

PLANNING BOARD MEETING
Minutes, June 4, 2003

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

Also present: Tim Higgins, Senior Planner, Jeffrey Wheeler, Planner Coordinator

7:05 p.m.: There being a quorum, Chairman Barrell opened the meeting.

General Business:

1. The approval of the Northland Performance Guarantee will be hold until June 24, 2003.
2. Joint Public Hearing with Zoning Board of Appeals on 50-60 Concord Avenue is tentatively scheduled for July 14, 2003.
3. The Site Plan Review letters for 125 Trapelo Road and 790 Pleasant Street will be acted on June 24, 2003.

7:15 p.m. Continuation of Site Plan Review for 270 Trapelo Road

James Heigham read the public hearing notice.

Roberta Sydney highlighted the changes in the proposed landscaping plans. She noted the following: a hedge will be planted along the Bartlett Avenue property line to grow above the fence; a 5'-0" wide buffer abutting the apartment building will be installed though it cannot go the entire length because of the turning radius for trucks to access the service bay; interior trees will be Kousa Dogwoods and other flowering trees; and, trees surrounding the lot will be red maple. The size of plantings are proposed to be 3-1/2" caliper maples in front, 1-1/2" caliper at back, and bushes will be 3'- 4' tall if possible. With respect to providing more street trees, after explaining the concerns about access to the building and sight lines, Ms. Sydney offered several options: give money so that Town can plant street trees elsewhere or plant 4 trees. However, the planters will have to be moved so that they are 1/2 on the public right of way and 1/2 on private property.

Ms. Sydney also expressed the need to have competitive parity with what's going on in Town and requested hours similar to other businesses in Town.

Comments from the audience:

1. Robert Davis, 37 Bartlett Avenue - Wanted to know about maintenance of the landscaping. Roberta Sidney stated that they submitted a maintenance plan committing to maintain landscaping and the parking lot.

Comments/Questions from the Planning Board:

Karl Haglund stated that the street trees should be no more than 35' apart and that all deciduous trees should be 3-1/2" caliper. He further questioned why the hedge running along the property line with the apartment building couldn't be continued the entire length or landscaping in the area increased. Ms. Sidney stated that the hedge was stopped short in order to allow sufficient room for trucks to access the loading bay. He also wanted the new shrubs to be 5 feet high when planted.

Joseph Barrell raised concern about working with the Town to plant the street trees. Roberta Sidney pledged to work with the Town to plant trees. Karl Haglund stated that moving the trees onto the public right-of-way is in keeping with the current practice of moving trees closer to street rather than the building, thereby allowing for a safer, wider sidewalk.

Deborah Emello questioned wording of the condition relating to hours of operation (condition 8b). She found the condition very vague and conjectural and would rather withhold hours of business until there is a tenant. The Planning Board agreed to revisit the issue of hours when it becomes necessary.

The Planning Board voted 5-0 to close the public hearing and to approve the Site Plan Review application with the following additional conditions:

1. Evergreen trees should be a minimum of 5' high when planted;
2. The deciduous trees in front shall be 3-1/2" caliper those in the rear, 1-1/2" caliper;
3. Street trees shall be a maximum of 35' apart; and
4. The landscape buffer on the apartment building property line shall extend the entire length of the shared property line with a 6'-0" wooden fence constructed and paid for by the proponent.

7:45 pm. Economic Development Plan Discussion

Tim Higgins opened the discussion by requesting the Board to focus on the "bigger picture" this evening and to revisit the various "segments" of the corridor. Karl Haglund had asked that this occur several meetings ago. The Board needs to define the specific areas and the types of development occurring, such squares, village centers, residential, etc. Andrew McClurg agreed but suggested that the street design issues continue to be discussed. He noted there is momentum to continue and offered to create a sub-committee to work with the TAC to review each segment of the road.

Karl Haglund and Andrew McClurg volunteered to coordinate this effort on behalf of the Board. Joe Barrell thanked them for this commitment.

It was agreed to discuss the corridor as a "whole" and to begin to determine where different zones exist. Jeffrey Wheeler distributed a copy of the corridor map from the Cecil Group. The land-use maps were also reviewed and discussed. There was an

emphasis on the transaction zones and how they compared (re: land uses, density, traffic, etc.) to each other (employing the Cecil Group map).

Sue Bass noted that design issues along the corridor need to be considered. Tim Higgins reiterated his concern that the Board look at the larger picture. Much time has been previously spent on design issues, but it is the zoning that will drive density and land-use types. Therefore, it is the zoning that will influence traffic and street scope issues and design.

Discussion turned to the Waverley Square area. Jennifer Page provided a detailed update on the proposed disposition of the Waverly Fire Station. Coordinated by the Vision 21 Implementation Committee, the intent is to employ state funding to identify possible uses for the building. The initial effort must be for a non-residential use to qualify for the state funding. A discussion ensued on the realty of the site being employed for non-residential use given the lot size (15,000 s.f.) and limited on-street parking.

T. Higgins suggested the use of “overlay districts” in potential transition zones – those areas between the commercial and fully residential areas. Specific uses could be allowed by Special Permit while the underlying zoning remains. Thus, the Planning Board could mold the district to the intended goal. This option was discussed.

Andrea Masciari spoke in support of the Waverly Fire Station as a commercial use. Phil Thayer, BEPG member, spoke on a new survey they are doing on what residents want for non-residential growth. This work will be on-going and they hope to provide the results to the Board for consideration in the overall Economic Development Study.

It was observed that there is no business association representing all three business districts.

Tim Higgins, Jeffrey Wheeler, Karl Haglund and Andrew McClurg will work on developing a Mission Statement and goals and objectives for the design work with the TAC.

Jennifer Page, Vision 21 Chair, offered to help notify interested parties and generate public support. She recommends meetings in the neighborhoods. She also supports a comprehensive look at the Zoning package

9:10 p.m. There being no further business, the meeting adjourned.

The next Planning Board meeting is June 24, 2003 in the Selectmen’s meeting room in Town Hall.