. He stated that the B-Units have the largest increase in mass of 9.2%. This is because of the increase in depth by 4ft for the stairwell that will lead to the bonus room. The D-Unit has an increase of 3% because of the dormer.

Hall presented the variations of each unit locations within the development. He stated that the B-Units and D-Units will only fit within the cul-de-sac and are fixed. Hall stated that twenty-one units out of the total thirty-four have fixed locations, and that no more than two of the same units will be next to each other. Hall also stated that there is the possibility for one of the units to have a one-car garage or a two-car garage. If there is a one car garage than there will be two available parking spots in the driveway. Robbins stated that they would comply with the parking ratio that is agreed to during the site plan review.

The Board agreed with the modification requests. Bridges stated that he doesn't like the trend of the unit sizes being growing after the initial proposal.

Dennis Lucey, 374 Main St. questioned the capacity of the bedrooms that are allowed in the development. Robbins stated that the maximum is 90 bedrooms, and currently there is roughly 80 bedrooms planned. Lucey is concerned that the bonus room will be used as a bedroom even though it's not legally defined as one.

Sarkis stated that he wants the time to read the written draft decision that Robbins had previously prepared to make sure of its legality. Robins and Zambenardi will work with the language for the motion to be ready for August 15, 2017. The public hearing is continued to the next meeting.

b. Site Plan Review pursuant to Section 8.B. of the West Newbury Zoning Bylaw

During the previous meeting there was a concern for snow storage. Bob Blanchett, Civil Engineer with Cammett Engineering, stated that the snow storage will be on the side of the road without blocking the driveways. Hall stated that bobcats will be used for the driveways. Hall confirmed that while the snow plowing will be private it will be towns responsibility to plow the Carr post. Blanchett stated that if it snows there is some open space to pile the snow, and it possibly could be loaded next to the septic field.

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

Per Sarkis request Blanchett showed the septic reserve areas and stated that those areas will remain wooded.

Blanchett discussed the guest parking. He stated that on one side of the road cars can be parallel, and no parking is allowed around the cul-de-sac. Blanchett demonstrated with a template provided by the Fire Department that a fire truck can make its way through the development with parked cars. Robbins stated that she will get written confirmation from the Fire Department for the next meeting on the turning radius plan. Sarkis stated that if the street is packed with snow the Fire Department won't be able to get through. Blanchett stated while he assumes there would be limited guest parking during a heavy snow storm, that the slope granite curbing will allow for the tire to mount on the sidewalk if necessary. Sarkis advised to make sure that there is no obstruction such as a granite mailbox, stonewalls, fences, or placement of transformers. Blanchett presented the placement of the fire hydrants which will be set at least 5ft off the curb line. Blanchett stated there will be no parking signs posted, and that they will be designed to fit the development. Robbins stated they would like flexibility with the landscaping for the option of a stonewall or fencing.

Blanchett addressed the Storm Water Management concerns that were discussed at the previous meeting. Blanchette demonstrated the current and new drainage flow and the locations of the 4 water sheds for the development. Blanchett demonstrated the percentage of runoff at peak rate under existing conditions. Blanchett stated that the peak is calculated over a 24-hour period. He stated that the design storms are the 2yr, 24hr storm event, 10year 24hr storm event, and 100yr 24hr storm event.

Hall stated that Meridian reviewed the Storm Water Management system, and the plan is currently being reviewed by the DEP. Blanchett stated that they reviewed all Meridian's storm water concerns. Blanchett stated that there are 4 storm water basins, and showed their locations. Each basin collects the storm water with an outlet structure. Depending on the intensity of the storm water intake, either one of the holes in the outlet structure will control the outflow. He stated that each one of the rooftops have an infiltrations system and some of those are within the storm water management system to handle the overflow. Sarkis further explained that rain from the roof will be collected into a dry well underground and is distributed. When the ground is over saturated it will overflow into the road. In the previous meeting there was a lot of concern with watershed A that drains into the 30" culvert. Cook explained that for a heavy rain there is 0% change, and for extreme heavy rain there will be a 10% change. Blanchett stated that they have met the regulatory requirement in which they have reduced the rate of run off to each one of the watersheds. He stated that the culvert has the capacity to accommodate over 30 cubic feet per second, for the 2yr-storm event its only receiving 2.5 cubic feet per second, for the 10-year storm its receiving 17.8 cubic ft per second, and for the 100-year storm 30.4 cubic ft per second.

