

PLANNING BOARD MINUTES  
MEETING OF JUNE 8, 2005

A regular meeting of the Lexington Planning Board held in the Selectmen's Meeting Room, Town Office Building, was called to order at 7:30 p.m. by Chairman Harden with members Manz, Galaitis, Hornig, Canale and planning staff McCall-Taylor, Schilt and Tap present.

\*\*\*\*\* ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS \*\*\*\*\*

**PLANS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW**

Form A/05-6,169 North Street/108-110 Muller Road, Burlington: The Board reviewed an Approval Not Required Plan for land at 169 North Street, with portions in Woburn and Burlington. On a motion duly made and seconded it was voted, 5-0, to endorse the plan entitled "Plan of Land in Burlington, Lexington and Woburn, MA (Middlesex County) ", dated April 20, 2005, prepared VTP Associates, Inc., Newton, MA, and certified by James Abely, Professional Land Surveyor, with Form A 2005-6, submitted by William Tirrell, applicant, as it does not require approval under the Subdivision Control Law.

**SUBDIVISION OF LAND**

58 Colony Road, Wisteria Lane, Homes Development Corp., Mid Term Review: Present for this item were Mr. John Esserian, and Mr. Joseph Marino of Homes Development, and Mr. Gary Larson and Ms. Linda Barnes of Larson Associates, landscape architects. Mr. Larson presented a plan that responded to the comments made by the Board on April 6 on the preliminary plan. The primary focus was on the seasonal high ground water and its affects on the site design. Mr. Larson said that further soil investigation had been done and that the test pits showed a perched water table with a second seasonal high ground water level approximately two feet below that. By utilizing the lower water table, he was able to redesign the site to reduce the extent of grading and amount of fill, and to lower the first floor finished elevations by approximately 2', 1'9", and 3" on the various lots.

Mr. Larson responded to other questions and described other changes made, as follows:

- The large oak tree could be saved, as the proposed roadway was moved about eight feet to the west. While the right of way radius was reduced to allow the changed position of the road, the actual paved radius will meet the standards.
- The sliver of land by the drive is now incorporated in to Lot 1.
- The road profile has been changed. The highpoint is now near the line between lots 2 and 3 and then slopes down.
- The original plan required approximately 6,500 cubic yards of fill. That has now been reduced approximately 40 percent to about 4,000 cubic yards
- The School Superintendent indicated that maintaining the potential for a pathway to Fiske School would be desirable so some grading will be done to accomplish this.

They met with the neighbors who are concerned about water problems, as their sump pumps work continuously. It was suggested that the infiltration system be moved away from the homes.

**Board Questions and Comments:** The Board wanted to know if there were any downsides to the new drainage plan that have not been mentioned or if any concerns about moving the infiltration system remain. Mr. Larson responded that no serious concerns remain and that digging out several yards of the silt layer would improve the situation even more and that less fill would be required in this case. Asked how much fill would be needed, Mr. Larson responded approximately 4000 cubic yards, a 40 percent decrease from the preliminary plan figure and there would be fewer disturbances to the site.

Mr. Canale asked if the path to Fiske School could be tied to the Fiske Common path. Mr. Marino responded that Mr. Dana Ham said the school needs to finalize its own plans first but the path will be approximately where there is an existing cart path today. Ms. Manz asked for more detail on documenting the creation of the pathway. Mr. Marino said that it would all be spelled out in writing.

Mr. Galaitis commented he was encouraged by progress in the right direction, but he would like to see the cul de sac lowered further and the drainage system placed there, not near the street. Mr. Larson indicated that this would not work due to the seasonal high groundwater levels.

The Board indicated that it wants the proposed houses as low as possible. Mr. Larson responded that the development is already designed to close tolerances.

The Board felt that the changes made were moving in the right direction, and although they hoped to see the houses set even lower on the site, the applicant could move toward a definitive submission. The Board asked the development team to continue to try to lower the profile.

Ms. Eileen Reynolds who was in the audience suggested the street be named Jefferson as there are other streets in the area named for presidents.

