

Approved 1/14/16

TOWN OF WENHAM
Planning Board
Meeting of September 10, 2015
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Planning Board was held on September 10, 2015 at 7:30 PM in the Selectmen's Meeting Room.

With a quorum present, Mr. Geikie called the meeting to order at 7:30 PM.

Board Members Present: David Geikie, Chair; Minot Frye; Stephen Kavanagh, Don Killam, Virginia Rogers
Also present: Emilie Cademartori, Planner/Coordinator; Catherine Tinsley, Minutes Secretary

Public Information:

Agenda

Application – 79 Dodges Row

Continued Public Hearing

Definitive Subdivision Location: 79 Dodges Row (Map 39 lots 8, 8A, 8B, 8D)

Applicant: Spring Hill Ventures LLC

Present for the applicant: Albert Ellis, Project Manager (A 7:38 PM); RJ Lyman, Environmental Attorney for Spring Hill Ventures; Peter Ogren, Hayes Engineering (A 8:27 PM); Michael McNiff, Investor (A 8:35); Angus West, property owner Counsel for Salem Beverly Water Board (SBWSB), Attorney John Darling, Serafini, Darling, & Correnti

Spring Hill Ventures is proposing a sub division of (up to) twenty, four- bedroom homes on the property located at 79 Dodges Row, also known as the West property.
This is in a protective Zone A water supply area.

The definitive plan dated Revision 1 - November 10, 2104 was referenced during the meeting.

There was a brief review of the Stormwater Management Plan presented in July 2015, and drainage concerns raised by the SBWSB regarding run off from the proposed development. As suggested by the Planning Board the applicant, met with the SBWSB to further discuss their differences in the interpretation of the DEP Stormwater Regulations & Associated Handbook Policy, and the correspondence from the head of the DEP Northeast office regarding this matter.

Attorney Lyman summarized the discussion and reported there was no resolution from that meeting to agree on the intended meaning of the management of stormwater.

The Stormwater Plan is under the jurisdiction of the Conservation Commission and it was the consensus of the Planning Board to defer the review of the Stormwater Management Plan to the Conservation Commission. Chairman Geikie noted both parties have the right to an appeal.

All appropriate material will be forwarded to the Conservation Commission.

Regarding the water pressure and flow rates, the applicant informed the Board that the Wenham Fire Department would be conducting pressure testing in October; this data will be put into the models for accuracy.

The applicant agreed to include water boosters in homes if necessary as identified on the definitive plan. It was noted that the modeling as indicated in the plans, suggests the domestic water pressure is significant but each home would have sprinkler system regardless of the water pressure.

The Planning Board discussed in detail the road design options being considered by the applicant including the preferred cul-de-sac design (one drive/one curb cut) or a horseshoe drive (two drives/two curb cuts). It was noted there might be an additional buildable lot with a cul-de-sac design plan, therefore increasing the number of homes that could be built.

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Ms. Rogers referenced the Town's bylaws noting the Planning Board is discouraged in approving dead end streets, and observed the proposed cul-de-sac exceeds both the length and the number of dwellings, as set forth in the bylaw. Mr. Geikie noted the Planning Board may, however, make a determination under the *flexible zoning plan*, and suggested two curb cuts less than 200 feet a part was not practical, adding there were good sight lines for a single drive.

The Peer review summary dated July 13, 2105 included that the grading be consideration on an individual lot basis as needed.

It was noted the BOH has submitted a memo stating the number of soil tests for the site is satisfactory.

Approval of the drainage is within the jurisdiction of the Conservation Commission.

The Board was asked to approve the plan dated Revision 1 - November 10, 2104 Plan, including:

- Lighting as standardized downward facing post lights at the end of each driveway tied into the homeowner's electric
- Bituminous (asphalt) sidewalk (4'6) on one side with a green lawn space (7'9") between road/sidewalk
- The road to be built must meet (or exceed) the standards of an acceptable public way (24' in width)

The applicant proposed two lots be affordable but is willing to consider if it is possible to build a duplex if one of the lots is accommodating for a larger septic. The Planning Board strongly encouraged the applicant to make every effort to increase the affordable housing.

Waivers being sought by the applicant will be discussed at the next meeting.

A Special Permit for grading will be considered on a lot-to-lot basis as needed.

Mr. Kavanagh moved to direct Ms. Cademartori to work with the applicant to draft a decision for consideration by the Planning Board for approval of the plan Revision 1- November 10, 2014 for 18 new lots (16 new dwellings plus 2 existing homes; one with previously existing frontage). The motion carried unanimously.

It was the intention of the Planning Board to include in the text of the motion, the condition that the entirety of the subdivision road & associated stormwater management system be subject to a single Conservation Commission review/ approval. In addition, any lots containing either wetland resource areas or buffer zone will be sub to an additional Conservation Commission review, and the Planning Board approval given, conditional on obtaining Conservation Commission approval.

The hearing was open to the public for comments / questions; there were none.

The Planning Board received one letter from an abutter opposing the project citing various negative impacts of the proposed project such as increased traffic, demand on town services, loss of open space, septic issues, (site) issues from grading, etc., impact on wetlands.

The applicant confirmed no soils would be removed, or brought on to the site. All buffer zone activity will be subject to review by the Conservation Commission.

Other Business

Miles River Lane Definitive Subdivision Request for extension to complete

Michael Crow was present to speak to the request to extend the permit for construction / installation of services, explaining he recently purchased the property in the spring.

The project has been downsized to two lots with a common driveway.

The developer purchased the property last spring and is requesting an extension of the two year permit for construction / installation of services.

Mr. Crow answered questions about site including drainage, adding it is his intention to have a grass swale and build a culvert under the driveway for run off.

Mr. Killam moved to grant the extension of the permit for two years as requested through September 12, 2017 and it was unanimous to do so.

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72 Grapevine Road- proposed signage (photos provided)

It was noted this use is a Dover exempt use and exempt from local zoning regulations with regard to use. However, under section 3, the Planning Board has limited/ reasonable review related to size / height of structure; a sign is considered a structure and subject to review for bulk and height.

The property owner is proposing a 2'x3' double sided, sign, set on 4x4 cedar posts, 5 feet off the ground, with a downward light to be timed with the parking lights to be switched off at 9 PM and used only when there is an event.

Mr. Kavanagh moved, and it was seconded, the Planning Board accepts the sign as proposed on the submitted plan dated August 27, 2015. The motion carried unanimously.

Administrative

Minutes June 11, 2015- The minutes were held for review

Authorization for Bills-*Mr. Geikie moved the Planning Board authorize Emilie Cademartori to pay bills on behalf of the Planning Board. The motion carried unanimously.*

Adjourn

It was unanimous to adjourn at 9:35 PM.

Respectfully submitted by

Catherine Tinsley
10.7.15