

1 Date Approved: March 10, 2016

2 Submitted By: Nat Strosberg, Ashland Town Planner

3
4 **Ashland Planning Board Meeting Minutes**

5 **February 25, 2016**

6 **Board of Selectmen Meeting Room, Second Floor of Town Hall**

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8 **Planning Board Members in Attendance: Preston Crow, John Dudley, Max Geesey, & Mike**
9 **Mokey (Chair)**

10 **Town Planners Karen Martin & Nat Strosberg also in attendance**

11 Mr. Mokey called the meeting to order at 7:25PM.

12 **Item #1: 102 Howe Street**

13 Motion made by Mr. Crow to continue the special permit public hearing to Thursday, March 10,
14 2016 at 7:15PM. The motion was seconded by Mr. Dudley. The motion passed 4-0.

15 Motion made by Mr. Crow to continue the site plan review to Thursday, March 10, 2016. The
16 motion was seconded by Mr. Dudley. The motion passed 4-0.

17 **Item #2: Whittemore Estates**

18 Mr. Mokey emphasized that if a member of the public or any community group is interested in
19 promoting a bicycle route-related proposal that impacts a Planning Board-based regulatory process,
20 the Planning Board needs to be informed at the onset. Mr. Mokey stated that there should be no
21 surprises in the middle of the process.

22 The Planning Board agreed that Mr. Crow and Mr. Strosberg should meet independently with the
23 applicant to determine exactly how the site plan should address Ashland's bicycle route initiative.
24 The Board further agreed that the applicant should then update the site plan accordingly and present
25 it to the Planning Board at the next meeting.

26 Motion made by Mr. Crow to continue the public hearing to Thursday, March 10, 2016 at 7:15PM.
27 The motion was seconded by Mr. Geesey. The motion passed 4-0.

28 **Item #3: Hillside Estates**

29 Mr. Rob Truax of GLM Engineering provided an introductory presentation on the proposal. He
30 noted that the application proposes a subdivision at 22 High Street Extension that would create

1 fifteen new single-family residential lots. Mr. Truax stated that the current property is partially
2 developed with an existing dwelling in the northeastern corner of the site, and that the remainder of
3 the property consists of undeveloped woodland and grassed areas. He noted that the proposal is to
4 extend the existing High Street Extension approximately 1,225 feet to a cul-de-sac and construct a
5 connecting road from the proposed new High Street Extension to Orchard Road, approximately
6 475 feet in length. He also noted that the project will be serviced by Town water, sewer and other
7 available public utilizes.

8 Mr. Truax stated that the applicant is requesting four waivers:

- 9 a) Waiver from locating and indexing trees;
- 10 b) Waiver from the required road pavement width of 28 feet;
- 11 c) Waiver from the required road pavement thickness/section;
- 12 d) Waiver from the required length of the road leveling area.

13 Mr. Crow commented that at first examination, the waivers seem reasonable, though more
14 investigation is needed.

15 Mr. Mokey requested that the three road-related waivers be reviewed by the DPW.

16 A member of the public asked the Planning Board about its open space philosophy. The member
17 was concerned that this proposal would add to the town's housing, school, and traffic burdens. The
18 Planning Board emphasized that as long as this proposal adequately accommodates the subdivision
19 criteria set forth in the Town of Ashland Code, the Board does not have the authority to deny the
20 proposal based on other concerns.

21 Mr. Dudley stated that he wants to be sure that there is an adequate plan for the staging of
22 construction equipment during the construction process, which keeps the equipment farthest away
23 from the completed portions of the development.

24 Mr. Crow requested that Mr. Strosberg confirm that the regulation states that the cul-de-sac can be
25 800 feet in length.

26 Town Counsel stated that open space can be preserved through an open space deed restriction.

27 Motion made by Mr. Crow to continue the subdivision permit public hearing to Thursday, March
28 24, 2016 at 7:15PM. The motion was seconded by Mr. Geesey. The motion passed 4-0.

29 **Item #4: Rail Transit District**

30 Ms. Mead reviewed the latest draft conditions. The first major issue discussed involved runoff from
31 the site. It was stated by the Planning Board that the understanding was such that the applicant's

1 engineer applied an old standard to evaluate the level of site runoff, which shows more runoff from
2 the site than what the latest standard would show. In addressing the matter, Mr. Tom Houston of
3 Professional Services Corporation (the Planning Board's peer reviewer) stated that he had worked
4 with the applicant's engineer to develop a runoff standard that would be appropriate in this
5 situation.

6 Related to the runoff, Mr. Geisinger stated that, per the stipulation set forth in the development
7 agreement, Campanelli/Thorndike will pay \$111,400.00 toward the cost of repairing culverts
8 running under downtown Ashland.

9 The Planning Board discussed whether a greater understanding was needed in terms of the impact
10 of the site runoff on the culverts and surrounding area. Mr. Dudley asked what the impact would be
11 on property values. Mr. Houston emphasized that such an understanding would require computer
12 modeling that would take significant time and money. The Planning Board ultimately determined
13 that it would not require such modeling at this time.

14 The second major issue discussed regarding the draft conditions involved the emergency MBTA
15 access road. Mr. Geisinger emphasized that while the emergency MBTA access road remained an
16 important option, it would be vital to leave the original option (i.e., emergency access onto High
17 Street) open since the MBTA approval process for using its road could be quite lengthy and could
18 hold the project up. Mr. Mokey emphasized that per the town's/applicant's discussion with the
19 MBTA, the MBTA seemed fine with the proposal. Mr. Mokey emphasized that it seemed that the
20 applicant had tried to back-peddle on certain issues in the past (e.g., hillvator), and he wanted to be
21 sure that there wasn't any back-peddling on this issue. The applicant and Planning Board ultimately
22 agreed that top priority would be given to the emergency MBTA access road.

23 Another major issue discussed regarding the draft conditions involved supplying the site with water.
24 It was stated that the problem is that the water would need to be pumped up the site, and pumping
25 stations are expensive. There was a discussion about who would pay for the station. It was agreed
26 upon by the applicant and the Planning Board that the town would ensure that the water would be
27 brought to the property boundary and not farther, and that the town would not pay for a pump
28 station.

29 Motion made by Mr. Crow to continue the scenic road permit public hearing, the site plan
30 modification public discussion, and the slopes special permit public hearing to Thursday, March 10,
31 2016 at 7:15PM. The motion was seconded by Mr. Geesey. The motion passed 4-0.

32 The applicant then requested an extension of the end date of the filing period for the parking special
33 permit to Tuesday, March 15, 2016. Motion made by Mr. Crow to accept the extension. The
34 motion was seconded by Mr. Geesey. The motion passed 4-0.

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1 **Item #5: Adjournment**

2 Motion made by Mr. Dudley to adjourn at 10:52PM. The motion was seconded by Mr. Crow. The
3 motion passed 4-0.

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