

Present were: Anderson (Chair); McDonough (Clerk); Brown & Batchelder (Members); Baime (Associate Member).

The meeting opened at 7:07 p.m.

Petition No.: 3803

Premises affected: 10 & 86 River St, 15R Charlotte Dr

Petitioner: Taylor Cove

Members: Anderson, McDonough, Brown, Batchelder, Baime

Attorney Don Borenstein & Engineer Bill MacLeod were present on behalf of the Petitioner. Anderson informed the Board that on 12/28/09 Baime & Brown participated in a workshop session to discuss the (final) site plan of 32 units but there is no formal pro forma yet. Tonight the Board will focus on the site plan & open space. Next time the Board will discuss the draft decision with a waiver list and final pro forma.

MacLeod submitted a compilation of Assessors' maps depicting the open space, with the town owned portion depicted in green. He noted that more land, depicted in blue & yellow, will be transferred to the Town. This land will include three parking spaces @ its entrance for pedestrian access. MacLeod will create a Form A plan to convey the land with utility easement. The Board discussed Parcel A in relation to the entire site, depicted on site plan dated 1/4/10. MacLeod reviewed changes to the site plan, which include sewer line to Hillcrest Rd, retaining walls along lot line with Hillcrest Rd, and an increase in landscaping & trees. The Engineering Department's memo dated 8/31/09 reflects updated storm water management plans & inverts. Susan Davis, 83 River St., voiced concern & requested more landscaping to increase a visual barrier. The Board discussed the option of adding screening to Davis' front lawn and landscaping over the entire site. Davis will consider it & discuss it with the developer. MacLeod noted that the current plan can be augmented & some mature trees will be retained. Frances Wheeler, abutter on Hillcrest Rd., voiced concern over inadequate screening on Hillcrest Rd. Kathy Romig, Hillcrest Rd. abutter, also voiced concern. Robert Craig-Comin, 53 River St., commented on the visual impact of the project. Anderson suggested that the concerned parties meet with the developer again & possibly engaging a landscape architect. Borenstein emphasized that the landscape plan is the current proposal, which has been improved. He agreed that meeting with their landscape architect & Mr. Wacome is a good idea.

Baime conveyed to the Board what was discussed at the workshop: changes in footprints, garages & setback from Hillcrest Rd. Anderson requested a plan depicting the affordable units and the 8 units with 1-stall garages. Subash Dandesh, 17 Charlotte Dr, inquired about the trees along the walkway between Taylor Cove & Charlotte Dr. Anderson asked MacLeod to consider planting along Dandesh' lot line to buffer the walkway. Dean Romig, 78 River St., asked about resale of the affordable units. Anderson explained the deed rider & resale formula. The Board discussed the affordable units being indistinguishable from the market rate units, the option of a 2-stall garage, the uncertainty of the footprint if some units will be built on speculation, and the need for firm plans. Anderson noted that the affordable units have to be indistinguishable & evenly distributed & that all units could have 2-stall garages. Borenstein argued that the uncertainty of the footprint is normal in a 40B & the plans have the maximum footprint. The Board discussed the impact on the site with a change in footprint, planting trees in place of some of the garage stalls and ambient & vehicular lights spilling over onto abutters. Mick Mueck, 21 Charlotte Dr, submitted a list of concerns from residents of Charlotte Drive that have not been responded to to date. Of particular concern is Parcel A. Anderson read into the record an email dated 1/4/10 from DPW Director Jack Petkus regarding the sidewalk on River Street and contributions to the sidewalk fund. MacLeod's letter dated 1/5/10 in response to Petkus state that the plan will be revised to extend the sidewalk. The Board discussed the price points for the condominiums and requested that the pro forma be submitted for the next meeting as well as the site plan, landscaping & architectural elevation plans for the final version to reference in the decision. Anderson requested an extension to file the decision until 2/28/10 with the next hearing being held in February once the landscape meeting has taken place and the Board has received the additional / revised documents. The next Board meeting is on 2/4/10 at which time the Board can be updated if/when the documents are ready for a continued hearing on 2/18/10. Urbelis will follow-up with the Board on 2/18/10 regarding the Parcel A issue. Brown made a motion to continue the public hearing for scheduling purposes only on 2/4/10 to continue the hearing to 2/18/10 at 7 pm, location to be determined. Batchelder seconded the motion & the Board voted (5-0) to continue to 2/4/10. Batchelder made a motion to adjourn the meeting. Brown seconded the motion & the Board voted (5-0) to adjourn at 9:52 pm.