

Planning Board  
August 24, 2021

Present: Paul Carey, Chair  
Thomas Davidson  
William Tessmer  
Katherine Robertson  
Margaret Carroll

Called to order 7:00 p.m.

1. Prior meeting minutes reviewed and approved.
2. Treasurer's report given.
3. Office report given.
4. Planner's Report given.
5. 7:05 – reopened public hearing on Cobbler's Creek Senior Housing. Question from applicant regarding Mullin Rule. Mr. Carey stated the Town had adopted the Mullin Rule.

Michael Dryden for the applicant stated that comments on traffic seem to have been addressed. Waiting for a set of comments from Board's reviewing engineer and will respond. Applicant met with abutter regarding possible headlight glare. Discussion is likely to continue about possible screening. Applicant met with Town representatives August 12 and received good input. Further discussions next week.

Public water supply – Senior Housing Regulations allow private water supply. Board of Health and DPW acknowledged receipt of plans. Ultimate approval will be by DEP. DEP is aware of proposal. First of 2 wells has been drilled. Second well will start shortly. Will perform pump tests and test for any decrease in surface water. Wells are +800 feet deep in bedrock and no draw down is expected. Mr. Davidson questioned whether town water could/should be required. Mr. Dryden said Section VI, 3.0 says BOH and DPW had approval of water source and they haven't objected.

Mr. Carey stated that the board would need to review the cited section and the "approvals" by both BOH and DPW.

The applicant emphasized that ultimate approval is with DEP. DEP has approved drilling but will need to approve the wells as a public water supply after pumping and testing.

Ms. Robertson questioned whether the Planning Board had authority to approve or not under the bylaw.

Mr. Allen pointed out that Howarth Drive subdivision (where water extension was required) is a conventional subdivision and this is a senior development.

Town Planner stated that there was a question as to whether the units would be sprinkled. Answer no, but they are meeting with fire chief next week to discuss fire safety.

If units have irrigation systems, they would be serviced by additional shallow wells. Ms. Carroll raised concerns regarding such shallow wells drawing from neighboring drinking wells.

6. Application for Common Driveway, Oak Drive. Initial presentation by Mark Allen, Allen Engineering. Application dropped off just today. Margaret Carroll recused herself. Will need a waiver based on proposed length –810 feet from Oak Drive to cul-de-sac. Will have 30 foot easement, 18 foot wide pavement (within regs). Board will send to DGT for review. Public hearing set for September 28 at 7:05 p.m.
7. 81P Plan for 22 Eames Lane. Presentation by Mark Allen. Property is adjacent to Cobbler's Creek planned development. Applicant is carving out 1.5 acres for existing house and garage. There will be an easement for a trailhead and emergency access into Cobbler's Creek development.

Motion to approve, approved unanimously.

8. Discussion regarding plan on North Street and Westboro Road. The board does not have an application before it. The board will invite the potential applicant to attend a meeting with any questions.
9. Discussion with Town Planner regarding the Town's large lot frontage bylaw. The board will have a substantive discussion on September 28.
10. Discussion regarding Senior Housing Bylaw and water issues.

Meeting adjourned 8:33 p.m.