Call to Order:
The meeting was called to order at 7:30pm. Present were Vice Chairman Vincent Chiozzi, Jay Doherty, Ann Knowles and Joan Duff; also present were Lisa Schwarz, Senior Planner and Paul Materazzo, Director of Planning.

95 River Road:
Vice Chairman Chiozzi opened the Public Meeting for a Special Permit Major Non-Residential Project.

Ms. Schwarz provided an overview of the project to the Board.
Attorney Lavoie, representing the applicant, Andover Companies, informed the Board that the project is to build a Wellness Center for the employees of Andover Companies. It will be located behind the main building and contain meetings rooms, a spin room, and locker rooms.
Jeff Gannon of Prellwitz Chilinski Associates, the Architects for the project reviewed the plans with the Board. The building will contain rooms for nurses, a nutritionist, as well as the gym and locker rooms. The building will connect to the existing parking lot and will be 1 story high and about 11,500 square feet. The Conservation Department agrees with the wetland line delineated and all site work will be outside the 200 foot Riverfront area. A filing with Natural Heritage was done and there will be no significant impact on the endangered species in the area. The walkway will be made wider to accommodate an ambulance. There will be 2 patio areas, one in front and one in the rear with native woodland plantings. The sheet flow from the patios and roof leaders will drain to a rain garden and then through subsurface infiltration chambers before being infiltrated. Test pits will be done at the time of construction and DPW will be on site to review the soil type and elevation of ground water level. This can be added as a condition to the decision.
Site walks will be done by Board members individually.

On a Motion by Mr. Doherty and seconded by Ms. Duff, the Board moved to continue the public meeting for a Special Permit Major Non-Residential Project to October 13, 2015 at 8:30pm. **Vote:** (4-0)

459 River Road:
Vice Chairman Chiozzi opened the Continued Public Meeting for Special Permit for Senior Residential Community Overlay District Special Permit for Earth Movement.

LIGHTING: Mark Mastroianni presented further information regarding lighting. Two street lights have been relocated to make a continuous loop of light and new ballad lights will provide low level light for pedestrian safety within the central park. Public Safety Officer Edgerly has approved the lighting plan.

Ms. Knowles would like Paul Sanborn to review the landscaping plan for diversity in time for the October 13th meeting.

The fire access road will be extended into the central area and will consist of a 6.5 foot stamped concrete walk on either side of the walkway.
A temporary marketing sign will be displayed out front during construction.

459 River Road (cont'd):

Robert Michaud of MDM Transportation Consultants, Inc. presented the traffic study to the Board. This project is a low traffic generator with 40-50 vehicle trips during the peak hours. There are 1.5 parking spaces per unit with a total of 316 parking spaces on site which is more than adequate. The site distance requirement is 385 feet and this has 500 feet.
The Applicant is providing driver feedback signs and the crosswalk at the westerly driveway will have beacons flashing when someone is in the crosswalk.

Ken Petralia of the BETA Group conducted the traffic peer review on behalf of the Town. He reviewed the initial traffic report and reviewed the responses to comments and questions. The area within the clear sight triangle will need to be trimmed and kept clear. This maintenance of the vegetation could be part of the Condo Association. While he did not find the proposed entrance ways unsafe, Mr. Petralia suggested there be one entrance and one exit from the property due to the high speed area and low lighting of the area.

Mr. Mastroianni responded that the Public Safety Officer has approved the entranceways and is comfortable with the design.

Vice Chairman Chiozzi agreed that additional signage would be helpful to warn drivers of the driveways/entrance ways coming up.

Drainage was discussed next. John Bohler presented his review to the Board. The site drains towards the River at the back of the property. There will be catch basins in the parking lots which will flow to a treatment infiltration basin before being released back into the ground.
Matt Crowley from BETA Group conducted the peer review on behalf of the
Town. He had 3 minor issues to be resolved. The present storm water manual prior to the commencement of construction and provide revised plans showing all changes. The Applicant is still working with DPW to meet their comments.

There will be public access for walking and recreational usage of the open space parcel. There is a conservation easement restriction on the property owned by Melmark. Melmark is on board with allowing public access via the designated conservation easement area. Reid Blute asked that the access easement for public access have the flexibility to be located where the trail actually lies on the property.

On a Motion by Ms. Duff, seconded by Mr. Doherty, the Board moved to continue the public hearing for a Special Permit for Senior Residential Community Overlay District Special Permit for Earth Movement to October 13, 2015 at 9:00pm. **Vote:** Unanimous (4-0)

5/7 Lakeside Circle:

Chairman Bergeron opened the Continued Public Meeting for a Definitive Subdivision Special Permit for Earth Movement.

5/7 Lakeside Circle (cont'd):

On a Motion by Ms. Knowles, seconded by Mr. Doherty, the Board moved to continue the public hearing for a Definitive Subdivision Plan and Special Permit for Earth Movement to October 13, 2015 at 8:15pm at the Applicant's request. **Vote:** Unanimous (4-0)

Adjournment:

The meeting was adjourned at 9:20pm.