

The meeting convened at 6:30 pm.

Mr. Ajemian, Vice-Chairman, read from prepared text on Governor Baker's order of 3/12/2020 and how the meeting will be conducted and how to be able to speak at the meeting.

MEMBERS PRESENT: Mr. Driscoll (was on vacation-only present for the Mitchell School hearing)

Mr. Ajemian, Ms. Guarino, Mr. Geller and Mr. MacDonald (arrived at 6:50)

STAFF PRESENT: Mr. Romulus, Assistant Director; Ms. Burke, Director; Mr. Etoniru, Town Engineer and, Ms. Dorr, Office and Ms. Dorr, Office Administrator

MITCHELL SCHOOL-500 SOUTH STREET- PUBLIC HEARING CONTINUATION

The public hearing continuation convened at 6:35.

Mr. Romulus noted that since the last hearing, they had appeared before the Conservation Commission and they approved the project pending comments from the Town Engineer on the stormwater drainage.

Mr. Etoniru explained that he had drafted a report and sent via email that was discussed at the first hearing on July 1st. There were 11 items in his review comments which centered on the Stormwater Management and a concern of the transition as the buses leave the school premises onto Bedford Street. The question was if they had enough radius to allow a ladder truck to be able to navigate the turning radius at the southeasterly intersection; it should be sized to allow the fire apparatus to negotiate the turn. He would like a template submitted showing that. He said they responded to his comments, however, he noted that while he agrees with some of the methodology, they are using to address the comments, he couldn't confirm as they were not on the set of drawings. He had asked for a full-sized set of drawings to facilitate the review because the electronic copies of each sheet are extensive and difficult to read. He did send a set of drawings on June 6th which were supposedly revised; keep in mind that his comments were dated June 29th and have not addressed any of his comments. There is one sheet that has a table of contents enumerating what each sheet contains, but that is about all. He doesn't see how he can confirm to the Board that the comments have been addressed. He spoke with Jeff Pilat yesterday and today and he indicated that they are running the drainage calculations to address the hydraulic concerns that he had expressed.

Mr. Romulus noted that they did submit a plan for the turning radius on to Bedford Street. He suggested continuing the hearing until Azu's concerns were addressed.

Jeff Pilat commented that he felt they had addressed all Azu's comments and will send a hard copy of the revisions to him for his final review. They sent over the hydrology and the model shows that the hydraulic gradient does not exceed the raised structures within the site, so there will be no surcharging, and everything will be contained within the system. He suggested that the plans be approved with the condition that it is subject to Azu's approval.

Mr. Driscoll asked the proponents if this is continued to August 5th, how will it impact the project or will it? Shane Nolan stated that the design team can continue on and hopefully the information will be provided tomorrow which will satisfy the requests. They have until August 7th date for submission to the MSPA for their review and he doesn't think there will be any significant changes to the plan and will go to the State at the end of August after the cost estimates. Jeff Pilat commented that based upon Azu's comments, they don't anticipate any changes being made.

Mr. Ajemian commented that this should be continued to the first meeting in August and all the materials should have been presented and approved by the Town Engineer so we can wrap this up at that time.

Mr. Geller pointed out that the plan shows radius for a bus; what about a fire truck? Mr. Etoniru said it needs to be addressed where they are transitioning from the school to the drive by the senior center. That is the area that he was questioning; not at the intersection of Bedford Street as requested by the abutter. Mr. Nolan said they met with the Fire Department and they are happy with the design. Mr. Etoniru said they don't look at the geometric design of an accessway and if it meets ASHTO or ITE geometric requirements. That rests with the Town Engineer, he said.

On a motion by Ms. Guarino, seconded by Mr. Geller, it was voted 4 in favor, one abstention by Mr. MacDonald, by roll call vote, to continue the hearing to August 5th at 6:30 pm. Mr. Ajemian noted that it was up to the proponent to get all the requested information to the Town Engineer.

Mr. Driscoll left the meeting at due to a prior commitment

ANR 232 BEECH STREET

Locus: Map 1, plot 31- parcel being divided into 4 parcels...3 buildable lots and one not buildable at this time. Mr. Romulus said this meets all the requirements for the AB zoning district and recommended that the plan be endorsed.

Mr. Etoniru, because an ANR can't be conditioned, suggested that the CED advise the Building Inspector that Lot 4 is not a buildable lot at this time and would need a special permit for a retreat lot; this endorsement is not approving a retreat lot. Mr. Romulus said that the CED staff will communicate that to the Building Inspector.

On a motion by Mr. MacDonald, seconded by Mr. Geller, it was unanimously voted by roll call vote, to endorse the plan.

CRIMSON HEIGHTS ROAD BOND CALCULATION AND LOT RELEASE

A road bond calculation was done by the Highway Supt., Ron Ladue in the amount of \$116,620.00. Mr. Romulus noted that there is a 50% contingency included, so no need to hold back one lot.

On a motion by Mr. Geller, seconded by Ms. Guarino, it was unanimously voted by roll call vote, to accept \$116,620.00 from Mr. Cincotta for the road bond on Crimson Heights.

On a motion by Mr. MacDonald, seconded by Ms. Guarino, it was unanimously voted by roll call vote, to release the lots on Crimson Heights upon receipt of the road bond.

On a motion by Ms. Guarino, seconded by Mr. Geller, it was unanimously voted to approve the minutes of 6/17 and 7/1 with corrections sent to Mrs. Dorr.

On a Motion by Ms. Guarino, seconded by Mr. MacDonald, the meeting was adjourned at 7:06 pm

MINUTES APPROVED: 8/19/20