

Town of Groveland

Planning Board

183 Main Street
Groveland, MA 01834



Robert Danforth, Chair
Jim Bogiages
Brad Ligols
Walter Sorenson, Jr.

Board/Committee Name: PLANNING BOARD
Date: TUESDAY MARCH 2, 2021
Time of Meeting: 7:00PM
Location: REMOTE VIA ZOOM VIDEO CONFERENCE

APPROVED April 6, 2021

MOTION: Jim Bogiages made a motion to approve the March 2, 2021 meeting minutes. Brad Ligols seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Motion approved

Present: Robert Danforth, Walter Sorenson, Jim Bogiages, Brad Ligols

Absent:

Staff Present: Rebecca Oldham, Director of Economic Development Planning & Conservation; Sam Joslin, Building Commissioner

Robert Danforth, Chairman: The Planning Board meeting for Tuesday, March 2, 2021 was called to order at 7:03PM.

Rebecca Oldham: This Open Meeting of the Groveland Planning Board is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. For this meeting, the Groveland Planning Board is convening by video conference via Zoom as posted on the Town's Website identifying how the public may join. Please note that this meeting is being recorded, and that some attendees are participating by video conference.

R. Danforth: Rules of Conduct for the meeting are as follows: no person shall address a hearing of the board without permission of the chairperson, and all persons shall, at the request of the chairperson, be silent. if a person, after warning from the chairperson, persists in disorderly behavior, the chairperson may order them to withdraw from the hearing. The chairperson may close the hearing immediately if, in his opinion, these rules are being violated and/or the hearing is becoming disorderly.

ANR

85 Main Street, William Darke: Create one new lot.

R. Oldham: The lot has adequate frontage, access and complies with M.G.L 41 Section 81K.

John Paulson with Atlantic Engineering: We prepared the Plan and the intent is for the owner to sell the additional lot and generate funds to repair the current house. It has been abandoned and needs a lot of work. We meet all the zoning requirements. The ownership has been the same since the creation of Savory Lane and permission to pass and repass over the roadway has been granted.

Walter Sorenson: Will the new house be built in the historic style as the current house?

J. Paulson: I am not sure at this time whether the owners will build the house themselves or sell the lot.

R. Danforth: Will the house connect to sewer?

J. Paulson: Yes, it will.

MOTION: Walter Sorenson made a motion to endorse the Form A Plan. The motion was seconded by Brad Ligols. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

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PUBLIC HEARINGS

NEW: 2021 Annual Town Meeting Zoning Articles: pursuant to M.G.L. Ch.40A, Section 5 to consider amendments and additions to the Zoning Bylaw as follows: (1) Amend Section 50-6.1: Floodplain Overlay District, to comply with new federal mandates; (2) Amend Section 50.7.1: Accessory Apartments; (3) Amend Section 50-10.2: Conservation Subdivision Design (CSD), concerning sewer connections; (4) Amend Section 50-4.5: Site Plan Approval, and related Bylaw sections, to establish new applicability thresholds, clarify minor site plan approval, and amend the waiver process; (5) Add a new Section 50-10.4 to allow for Common Driveways by special permit in all zoning districts; and add a common driveway definition to Section 50-2.1.

MOTION: Brad Ligols made a motion to open the public hearings to consider amendments to the zoning bylaw for the Floodplain Overlay, accessory apartments, site plan approval, CSD and Common Driveways. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

R. Oldham: Working with the Building Commission we have put together seven changes for your review this evening. Changes were made due to updated regulatory requirements, clarification and improvement of process, and as requested by the Board. Sam is here tonight and will speak specifically towards the floodplain and accessory apartment changes.

