

Public Meeting

December 18, 2002

7:00 p.m.

Members Present: Barnett Adler, Ellen Battaglini, Len Bowen, Jr., Howard Burchman, and Anne Howard (Chairman)

Members Absent: None

Advisor: Mark Latour

Anne Howard called the meeting to order at 7:00 p.m.

Case #2002-19 Site Plan Review

Application by William N. Rogers II, P.E., P.L.S., on behalf of 31 Miller Hill Road Realty Trust, Kenneth Weiss, Trustee, under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District. The applicant seeks Site Plan Review approval for building construction and septic system installation with appurtenances at the property located at 31 Miller Hill Road (ResB Zone).

A site visit was held at the above-mentioned property at 4:00 p.m. Those members of the Board taking part were Barnett Adler, Ellen Battaglini, and Howard Burchman.

Len Bowen stepped down from all the deliberations on this property due to a conflict of interest.

Gary Locke and William Rogers, II, the engineers, made a joint presentation of the proposal to the Board. After detailing the septic system details they further explained design touches that would enhance the topography i.e., permeable driveway, brick steps, etc. The proposed house will have six bedrooms and will encompass 15% of the lot coverage. No variances are required for the septic because of the large lot size. Barnett wondered why the plan was using Miller Hill Road as the “frontage” and that question was satisfied by Wm. Rogers, II because he said that Warren Alexander, the Building Inspector, suggested it. Ellen asked about retaining walls and was told by Mr. Rogers that there will be only one small one – only one or two feet high.

Greg Russo, an abutter, said a lot of his fellow abutters think that this plan is a “backdoor” effort to create an extension of Miller Hill Road directly through and connecting to Harry Kemp Way. This ploy had been tried a few years ago and the neighborhood was up in arms; Mr. Russo further said the entire plan was suspect as far as he was concerned. The matter was discussed at great length by the engineers, the abutters, and the Board members. Estelle Goldberg, another abutter expressed the very same sentiments that Mr. Russo had mentioned.

Most of the lengthy discussion centered around a hill of dirt that is at the head of Miller Hill Road and which would prevent any extension of the road. That hill, berm, barrier (whatever) was promised by Mr. Rogers to stay in place. Mr. Russo said, “No accidental bull-dozing?” Greg felt that more safeguards should be put in, rather than promises; he also wondered aloud why the Town hadn’t notified him of the plans since he is an abutter?

After a bit more reassurances and questions the following motion was made:

Motion: Howard Burchman made a motion to approve the plan for 31 Miller Hill Road provided that the plan would not allow Miller Hill Road to continue through to Harry Kemp Way. The motion also included the following conditions:

1. **Inspections on the property will be made in conjunction with every site inspection i.e., foundation completion, electric, plumbing, etc.**
2. **An amount of \$3,500 will be held in escrow until a Certificate of Occupancy is issued at the total completion of the project.**

Barnett Adler seconded the motion and it was approved 4-0-0.

WORK SESSION:

Ted Malone and Michael Bunn presented the Meadows affordable housing development project to the Board. Ted's reasoning was that once the project is presented to the Zoning Board of Appeals (ZBA) there will be a 45-day period before the decision is made. Since there are eight stops along the way to obtaining a permit, Ted and Michael felt that they would answer any questions the Board might have prior to the ticking of the 45-day window. There was to be no vote, just an informational presentation.

Mario DiGregorio has confirmed the wetlands boundary and the plan only utilizes the uplands area. Mr. Malone's goal based on the funding he is going after is to have the development 50% affordable. The project will contain 36 units and one parking place is mandated for each unit, however, the plan will provide an additional 22 spaces. He also said that preference would be given to local residents.

Pictures of the proposed buildings were shown. Because of the existing topography, the basement units will be studios capturing the north light. Most of the studios will only be accessed from the outside. The rendering was enthusiastically received.

It is projected that the application will be ready for presentation to the ZBA by the end of the year 2002 with the hearing period January through February 2003. Construction should begin in April and/or May 2003.

Len Bowen asked about the criteria for selection as it relates to the affordable portion. Qualifications are defined by the Local Housing Partnership. Applicants must supply documentation of income, a preliminary application and then take part in a lottery. Ted said there are about 300 people interested in purchasing affordable units who do meet the income guidelines.

Ted and Michael were thanked for their input and wished well on their submission.

MINUTES APPROVAL

Motion: A motion was made to approve the November 20, 2002 minutes with one change. Date on page one should be October 16th. The motion was unanimously approved.

Motion: Howard Burchman made a motion to approve the minutes of December 4th with the following change – on page 3, under the 4th motion – change word *grand* to *grant*. Len Bowen seconded the motion and it was approved unanimously.

Motion: Howard Burchman made a motion to approve the minutes of the December 10, 2002 meeting as written. Barnett Adler seconded the motion and it was unanimously approved.

ADVISOR'S COMMENTS

Mark Latour announced that there will be a January 15th hearing on the Highway garage site as an alternate site for the Cape End Manor.

Also he wondered if there might be a formal vote from the Planning Board to increase affordable plans from 25% to 33%. Barnett thought the percentage increase might make it less appealing to developers.

SCHEDULES

The next meeting of the Planning Board will be a joint meeting and will occur on January 7th. The next site visit will take place at 4:00 p.m. on January 15th at 30 Alden Street. A Planning Board meeting will follow at 7:00 p.m. on January 15th.

The meeting adjourned by a popular vote of the Board at 9:07 p.m.

Respectfully submitted,
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by

_____ on December , 2002.
Anne Howard, Chair