

**Call to Order:**

The meeting was called to order at 7:30 p.m. in the 3<sup>rd</sup> Floor of the Town Offices. Present were Chairman Zach Bergeron, Members Jay Doherty, Joan Duff, Ann Knowles and Associate Member Austin Simko; also present were Paul Materazzo, Director of Planning and Jacki Byerley, Town Planner.

**12 Patriot Drive – Patriot Estates:**

Mr. Bergeron opened the public hearing for 12 Patriot Drive, Patriot Estates, a Preliminary Subdivision Plan.

Ms. Byerley informed the Board that based on comments received at the Interdepartmental Review, the applicant would like to make revisions to the plan. They have submitted a letter requesting to withdraw their plan without prejudice.

On a motion by Ms. Duff seconded by Ms. Knowles the Board moved to withdraw without prejudice the Preliminary Subdivision Plan for 12 Patriot Drive, Patriot Estates. **Vote:** Unanimous (5-0).

**Town Meeting Warrant Articles:****Article 55 – Deyermond Park Ball Field Lighting:**

Ms. Byerley informed the Board that Ed Ataide, Director of Plant and Facilities was present to answer their questions. Mr. Ataide distributed information on a photometric study of the ball field lighting. He stated that the article asks for \$275,000 for lighting for the two rear ball fields. He noted that the photometric plan shows that the light dissipates at the edge of the property. The seven light poles will be between 60 and 70 feet high.

Mr. Bergeron asked if there was a precedent specific to field lighting and Ms. Byerley stated not that she could recall. Mr. Doherty asked who abuts the field to the right of the soccer field. Mr. Ataide stated that there was a road in between the field and houses. He added that behind the soccer field there is a wooded lot between the field and a residential subdivision.

Ms. Knowles stated, and Mr. Simko agreed, that this was similar to other items that the Board had taken no action on, and not planning related. Mr. Doherty stated that he felt that this article was within the Board's purview because it is part of shaping the Town. The Board agreed that they need to have a further discussion on what types of articles are within their purview, and set a policy on what articles they will make recommendations on. Mr. Simko felt that the Board would have jurisdiction to place a ballfield, but not necessarily the lighting. Mr. Materazzo noted that the Board has to weigh in on any article over \$100,000 per the Town Charter. He offered that if lighting was part of the Master Plan or some other planning related document the Board would have a solid reason to make a recommendation instead of taking no action.

Mr. Ataide informed the Board that this parcel of land was purchased to replace the Deyermond Field on Chandler Road that will be closing this fall. The fields on Chandler Road are the only lighted ball fields in Town. Mr. Bergeron asked when this Blanchard Street property was purchased and Mr. Ataide stated around 4-5 years ago.

**Town Meeting Warrant Articles (cont'd):**

Mr. Bergeron noted that if the lighting had come before the Board as part of the overall plan, the Board would have weighed in on the lighting at that time. Mr. Doherty stated that by asking for the lighting plan, the Board now has to weigh in. Ms. Duff felt that the Board should support the article because it has a different sense of urgency knowing that the Chandler Fields are closing. Mr. Ataide noted that the intent was to always light the field, but the funding has only become available now.

On a motion by Mr. Doherty seconded by Ms. Duff the Board moved to recommend approval on the Deyermund Park Ball Field Lighting. **Vote:** Unanimous (4-0).

**Article 56 – Tewksbury Street Sidewalks:**

Keith Robison of 73 Tewksbury Street the proponent of the article stated that the community has come together to discuss general traffic and safety on Tewksbury Street. They would like to extend the existing Tewksbury Street sidewalk half a mile from Oak Street to the railroad bridge. The street is currently being repaved so this is an optimal time to extend the sidewalk.

Mr. Robison presented information to the Board highlighting how Ballardvale Village is a pedestrian destination with the train, shops and the Ballardvale Park. He showed a photo of pedestrians walking down the narrow road as a car crosses the double yellow line to pass. He noted that they have worked with the Town on the design, and the sidewalks will be placed in the existing right of way. They will be composed of asphalt with granite curbs, and two sections will require retaining walls. Mr. Bergeron asked if the cost of the retaining walls was included in the estimate. Mr. Robison stated that the cost was included.

Ben Volinski of 1 Radcliff Drive stated that there are a number of safety related issues with Tewksbury Street. The street is narrow, dark and hilly. If you are pulling out of Yardley Road you cannot see oncoming traffic because of a hill. It is very dangerous for pedestrians. In the winter it is particularly hazardous with the snow banks and ice. There are also no street lights after where the sidewalk stops at Oak Street.

Ram Ramgopal of 8 Garfield Lane East stated that he works in Boston and walks on Tewksbury Street every day to the train station. He showed the Board the headlamp that he wears for safety and stated that he also carries a flashlight and walks on the wrong side of the road so that he can see the cars coming. He stated that when it is dark, especially in the winter time it is very unsafe.

John Brussard of 93 Tewksbury Street noted that the police had recently counted cars on Tewksbury Street and 1700-1800 cars a day travel that road. He added that there are a lot of children in the area and 1700-1800 cars a day is a lot for people to avoid.

Champa Bilwakesh of 5 Garfield Lane East stated that Tewksbury Street used to have a grassy area that you could step off onto however the Town installed berms in its place. Chester Street was very wide and the Town tried to narrow the road with paint and barrels to slow cars down. Then the Town took everything away and widened the road and the traffic sped up.