Floodplain

Sam Joslin, Building Commissioner: The National Flood Insurance Program (NFIP) in coordination with FEMA have mandated all municipal floodplain bylaws include specific language in their floodplain bylaw. Failure to do so will result in the municipality from being eligible for flood insurance under the NFIP. The required information was mostly clarification of existing language, changing existing terms and language to pair with the requirements of state building code as well as updated terminology changes

MOTION: Walter Sorenson made a motion to approve the language as drafted for the amendments Section 50-6.1: Floodplain Overlay and make a positive recommendation for approval at Town Meeting. Brad Ligols seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved

Accessory Apartments

S. Joslin: Groveland like many towns is experiencing a shortage of affordable housing forcing residents to relocate or rent portions of their homes without proper permits and inspections. This change will allow for an owner-occupied dwelling to create a subordinate dwelling and if they so choose rent to a non-family member. Permitting these units will provide needed affordable housing options and possible supplemental income to allow residents to remain in town in their homes. This will also reduce illegal apartments that are potentially unsafe as they have not been properly inspected as there will be a path to legally permit the rental space.

W. Sorenson: Are you going to have separate meters for electric and water for each unit?

S. Joslin: It depends on the permit. Apartments would need to be contiguous to the main unit. Walk one end to the other. So, in that case you could do a single. If it is going to be a rental and it functions as a two - family, you would need the second meter.

Brad Ligols: People are going to come in and ask if you can use the accessory apartment as an office.

S. Joslin: We do allow such, if it meets the income occupations bylaw. As long as they do not have a tub and shower facility. However, they could apply for relief from the ZBA for a unique case.

PUBLIC COMMENT

Mitchell Kroner, 3 Cannon Hill Ave Ext.: I would like to advocate for detached accessory apartments. I agree with everything Sam said and it equals the same for detached. I am the poster child, my two car detached garage has a second story currently used for storage. The garage is approximately 10 feet from my house, and there should be no requirement I construct a "breezeway" to have an accessory apartment.

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There are currently many similar properties in Town with detached two car garages and "rooms" on the second floor.

S. Joslin: We brought this up early on during the original re-write of the bylaw. We decided it was too big a bite of the apple to take. So, we took what we thought we could achieve and left this out. Now we are at the next stage. I am for detached. But my concern is the towns people may not want to approve both rentals and detached units and I think the rentals is more important at this time to accommodate our current conditions and provide a needed secondary income to folks. My end thought is, I would rather take the small bite and go for the detached the next go around. I suggested to Mitch if he wanted to make an on-the floor amendment then he could do that, but at least we won't jeopardize the entire effort. Rental is a big step.

Mitchell Kroner, 3 Cannon Hill Ave Ext.: I agree with Sam. But I would say the non-relative is the bigger step and not necessarily the detached. Rebecca is it true the state is now requiring a majority instead of a 2/3rd?

R. Oldham: Section 19 of Chapter 358 of the Acts of 2020 amends G.L. c.40A, s.5 changes the amendment to the accessory apartment bylaw to require a simple majority vote. We have Town Counsel confirmation.

W. Sorenson: I see what Sam is saying. What if we separated this into two articles?

Mitchell Kroner, 3 Cannon Hill Ave Ext.: I am fine with two articles. I just want the support of the Board.

R. Oldham: The issue with that is, per the regulations the Board needs to hold a public hearing which includes notice requirements. We did not notice this "new" article and therefore we need to advertise in the Eagle Tribune, and hold a public hearing. There may not be enough time before the Warrant is closed.

Mitchell Kroner, 3 Cannon Hill Ave Ext.: I understand what Rebecca is saying and maybe it is easier to make an amendment on the floor after gaging the support of the Town. However, I want the Planning Board's support.

BOARD: You have our support and we will be glad to stand up at the meeting and speak in favor of your amendment.

MOTION: Brad Ligols made a motion to approve the language as drafted for the amendments to Section 50.7.1: Accessory Apartments and make a positive recommendation for approval at Town Meeting. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved

Conservation Subdivision Design (CSD)

R. Oldham: As requested, we have removed the conflicting language and reinforced that sewer shall be required under a CSD Special Permit.

PUBLIC COMMENT

Jim McCarthy, 939 Salem: The change to mandate a sewer connection will take away any land that could be used for a CSD and open space to be given to the Town. If saddled with the debt to connect to sewer you are removing any incentive to apply for a CSD.

Mitchell Kroner, 3 Cannon Hill Ave Ext.: If you have a 20K lot and you do not have sewer there is really a missed opportunity there. In Georgetown they do not have sewer and have an OSD similar to the CSD special permit.