Scottish Glen Cluster Subdivision, off Summer Street, Request for Decks vs. Patios: The Board discussed the issues raised by the developer's request to build decks instead of the patios approved in the cluster development. Mr. Galaitis stated that this kind of alteration should be discouraged. All agreed that very careful consideration went into the original decision on the project and they did not want to start allowing changes "willy-nilly". Mr. Hornig saw no hardship to justify the change. All agreed there was not enough information on which to make a decision.

On a motion duly made and seconded, it was voted 4-1, Mr. Hornig opposed, to disapprove the proposed decks, but to approve as a minor revision of the special permit, the substitution of decks that are no more than 12 inches higher than the proposed patios would have been, that are the same area as the patios, and to allow the change in materials.

\*\*\*\*\* COMMUNITY PRESERVATION ACT \*\*\*\*\*

Identify Uses for Community Preservation Act (CPA) Funds: Ms. McCall-Taylor reported that the Acting Town Manager is assembling a list of potential uses for funds that would come to the town from the Community Preservation Act if residents vote to adopt the Act. Ms. Vine would like to know what the Planning Board sees as good uses for the money. Board members listed the following as desirable uses of the funds:

- Help to purchase Lot 1 of the former Middlesex County Hospital property,
- Help to purchase the Wright Farm (on Grove Street),
- Fund repairs and maintenance of the East Lexington Library
- Support efforts of the Housing Partnership and Lexington Housing Authority to create affordable housing, e.g., land acquisition.

On a motion duly made and seconded, it was voted unanimously to endorse passage of the Community Preservation Act by voters in an election in 2006.

\*\*\*\*\* REGIONAL, INTERTOWN ISSUES \*\*\*\*\*

Hanscom Air Force Base, Update on BRAC Process: Ms. McCall-Taylor reported that Hanscom Air Field was on the Base Realignment and Closure (BRAC) list for expansion rather than for closing. This was viewed as a desirable outcome. The BRAC Commission recommendations will not be finalized until September, and the final determination is not expected before December, so it is possible that the base could still go on the list to be closed but Mr. Canale did not think this likely given the value of the base.

Developments of Regional Impact: The Board had received in their meeting packets Planner Eve Tapper's memo outlining the history and future of the Hanscom Area Towns Committee and the Memorandum of Agreement By and Among the Towns of Bedford, Concord, Lexington and Lincoln, as well as an April

2000 letter to the Selectmen endorsing the concept of reviewing developments of regional impact (DRI), and an outline of issues relative to a potential review process.

Mr. Canale reported that the DRI Review Committee needs a second Lexington representative and that Larry Belvin and Stewart Kennedy are unavailable. One representative must be from the Conservation Commission. Ms. McCall-Taylor noted the previous DRI problems, particularly the lack of staffing. The Board saw some value in reviving the group, which had been inactive recently, but only if its goals and processes are clearly defined.

\*\*\*\*\* PLANNING BOARD ORGANIZATION, SCHEDULE \*\*\*\*\*

Election of Officers:

On a motion duly made and seconded, Ms. Manz was elected Chair of the Planning Board.

On a motion duly made and seconded, Mr. Hornig was elected Vice Chair.

On a motion duly made and seconded, Mr. Galaitsis was elected Clerk.

\*\*\*\*\* PLANNING BOARD POLICIES AND GUIDELINES \*\*\*\*\*

Review of Policies and Guidelines: The Board began a comprehensive review of rules, policies and guidelines that have been adopted over the years by a succession of Planning Board members.

On a motion duly made and seconded, it was voted to reaffirm adoption of the Planning Board's Rules and Regulations.

The Board began to draft a list of possible goals and work projects to consider for the year ahead. Some of the items to be considered are as follows: the issues of the Center including parking, height, density and uses; inclusionary zoning provisions; revisions to the cluster bylaw; updating the wireless communications facilities bylaw; traffic issues outside the subdivision; a scenic roadway bylaw; battle road designation; negotiation of mitigations during a rezoning; broadening the applicability of the tree bylaw; and, the definition of height and the number of stories

On a motion duly made and seconded, it was voted to adjourn the meeting at 11:00 p.m.

Anthony G. Galaitsis, Clerk