In the previous meeting there was a concern for blasting. Hall stated that he doesn't know if they need to blast, and won't know until they come to that situation. Blanchett demonstrated the worst-case scenario of the possible locations for blasting. Blanchett stated the lowest point of the septic system is 8 to 10ft deep and that that the tank is 13' below grade. Robbins stated that all blasting protocol will done by a 3rd party insured company. Hall stated that the duplexes will be built on slabs knowing that they can't build the 8' foundation.

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

Sarkis stated that there appears to be an excessive amount of fill for the development. Sarkis recommended to reduce the use of fill to the best of his ability.

Blanchett demonstrated the trail plan on an aerial image with the connectivity to the existing public trail system.

Tom Lyon, Hawk Design Landscape architect, presented his changes per Brad Buschur requests in the previous meeting. He proposed shade tolerant, deer resistant, deciduous evergreen flowering trees and shrubs that will vary in height. He also presented the proposed landscape around the Carr Post which will be 6-8' evergreen trees and lower shrubs.

Hall stated that it was agreed with the Selectmen and Gary Bill to have 12 parking spaces in the Carr Post parking lot. He also stated that the plan for the parking lot has been submitted to Mass DOT. Previously there was available parking in the front of the building, and now all the parking will be in the rear. The parking will include one handicap space along with a handicap access ramp. Hall stated that the traffic study showed where the conflicting turning radius is on the state highway, and therefore Hall has to close the curb cuts, thus eliminating the front parking. Hall stated that grass will be in the front of the Carr Post. . She also stated that they have no objection to making a change with the parking at the Carr Post. Cook proposed that they remove two parking spaces, thus giving ten more feet between the abutter's property line and the Carr Post. Sarkis stated while he doesn't fully agree with the number of spaces, that because there is no use stated for the building, it gives more of a reason to have as much parking as necessary. He further explained that if there is not adequate parking, in the future use of the building will fall apart. Robbins stated that they will provide the Board with an exhibit of the Carr Post with 10 parking spaces and will discuss it with the Selectmen. Hall made the recommendation to put money in escrow and when the town decides to use the building then the town can use his money, thus allowing the development to move forward.

Maura McCarthy 357 Main St., is very concerned that her property value will diminish, and that the aesthetics of her property will be affected. She also feels that the privacy and enjoyment of her backyard will be gone due to the parking lot directly abutting her property. She also is concerned that the parking lot will come to be a hang out, and therefore raises a safety concern. She stated her concern for the lighting of the parking lot, which will possibly shine on her property. McCarthy admitted that she was aware of the development before she purchased the house, but didn't expect that a parking lot would be built right next to their property. She is respectfully asking that the applicant consider another option for the parking. The Board shared that there is a proposed 4' concrete block retaining wall at the rear of the parking lot, in which McCarthy stated she was not aware of. Sarkis proposed soldier parking along Daley Drive rather than the parking lot.

Dennis Lucey 374 Main St, is concerned that the roof drains will be lower then the ground water. Blanchett stated that infiltration basins are at least 2ft above seasonal high ground water. Lucey also stated his concern over the pond being an eye sore from the street. Blanchett showed the design of the pond, and displayed the basin of concern.

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

Fay Gill 360 Main St., is concerned with the amount of traffic that the development will cause on Main St. She also stated that while it's a state requirement, there should be more than four affordable units within the development. Murphey stated that there is an additional 6 reduced price homes offered in Drakes Landing, and that this is the first time that is being done in the town. She is concerned that more developments will be built in West Newbury and that the rural appeal of the town will disappear. Zambenardi stated that the traffic study is available for the public to review.