W. Sorenson: The intent was always to connect to sewer.

R. Oldham: The issue here is that currently, as the bylaw is written, you must connect to sewer if you are to take advantage of the reduced dimensional requirements offered under the CSD. "Lots modified under this section must be connected to the Groveland municipal water and sewer system." So essentially, if you want to file a CSD and not connect to sewer you can, but you cannot have reduced lot size or frontage. But what then is the benefit? The benefit is truly the relief from the dimensional requirements. Since that benefit is already tied to sewer then it really is not changing what currently exists.

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MOTION: Brad Ligols made a motion to approve the language as drafted for the amendments Section 50-10.2: Conservation Subdivision Design (CSD), and make a positive recommendation for approval at Town Meeting. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved

Site Plan

R. Oldham: The current table of uses in the bylaw has a site plan column. It can become very confusing when trying to direct someone through the permitting process. We propose to eliminate the column and instead more clearly defined the thresholds. We also propose to clarify minor site plan and establish a process. As we saw with the Pentucket School application, the process and threshold for when such applies is not very clear. Then lastly the waiver process is not currently documented and therefore language was added to provide a process in which to request a waiver and how the request is reviewed.

MOTION: Brad Ligols made a motion to approve the language as drafted for the amendments to Section 50-4.5: Site Plan Approval, and make a positive recommendation for approval at Town Meeting. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved

Common Driveways

R. Oldham: As requested, we suggested language to allow for a common driveway with specific language regarding maintenance and ownership. Please note, the lots must have the required frontage in order to qualify.

W. Sorenson: We have had past issues with common drives which is why we removed them from the regulations. Specifically, those issues were concerning enforcement.

Jim Bogiages: If it is recorded on the homeowners deed it is on the homeowner. As long as we ensure it is in the deed prior to a building permit we should be clear.

W. Sorenson: I do see this as a tool. It is the enforcement piece that makes me nervous. But it is better than what we have.

MOTION: Brad Ligols made a motion to approve the language as drafted for the addition of a new Section 50-10.4 to allow for Common Driveways, and make a positive recommendation for approval at Town Meeting. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved

MOTION: Brad Ligols made a motion to close the public hearings to consider amendments to the zoning bylaw for the Floodplain Overlay, accessory apartments, site plan approval, CSD and Common Driveways. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

NEW: Definitive Subdivision, King Meadow Farm – Katie Lane: pursuant to M.G.L. Chapter 41, Section 81T, the Town of Groveland Subdivision Rules and Regulations and Article 14 of the Groveland General Bylaws to hear the application requesting approval of a nine (9) lot Definitive Subdivision Plan and associated Stormwater Management & Land Disturbance Permit. The site is located in the Residential 2 (R-2) Zoning District. The proposed subdivision is located on King Street Groveland, MA 01834. (Assessors Map 26, Parcel 13 and Map 26 Parcel 13F).

R. Danforth: The applicant will first present. We will then hear from the peer review engineer. We will not be opening the hearing for public comment at this time. Please prepare comments and submit them to the Board through the Town Planner so that they can be addressed at the next meeting efficiently.

MOTION: Brad Ligols made a motion to open the public hearing for the Definitive Subdivision, King Meadow Farm – Katie Lane. Walter Sorenson seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

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Douglas Deschenes with Deschenes & Farrell, P.C.: I am here to represent King Meadow Development, LLC. I would like to start with review of the Preliminary Decision and the items that have been addressed in this definitive filing. We are still at nine lots. There is no land associated with 104 King Street. The roadway is proposed at 825 feet. We have filed an NOI with the Conservation Commission and have a hearing next week on March 10th. The Applicant has filed a Stormwater Management and Land Disturbance Permit. Although located in Zone 3 of the Aquifer Protection Overlay District we are not triggering the threshold to require a Special Permit. But we understand that is being reviewed by TEC. We have no other waivers except for roadway length. We are no longer proposing wells and have worked with the Water and Sewer Commission concerning improving infrastructure along King Street and up to the development to service Katie Lane. We are waiting on word from the Fire Department concerning hydrants but have received feedback from the Water and Sewer Commission concerning placement they would prefer. Lot 13H and 13G is shown as remaining land and the Board had discussed potential trails, open space and a conservation restriction. We have shown the land on the plan but we are not currently proposing development. We hope to have that conversation with this Board. We are not proposing to cut any street trees so we have complied with the Scenic Bylaw. The stockade fencing and no cut easement on lot 2, lot 3, and lot 4; we understand what you are asking and we would like see what we can do to address your concerns.

