

Planning Board Minutes
June 8, 2021

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

Called to order 7:00 p.m.

1. May 25, 2021 meeting minutes read and approved 4-0 by roll call vote.
2. Treasurer's report provided.
3. Paul Dell'Aquila provided a Town Planner update:
 - Suggested that the board consider CMRPC review of the Large Lot Reduced Frontage zoning bylaw. Comments received from the board.
 - Preliminary discussion regarding the update of the town Master Plan. Town has recently updated various components of a Master Plan, such as Economic Development and Open Space, which may facilitate update of an overall Master Plan. Paul Dell'Aquila will update at the next meeting.
4. 7:12 pm: Regular meeting suspended. Motion to continue public hearing for East Street Estates to June 22, 2021 at 7:05 p.m. at the applicant's request, passed unanimously by roll call vote. Regular meeting resumed.
5. 7:17 pm: Regular meeting suspended. Public hearing for Cobbler's Creek Senior Housing Community – Lobisser Building Corp. Allen Engineering provided a presentation of the 59-unit project, including open space, stormwater management, street trees, pedestrian-level street lighting, on-site wells, on-site sewer disposal, etc. Applicant stated that the project complies with zoning. No waivers requested.
 - Comments received from the board: potential lighting impact on neighbors (applicant stated that there will be minimal impact), impacts during construction (applicant will use North Street for egress, additional info provided in application).
 - Review of Stantec certain engineering comments: applicant feels a detailed traffic study is not required. Possible concern regarding alteration of existing stone wall; applicant will consider relocating as necessary.
 - Potential neighborhood headlight glare at the end of a driveway; applicant doesn't think it will be a concern due to the grading of the project.

- Applicant feels that other Stantec comments can be addressed.
- Any additional concerns due to the parcel being an Area of Critical Environmental Concern (ACEC)? Applicant feels that all ACEC regulatory requirements have been met.
- Any affordable units? None proposed. Applicant stated it is hard to find qualified buyers for this type of a project.
- Comments from the public: Concern regarding impact of traffic on the busy intersection of Hopkinton Road and Westboro Road (applicant considers that the impact will be minimal); impact on wetlands (will be addressed by ConCom); impact on wildlife (project will preserve 60% of land); will James Road be reactivated? (Applicant responded “no”).
- Is the project anticipated to be phased? Applicant responded “no.”
- Duration of project construction approximately 24 months if current market conditions hold.
- Will there be a 2nd formal egress into the development? Applicant’s response: this is not a sub-division, will not be asked for the roads to be accepted by the town. There will be a 2nd access for emergency purposes, only.
- Public hearing will be continued on July 27, 2021 at 7:05 p.m.
- Regular meeting resumed.

6. 8:35pm: Regular meeting suspended. Motion to continue public hearing for Upton Community Center Site Plan until June 22 at 7:10 p.m. Motion passed unanimously by a roll call vote. Regular meeting resumed.

7. 8:40 pm: Regular meeting suspended. Continued public hearing for Mendon St. Large Lot Frontage Reduction Special Permit for modification of the common driveway – M. Connearney. Connearney provided an update of the project. Paul Carey noted that the applicant still owes \$200 for engineering fees. There are outstanding questions from the board’s reviewing engineer, Stantec. Applicant will address questions via his engineer. Correspondence between engineers is permissible as long as Paul Dell’Aquila is kept in the loop. Motion to continue the public hearing on June 22, 2021 at 7:20, passed by a 4-1 roll call vote. Regular meeting resumed.

8. ANR Plan/Form A for 143-145 West River St (land swap) – Kodeboina & Calle (Andrews Survey). Board was concerned whether the access is adequate. Applicant will provide clarification. Board will re-address at the next meeting.

9. Mendon St. Common Driveway Special Permit (Sieber). Margaret Bacon (applicant’s engineer) provided an update and addressed the board’s engineer (DGT) comments.

Shared maintenance agreement has also been submitted. Paul Carey noted a typo that needs to get fixed. Grading kept below 8%. Side slopes are 2:1 (versus 4:1) to minimize wetland impacts. Drawing note: driveway will be constructed per Upton subdivision regulations. Fire Chief submitted a letter indicating conceptual approval of hammerhead turnaround. Motion to approve special permit subject to final review by the board's reviewing engineer and any applicable town boards and resubmission of shared maintenance agreement with the typo fixed: approved by a 4-0 roll call vote.

10. Large Lot Frontage Reduction Special Permit (Theoharis) 12 Breton Rd/ Warren Street. Revised decision documents were prepared and will be signed by board members.
11. Denise Smith mentioned some minor suggested changes to Planning Board regulations. Board will put on the agenda for June 22, 2021.
12. Appointments: Motion to appoint as shown below passed by a unanimous roll call vote.
 - Community Preservation: Paul Carey
 - Capital Budget: Kathy Robertson
 - CMRPC: Gary Bohan
13. Discussion regarding in-person meetings, hybrid meetings, etc.

Meeting adjourned at 10:10 p.m.

Approved June 22, 2021 (remote meeting)