

Call To Order:

The meeting was called to order at 7:35 pm. Present were Chairman Paul Salafia, and members, Linn Anderson, Selena Goldberg, Vincent Chiozzi and John McDonnell (arrived 8:40pm), also present were Director of Planning Paul Materazzo and Planner Jacki Byerley.

APPROVED
11-13-07

160 Dascomb Road:

The Board opened the public hearings that were continued from the October 9, 2007 meeting on an application submitted for a Special Permit for a Major Non-Residential Project and Special Permit for a Change in Parking Space Requirements. Ms. Byerley reviewed her memo to the Board dated October 18, 2007, including the traffic report, the peer review by ESS Group, the PWED Grant submitted by California Paint and drainage. Attorney Mark Johnson, representing the applicant, requested that the drainage not be discussed until after the peer review is completed. Ms. Byerley noted that Officer Cronin had reviewed the traffic report and recommended that the stop sign be installed and Dascomb Road be restriped as proposed. Officer Cronin did not recommend the traffic study go out for peer review. Mr. Chiozzi questioned the status of the PWED Grant, which was submitted in 2000. The Board requested information on the status of that grant application. Mr. Materazzo questioned if there were any other traffic mitigation being proposed. Mr. Giles Ham noted the only mitigation being proposed is a stop sign and the restriping of Dascomb Road.

On a Motion by Ms. Anderson, seconded by Ms. Goldberg the Board voted to continue the public hearings for the Special Permit for Major Non-Residential and Special Permit for A Change in Parking Space Requirements to November 13, 2007 at 8:45 pm.

Vote: Unanimous (4-0)

Stormwater Management Update:

Ms. Anderson reviewed her memo regarding the meeting on October 15, 2007 with the building department as well as a letter dated October 11, 2007 from Town Counsel. Ms. Anderson will draft a response to the letter from Town Counsel. Ms. Anderson reported on a meeting that took place with the Building Department, Planning Staff and Ms. Anderson on October 15. Based on the discussions at that meeting, Ms. Anderson recommended that minor permits be excluded from the by-law. Instead, minor projects (less than 43,560 square feet) will be regulated by the Building Department through the Mass State Building Code. Kaija Gilmore will draft an Affidavit to be signed by anyone applying for a building permit. Educational materials will be provided for applicants as well.

There was discussion about whether or not DPW's approval of a stormwater application should be a prerequisite for Planning Board approval. The consensus of the Board was that DPW should provide a recommendation to the Planning Board. Ms. Goldberg suggested that specific language to be placed in the bylaw that would require the DPW to provide a written recommendation to the Planning Board. The recommendation would specify any areas in which an applicant's design criteria was deficient, or failed to comply with local, state and federal regulations.

Swan Crossing III:

The Board took up the deliberations on applications by CA Investment Trust for a Swan Crossing III Special Permit for New Multi-Family Dwelling Construction – Attached Cluster (21 residential units) and a Special Permit for Earth Movement.

They also took up the deliberations on an application by CA Investment Trust for a Modification of a Special Permit for New Multi-Family Dwelling Attached Cluster and a Modification of a Special Permit for Earth Movement (SP06-04 and SP06-05).

The Board reviewed Mr. Materazzo's memo dated October 9, 2007 including the draft conditions for Swan Crossing III. The Board reviewed the memo and suggested amendments to the draft conditions:

On a Motion by Ms. Anderson, seconded by Mr. Chiozzi the Board voted to approve the Special Permit for New Multi-Family Dwelling Construction-Attached Cluster, Special Permit for Earth Movement and Modification Special Permit for New Multi-Family Dwelling Attached Cluster and a Modification of a Special Permit for Earth Movement (SP06-04 and SP06-05) for Swan Crossing II subject to the conditions outlined in Mr. Materazzo's memo dated Oct. 9, 2007 and amended by the Board and subsequent renumbered at the meeting with the following changes: **Vote Unanimous (5-0)**

General Conditions:

Numbered 1 through 5 will remain as written;

Prior to Construction:

Is numbered six through 8 adding a new condition #8 to read:

Prior to construction related activities, the Gate House along Swan Lane, as depicted on a plan dated September 11, 2007, prepared by Land Engineering & Environmental Services, Inc., shall have been constructed and inspected by both the Police and Fire Department. Following receipt of written confirmation of their approval, this condition shall be deemed satisfied. Vehicular access/egress via the Gate House off Swan Lane, shall be available for residents, guests and service providers of Swan Crossing I, II, and III condominium development.

Throughout Construction:

Is now numbered nine through sixteen.

Prior to Conveyance:

Is now numbered seventeen and eighteen.

Prior to Clearance:

Is now numbered nineteen through twenty-three adding a **new condition #23** to read:

Prior to issuance of any clearance certificates, the Applicant shall provide the Planning Department with confirmation of recording of the drainage easement shown on the approved plan set.

Specific Conditions:

Is now numbered 24-34. **New condition No. 28** to insert "or private way" after along any public way.

New condition #32 to read:

Additional signage as shown on Plan entitled Swan Crossing Cover Sheet dated January 25, 2007 shall be depicted on a plan and provided for confirmation.

New condition #33 to read:

The condominium association shall maintain the gate house along Swan Lane in good working order at all times and under no circumstances shall the gate remain in an upright position permitting access to the emergency access road by non-residents of the Swan Crossing I, II or II condominium development.

Swan Crossing III (cont.):

New condition #34 to read:

Two-speed tables shall be installed within the emergency access drive in locations to be approved by the Safety Officer.

Minutes:

On a Motion by Ms. Anderson seconded by Mr. Chiozzi, the Board voted to approve the minutes for August 14, 2007, August 28, 2007 and September 11, 2007 as amended.

Vote Unanimous (5-0).

Adjournment:

The Board voted to adjourn the meeting at 10:15 pm.