William Holt, Project Manager: The total existing lot area is 18.35 acres with approximately 9.05 acres being developed as the agricultural use with single family residence, and the remainder as wooded areas. The proposed area to be developed is the 9.05 acres that was previously used for the agricultural use, and is predominantly manicured lawn and grass fields, with natural wooded perimeter, and is surrounded on three sides by field stone walls. King Meadow Farm proposes to construct a 825' long access roadway to serve the nine new single family residence, with associated driveways and lawn areas. The new homes will have frontage on the new roadway located off King Street which is to be named Katie Lane. The existing home was recently razed and a new single-family home constructed with 150' of frontage on King Street and is considered a lot not requiring Planning Board Approval, however to eliminate multiple access drives off King Street and to reduce the impervious area by decreasing the length of driveway, its access will be relocated to the newly constructed roadway upon which it will have 150' of frontage. King Street is an accepted public way, and the proposed new roadway Katie Lane will be offered as a public way upon its completion. The total existing watershed area is approximately 41.25 acres, which includes all of the subject site and much of the abutting parcels. The project site is located in the Residential 2 Zone which requires 150 feet of frontage and 30,000 s.f. of area for each lot. All proposed new building lots will conform to his zoning requirement. As noted above the portion of the existing parcel to be developed (approximately 9.05 acres) is largely developed with the majority being manicured lawn area and dormant agricultural land with grass fields, with peripheral wooded areas.

David Nader with TEC, Peer Review Consultant: I will go over the comments of the letter issues.

1. Section 70-5.1.H of the Subdivision regulations restricts the export of material from the development site, meaning all excess material should be stockpiled and re-used onsite. The Construction Site Erosion & Sediment Control with O & M Plan, section E, details the removal of stockpiles offsite. This statement should be updated to meet the requirements, or a waiver is to be filed from this section. A cut/fill analysis may be required in either case.
2. The Applicant should indicate on the application and plan set if the roadway will remain a private roadway, or if the Town will be asked to assume ownership and maintenance.
3. Test pit data shall be provided by the Applicant for all proposed infiltration basins, ponds, and gallery locations.
4. Further explanation should be provided on Parcel 13F and Parcel 13G. It is unclear if these parcels are included in the subdivision.

