

TOWN OF WENHAM

Planning Board
Meeting of March 10, 2016
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 Thursday, March 10, 2016 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, Vice Chair; Stephen Kavanagh; Don Killam; Virginia Rogers

Also present: Catherine Tinsley, Recording Secretary

Officials attending not participating: Peter Lombardi, Town Administrator; Catherine Harrison, Selectman

NEW BUSINESS

56-60 Main Street - Lakeview Development

Present for the applicant Atlantic Tambone: Tony Tambone, Mike Tambone, Jim Tambone, Robert Tambone; Attorneys Miranda Gooding and Mark Glovsky, Glovsky & Glovsky; Hancock Associates

Attorney Gooding stated the purpose of their request to be before the Planning Board was to have an informal discussion regarding the proposed development on the Lakeview Golf Course, 56-60 Main Street.

Tony Tambone referenced a preliminary conceptual plan showing the location of the development, open space, and access road.

Tambone Atlantic will apply to the State for a curb cut for the access road planned to be aligned directly across from Fiske Road, leading into the development, ending in a circular ring drive with units on the peripheral of the cul-de-sac

Tony Tambone went on to talk about the project in general, "informal" terms.

He committed to making this a positive project for the Town as well as themselves and to do a first class job.

Mr. Tambone referenced an aerial plan of the property saying the proposed plan includes:

- Age restricted housing for over 55
- Eleven separate structures with two or three units per building
- A circular road with the units on the outside perimeter
- Maintaining as much vegetation as possible including high pines deciduous mature trees
- Private Association at no cost to the town including a private road trash service plowing landscaping etc.
- Take advantage of bonus points
- Combined septic in the center of area from each individual unit; test pits starting soon with BOH
- Wetlands were just reflagged (from old 2008 by Donohoe and Parkhurst)
- Intention to infiltrate whole project – No water will run off site
- Traffic study to be done to file for curb cut permit from state for access

Attorney Gooding talk in more in detail about the affordable units saying this remains an open issue for the developer to be further discussed in detail, indicating her client is interested in a payment in lieu of units on-site, suggesting funds be provided to assist the pending the affordable senior housing project on Maple Street.

Attorney Gooding presented a proposed base yield plan to the Planning Board and asked what information would be needed for this to be accepted

Mr. Geikie gave a general overview saying there are several permits involved e.g. a Flexible plan, floodplain overlay, earth removal, etc. and said the Planning Board would engage a peer review early in the process

Approved 8.11.16

He also stated the Planning Board does not welcome money in lieu of units and unless there is something solid with Maplewood, the units on site is preferred adding the board would support a single unit support multiple affordable units; the Town may have some resource to assist with this plan.

Attorney Gooding reiterated it was the developer's preference to work with Maple Woods

Town Counsel Attorney Ilana Quirk, interjected that there is no way for the Planning Board to make a binding agreement decision before the public hearing is open and information is presented / discussed.

The Board talked about the plan and agreed the discussion would reference the proof plan dated 8/4/2015 Proposed Residential Subdivision for 56 & 60 Main Street, prepared by Hancock Associated This plan proposed 17 lots on the 32.4-acre property to include approximately 60% open space targeting the required no more than 20% of the dedicated open space could be wetlands.

60 Arbor Street - Preliminary Subdivision Plan

Present: Jeffrey Hamilton, property owner/contractor; John Decoulos, Decoulos Engineering.

An engineering plan dated February 26, 2016 was referenced for the proposed project to create a second building lot at 60 Arbor Street for a 4-bedroom home; approved by the Board of Health.

This is a 3 acre partially wooded sloped site. It was noticed store runoff is directed to the left side to an infiltration basin. This will also reduce the water flowing onto Arbor Street.

Frontage for existing dwelling will be on the created street. The Planning Board noted their concern regarding the amount of pavement for the length and width required for a street and a discussion ensued that this be the driveway, which would also reduce the amount of earth removed.

The Planning Board stressed that the hill on the property was not to be disturbed and the leaching system be relocated.

This will be on the next meeting agenda – April 14, 2016

OLD BUSINESS

Spring Hill Farm Mylar Endorsement

The appeal period has lapsed. The Board signed the Mylar's.

Administrative

- Tony Fields was introduced to the Board as the interim Land Use Coordinator until someone is hired
- CPTC Annual Conference is March 19
- The Annual Town Meeting Warrant Hearing is March 28, 2016
- Minutes – February 25, 2016: The minutes were held for review.

Adjournment

The Board unanimously adjourned at 8:55 PM.

Respectfully submitted by

Catherine Tinsley
5.4.16