**Town Meeting Warrant Articles (cont'd):**

Ms. Byerley stated that the Town's Sidewalk Master Plan from 2001 shows that Tewksbury Street, in the vicinity of Redgate Drive and Yardley Road, is within 1 mile of South School.

Mr. Simko asked Mr. Robison if there had been any discussion on the financial impact of this article. Mr. Robison stated that they have not focused on the financials but the article instructs the Town to borrow. Chris Huntress of 17 Tewksbury Street stated that Chris Cronin, Director of Municipal Services and Brian Moore the Town Engineer estimated the cost. The cost estimate was modeled off of Holt Road and one other recent sidewalk. Ms. Duff asked if funding was a concern of the Board of Selectmen and Finance Committee. Mr. Huntress stated that the Selectmen were not aware that the area was within 1 mile of a school and their main concern is a balanced budget.

Himanshu Shah of 91 Tewksbury Street stated that the Town is a more mobile walking society and the Sidewalk Master Plan should be updated to reflect that.

Mr. Simko stated that his concerns were if this was a welcome supplement to the Town's sidewalk plan as well as the Board committing the Town to spending money not in the budget. He added that he does not hear an outcry over the money.

Mr. Bergeron asked Ms. Byerley if this is consistent with the Master Plan. Ms. Byerley stated that a portion of the proposed is part of the Master Plan. She added that there is an existing sidewalk on Tewksbury Street that is within a half mile of South School. The Board noted that the conditions shown look very dangerous and discussed promoting walkability in Town.

On a motion by Ms. Knowles seconded by Ms. Duff the Board recommended favorable action at Town Meeting on Article 56 for the construction of a sidewalk on Tewksbury Street and to take no action on the cost of the construction. **Vote:** Unanimous (4-0).

**Article 57 Memorial Playstead:**

Ms. Duff noted that the Board had taken No Action on this article at a prior meeting. She stated that the Board is willing to share at Town Meeting the work that was put into crafting the Park Master Plan as a guideline. Ms. Byerley stated that she believed that those present wanted to be afforded the opportunity to speak to the Board as to why they have entered a private article.

Susan Stott 30 Pasho Street asked the Board to consider the context of the need for the playground, and reconsider their vote and recommend approval in the same manner that they did for the Tewksbury Street sidewalks. Irina O'Brien of 15 Elm Court stated that she didn't feel she could give the Board any more information than what they already have. She stated that they started the process three years ago to get a play space in the downtown area. They had gone through the Park Master Planning process and this is their first step in implementing the recommendation of having a playground in the Playstead.

Mr. Bergeron asked what the group's process has been since the Master Plan was approved by the Board. Ms. O'Brien stated that they had met with Town staff and the leaders of the local athletic groups on the upcoming field assessment. She noted that Mark Fournier is putting

**Town Meeting Warrant Articles (cont'd):**

together a team for this assessment. They have also worked with Ed Ataide to talk about design, which is how they came up with the cost estimate of \$120,000 which will be for an area about the size of Penguin Park. Mr. Bergeron asked if the projected cost is based on a similar design, but the dollar value was loose. Ms. O'Brien stated that he was correct. Ms. Stott added that the exact location will be set by the Town Field Assessment Committee. Mr. Ataide stated that the field assessment is in the CIP and the Playstead will be looked at as a whole. He added that they wanted to be able to have an idea of the concept and size of the playground at that time. Mr. Bergeron stated that he was originally concerned that this was being done in a vacuum but he is pleased to see that all the appropriate conversations are being had.

Wendy Donahue of 6 Howell Drive stated that she and her three children frequently walk to the Park, Playstead and library. Her children run around in circles in the Park because there is no place for them to go. This is the perfect opportunity, timing and location for the playground. This is the great for the energy of downtown. She asked the Board to consider moving forward with this.

Kay Berthold Frishman of 21 Stratford Road stated that when she grew up in Town there was a playground in the Playstead. She stated that she thinks it says something about the Town that there is not a playground in the center of Town. She thinks it is really important for a community to have that.

On a motion by Ms. Knowles seconded by Mr. Doherty the Board moved to reconsider their No Action vote on the Playground, Warrant Article 57 and instead support to Memorial Playstead Playground as a Planning Board however not weigh in on the cost of the playground. **Vote:** Unanimous (4-0).

**Article 48 Create SRA-1 Zoning District and Article 49 Amend Zoning Map – SRA-1 Zoning District:**

Mr. Bergeron opened the public hearing for Town Meeting Warrant Articles to Create SRA-1 Zoning District and Amend Zoning Map – SRA-1 Zoning District

Mr. Materazzo informed the Board that after reviewing the article further with the proponents, there are some amendments that would have to be made to the article. If the article were to be approved as written, it could potentially hurt the neighborhood. The existing Bylaw provides more protection than what was being proposed at this time. They have submitted a letter with their intention to withdraw the article on the floor of Town Meeting.

Mr. Bergeron stated that he wanted to commend the group for coming together to try to make something positive for their neighborhood.

On a motion by Mr. Doherty seconded by Ms. Duff the Board moved to disapprove articles 48 and 49 SRA-1 Residential District in Shawsheen. **Vote:** Unanimous (4-0).

On a motion by Ms. Knowles seconded by Mr. Doherty the Board closed the public hearings on Articles 48 and 49.

**Other Business:**

The board discussed speaking assignments for Town Meeting 2016.

**Adjournment:** The meeting was adjourned at 8:17 p.m.