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5. It is noted that the lot shown on the plans as Lot 13F previously filed as an ANR is to have access onto the new subdivision.
6. The Applicant should confirm the lot designations shown on Sheet C1 are consistent with the Map and Lot numbers on file with the Groveland Assessor.
7. The Applicant is proposing work within the 100 ft buffer zone to wetland areas. A Notice of Intent should be filed with the Groveland Conservation Commission if not yet done already.
8. The Applicant should include a Legend within the sheet set, or on each sheet, detailing each symbol, line type, and abbreviation used.
9. The Applicant has provided a plan to calculate the Contiguous Buildable Area (CBA) according to Section 8 of the Zoning Bylaws. It should be noted that Lots 6 and 8 show a portion of the CBA and/or Building Circle within proposed drainage easements.
10. It is noted that the drainage easement denoted as 'Proposed Drainage Easement Area B' within Proposed Lot 6, does not maintain a 30 foot access width as required by Section 70-4.4.C(1).
11. It is noted that the applicant is asking for a waiver from Section(s) 4.3.7.1 and 4.3.11.1 from the requirement of the maximum cul-de-sac road length of 750'. The proposed cul-de-sac is 825.4 ft long to the center of the cul-de-sac. The applicant shall update application and plans to reflect the section numbers in the formatting of the Rules and Regulations updated May 2020.
12. The application notes 1400 linear feet of 12-inch diameter Ductile Iron water main is to be replaced by the Applicant along King Street which is inconsistent with the approximately 1500 linear feet specified by the letter from The Groveland Water and Sewer Commission dated January 12, 2021. The Applicant shall update the plans and application to reflect the correct length of pipe to be replaced along King Street.
13. In accordance with Town Regulations, the Applicant has submitted a technical memorandum prepared by a traffic engineer with information about peak hour volume, sight distances and 85th percentile speed. TEC has received and reviewed this memorandum and believes it is generally prepared in accordance with industry and MassDOT standards.
14. The current Institute of Transportation Engineers' publication, Trip Generation, is Edition 10. The trips projected for the site within the Traffic Impact Assessment Memorandum appear to be calculated using a prior edition. The current edition projects 114 daily, 11 AM peak hour, and 10 PM peak hour trips to be generated by the 9 single family homes. The projections within the report are therefore conservative, as they are higher than the current edition.
15. TEC concurs that the proposed traffic generated by the project will not have a noticeable impact on the adjacent roadway system.
16. The sight distances measured at the proposed Katie Lane intersection with King Street meet the required AASHTO minimum stopping sight distances both north and south of the intersection. TEC notes that to the north of the proposed driveway location, the sight distance measured is 240 feet, which is just under the 280 feet recommended intersection sight distance for vehicles turning left from a side street. The Traffic Impact Assessment Memorandum recommends that to the extent possible, vegetation and plants within an eight-foot setback distance of the project frontage on King Street be maintained at a height of not more than 3 feet. TEC concurs with this recommendation.
17. The Applicant proposes the use of reinforced concrete pipe in the closed drainage system in accordance with Section 70-5.6. C. However, the class of each pipe should be specified to confirm minimum pipe cover.
18. Based on the Plan Set submitted, stone bounds will be used along the roadway and cul-de-sac areas, which is compliant with Section 70-5.13. The use of 3" iron pipes on the remaining property boundaries is proposed. These iron pipes in lieu of other approved monumentation may be used if a waiver is submitted and approved by the Planning Board.

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19. The Applicant has provided a drainage report detailing how the proposed improvements meet the requirements of the Massachusetts Stormwater Standards. Several minor inconsistencies between the drainage report and the plan set were observed, including percent impervious area, total impervious area, and total recharge volumes. The applicant should update the plans and drainage report with correct, corresponding values.
20. It is noted that the Applicant provided adequate flow rate attenuation at the offsite design points outlined in the drainage report. However, the Applicant should provide evidence that the abutting wetlands used as discharge points for the infiltration basin overflows throughout the site, will not see an increase in peak flow rates or an increase in surface water elevation compared to existing conditions during storm events, and provide evidence that offsite flooding will not occur.
21. For stormwater design, the Applicant shall use the design drainage methodology specified by Section 70-4.4. B, which was noted in the drainage report, but not reflected in the HydroCAD Printout attached to the drainage report.
22. The applicant shall provide building footprint dimensions for infiltration review, and indicate if garage roof runoff is included, as it is unclear on the plan set.
23. The applicant shall provide adequate detail for the proposed Soil Absorption Systems outlined in Section 70-4.5B, including a SAS report, and property line offsets on the plan. The applicant shall also coordinate the Soil Absorption Systems with the Groveland Board of Health.
24. Proposed Pond 4A is shown as approximately 30 feet from the Soil Absorption System (SAS) on Lot 5, and Pond 5A is shown as approximately 45 feet from the SAS on Lot 6. The Massachusetts Stormwater Handbook Volume 2 Chapter 2 requires a 50-foot setback between infiltration basins and any Soil Absorption System.
25. Based on Sheet E5B, an 8" CLDI water main along Katie Lane is proposed, but does not show water shut offs or connection points to the 9 proposed lots. If private wells are proposed, the Applicant should coordinate with the Board of Health for the proposed location of the wells.
26. The Applicant proposes an 8" CLDI water main connected via a proposed 12" ductile iron pipe along King Street. Based on the letter from The Groveland Water and Sewer Commission, this connection will provide adequate pressure for private water connections. The applicant should still confirm with the Groveland Fire Department to determine if this proposed connection will provide adequate pressure for fire suppression.
27. The Groveland Fire Department should review and provide comments on the locations of the proposed fire hydrants.
28. While the project is located within the Aquifer Protection District "Zone 3", it is our understanding that the applicant's intent is to render the site less than 2,500 SF impervious and therefore, would not trigger a Special Permit. However, the applicant should provide a detailed explanation of proposed impervious area, how the calculation was conducted, and indicate that future development of all the land shown on the plan, including the lot shown as Parcel 13G, must comply with Section 50.6-2 H (3) as applied to the subdivision in its entirety.