Karen Scotti, 353 Main St. questioned the distance between her property line and the new road. Sarkis stated that from the back of the property it's probably 25'. Blanchett displayed the tree line between her property and the road. She is concerned of the possibility of blasting since she has a pool. Hall stated that they aren't sure if it was necessary. She also questioned the landscaping along her property. Blanchett showed her the landscape that will be placed and where some of the trees will be removed. She is also concerned that snow storage will encroach on her property. Blanchett also further explained the snow removal process.

Zambenardi went over the comment letters that were sent to the Planning Board: Maura McCarthy and Shane Callery' sent a letter date 7/28/17, Brad Buschur sent a letter dated 7.27.17. The Planning Board will read the letters at the following meeting. Robbins stated that for the August 15, 2017 meeting that they will have a final letter from Meridian, and a letter from the Fire Department with their agreement on the parking and turning radius. The Board agreed to have the Selectmen come to the Planning Board meeting to have a discussion in regards to the Carr Post parking. Sarkis made a motion to continue both public hearings to August 15, 2017 at 7:30pm. Seconded by Murphey and it carried 4-0-0.

Special Permit for a Common Driveway – Middle Street – Tom Cook

Zambenardi stated that Meridian had reviewed the plans, and Bob Blanchett had revised and responded to the plans. Meridian issued a letter dated 8/1/17 approving the revised plans. Tom Cook, and Bob Blanchette reviewed Zambenardi's prepared written draft decision for a common driveway servicing lots 4 and 5. Blanchett stated that there will be two declarations, one is for the easement and one is for the common driveway maintenance covenant. He stated that they will be recorded with the first set of deeds. Sarkis stated that the declaration documents should be referred to in the deed. Within the Zoning Bylaw (Section 10) it stated that there be a \$2000 deposit in the escrow account for inspections. Blanchett questioned who does the inspections, and how the amount was determined. Zambenardi stated Meridian will do the inspection, and that in a similar common driveway project the inspection cost was \$2000. Cook is concerned of fronting unneeded cost, and Zambenardi stated she will request an estimated amount from Meridian for this project. The Board reassured the applicant that the unused money will be returned.

In reference to the Scenic Roads Bylaw, Blanchette stated that he was informed by Gary Bill that they are subject to the Bylaw only if a tree is being cut down to accommodate the driveway Blanchette stated that currently there are no trees proposed to be cut down that would trigger review under the Bylaw. Zambenardi will finalize the written decision with the suggested edits to review, and supply a draft motion for the August 15, 2017 meeting.

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

Project Closeout – Cottages at River Hill – Follinsbee Lane – Cottage Advisors, LLC

Zambernardi stated Cottage Advisors is ready to close out, and will have a formal request at the following meeting.

Recommendation to Selectmen on Associate Planning Board Member

Zambernardi stated that Dennis Lucey is officially no longer an Associate Member. Zambernardi stated the Selectmen are requesting a recommendation for the Associate Planning Board Member with the two proposed applicants that were provided.

Sarkis made a motion to recommend that Cynthia Sauter as the Associate Member to the Planning Board. Bridges seconded it, and it carried 4-0-0.

General Business

289 Main St. former Bruneault Property –

Zambernardi stated that Charles Rotondi is applying to the Board of the Appeals to go from one non-conforming use to another non-conforming use for gasoline service. She said that Rotondi's email stated that they will not apply for a canopy, and that they will need go to the Planning Board for Site Plan Review. .

Minutes –

The meeting minutes were deferred to the following meeting.

Vouchers –

Zambernardi had vouchers for the Board to sign as well as timesheets. *Correspondence –*
There was no correspondence.

Admin Details – Update on Planning Projects

Zambernardi stated the Selectmen requested that a member of the Planning Board attend the August 7, 2017 meeting to assist with the Signs Bylaw. The Board recommended that Glenn Clohecy work with them.

The meeting was adjourned at 11:00 pm.

Submitted by,

Lori Dawidowicz
Recording Secretary

West Newbury Planning Board, Minutes, August 1, 2017. Approved November 6, 2017.