W. Sorenson: There are two things that were requested that have not been provided. One, the max buildout of lot 13G. The next is the development per regulation with a 750ft roadway. Lastly, why would the engineer of record have submitted a plan that goes against our regulations?

Thad Berry, Engineer on Record: We designed the plan per what was requested by the Owner. To maximize the site.

W Sorenson: You deliberately violated the roadway length to maximize the number of lots as requested by the Applicant. Why have you not supplied a max buildout?

D. Deschenes: We have shown 13G as remaining land, we have shown what portion of the land we want to subdivide. We are not asking for permission. We expect to discuss future plans with this Board and how the Board would like the parcel be used.

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W. Sorenson: When you have a large parcel like that, you need to show the max buildout of what the possibility would be if that land was to be developed. We want to plan out into the future. We need to understand road connections, etc.

D. Deschenes: I will look at your regulation to see if that is required.

B. Ligols: The plan shows roof drainage through cul-tec chambers on each lot in order to accommodate for the impervious surface. How does the Applicant propose these chambers remain protected after the development is constructed in order to continue to achieve the same rate of impervious area? Was the ANR lot taken into consideration for this calculation? The house will access on the roadway (access other than legal frontage), faces the proposed roadway and is larger than the existing home that was demolished. If any development were to happen on Lot 13H then it should require the impervious surface created on Lot 13G and Lot 13F to be included in the calculation otherwise, you are segregating the project and trying to circumvent the bylaw. This question has still not been answered. The drainage is quite unique in this development with multiple ponds and easement areas. If public, how does the town have the resources to maintain these areas? Have you confirmed with the Highway Superintendent?

D. Deschenes: Fine. We will make a note for the Aquifer as suggested. It will help us with our impervious calculations in the future anyway.

B. Ligols: Also, you cannot increase the flow into a wetland, is that the intent?

T. Berry: You need to understand; this is all regulated under the state stormwater regulations. MassDEP requires us to mitigate the increase of runoff through infiltration, water quality, the volume and TSS removal. MassDEP asks the designer to design the site to have a number of small decentralized ponds throughout the site and not to bring everything to one specific area.

D. Nader: TEC has concerns about the pond locations, the calculations and the data points used to arrive at that location.

B. Ligols: How do they maintain cul-tec chambers?

T. Berry: We will be dead and gone before those systems need maintenance. But as we do under the Order of Conditions, the O&M will dictate how the system is maintained.

R. Oldham: But the issue is how do we ensure the homeowner has an understanding they are obligated to clean their gutters and maintain the system. We all may be "dead and gone" but failure of the system could result in impacts to the surrounding area. It may not be your problem now, but it will be our problem later and we are here to protect the Town and the residents. So, the system you design needs to function now and 30 years from now.

T. Berry: As we do under the order of Conditions, we can attach the O&M plan to the deed.

W. Sorenson: As we get past 9PM, do we know where we stand with the clock on this?

R. Oldham: 90 days since the filing will take us to April 20th.

D. Deschenes: We will do an extension. I would also welcome a site walk. I can arrange that with Rebecca.

W. Sorenson: If we do that, I want to see the center line staked and the drainage ponds.

MOTION: Walter Sorenson made a motion to continue the public hearing for the Definitive Subdivision, King Meadow Farm – Katie Lane to April 6, 2020. Jim Bogiages seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

MEETING MINUTES: Approval of January 5, 2021 meeting minutes.

MOTION: Walter Sorenson made a motion to approve the January 5, 2021 meeting minutes. Jim Bogiages seconded the motion. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved.

ADJOURNMENT

MOTION: Brad Ligols made a motion to adjourn the meeting. The motion was seconded by Brad Ligols. A roll call vote was taken. Voting aye: Jim Bogiages, aye. Brad Ligols, aye. Walter Sorenson, aye. Robert Danforth, aye. Motion approved. Meeting adjourned at 9:27PM.