

## PLANNING BOARD MINUTES

MEETING OF APRIL 25, 2007

A regular meeting of the Lexington Planning Board was held in Estabrook Hall at Cary Hall, and called to order at 6:00 p.m. by Chairman Manz with members Hornig, Canale, Zurlo and planning staff McCall-Taylor, Henry and Kaufman present. Mr. Galaitsis arrived at 6:15 p.m.

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

### SUBDIVISION OF LAND

Pine Meadow Farm- Tree Relocations: Ms. McCall-Taylor had received a phone call from Mr. Gelormini requesting permission to place street trees, now shown in the right of way, on the other side of the sidewalk on private property. The Board said they would allow it as a minor revision of the special permit provided the applicant submits a formal request for this minor change and agrees to give the tree warden jurisdiction over the trees so the trees will be given the same protection as street trees.

Mr. Galaitsis joined the meeting.

147 Shade Street- Preliminary Decision: The engineering report has now been received. The Board had been prepared to approve the preliminary plan contingent upon the report but that report had unexpectedly raised issues. The issues are that the proposed sewer design is unacceptable, the water connections for existing dwellings are not shown, calculations are needed to show the proposed water service is able to support needs of the dwellings and fire suppression systems, and access easements for water and sewer system maintenance are needed.

Mr. Fred Russell said these changes are minor in nature and requested the approval of the preliminary plan, saying that the changes would be included in the definitive plan. Mr. Hornig said that approving preliminary plans without the corrections could be misinterpreted to mean that the plans are fine as presented, and run the risk of not being corrected at all. Ms. McCall-Taylor said there have been similar problems in the past, and not approving the preliminary plans until the corrections are made will help to prevent future mistakes. Mr. Canale made a motion to disapprove preliminary plans due to sewer inadequacies, or to require revised plans be submitted for review. Ms. Manz suggested the plans be revised showing the corrections. Mr. Zurlo said the Board could approve the resubmission once it addresses engineering's comments. Mr. Canale agreed and withdrew his motion. The applicant was asked to return with corrected plans

PUBLIC HEARINGWalnut Street, Lexington Hills, Continued Public Hearing Conventional Subdivision Definitive Plans:

6:15 p.m. Ms. Manz opened the continued public hearing on Lexington Hills. In attendance representing the development team were Mr. Gary Larson, landscape architect, Mr. Ed Grant, attorney, Mr. Frederick Russell, civil engineer, and Mr. Habib Aminipour, property owner.

Since the last meeting the Board had received the Engineering Department's review and a letter from Mr. Allen Altman. The engineering report stated that the infiltration systems are adequate, drainage calculations appear sound, and the sanitary pumping station details are satisfactory. The drainage piping in the right-of-way must be reinforced concrete pipe, not ABS as shown, and the curb around the center island of the cul-de-sac should (subject to the Planning Board approval) be a granite curb flush with the edge of pavement to facilitate snow removal and emergency access.

Mr. Larson discussed the cart path issue, stating that he tried to find it through aerial pictures, library research and a site walk with Roger Wrubel and Keith Ohmart, supporters of the Western Greenway. The area was overgrown and he was unable to distinguish an actual path. The previously proposed pedestrian easement was not the best location since it is pedestrian unfriendly with riprap and steep slopes. However, should the Board wish a second access point to the adjacent Lot 1, he felt a better place to incorporate the path would be between lots 18 and 19. The 20-foot right of way would split, with one path going to the west towards Lot 1, and the other north towards the area of the cart path. If the cart path is located and restored, it would connect them easily. The easement would be extended both north and west and no longer be located on a separate parcel. For this reason parcel B has been eliminated. Granite markers would identify the locations of the path easements and the association would be responsible for maintenance of the pathway system.

The proposed walkway to Concord Avenue would go along the Walnut frontage of the property to its northeast corner and at that point a crosswalk on Walnut Street, approximately 350 feet from Potter Pond, would be constructed. A path, 8 to 10 feet off the road on state-owned property, would then continue along Walnut Street towards Concord Avenue. The directors of Potter Pond agreed to allow the construction of a path from the property line to their drive off Walnut Street where people could then utilize the sidewalks through their facility to Concord Avenue. Dan Driscoll from the Department of Conservation and Recreation and Marianne Greenough from the Department of Mental Health indicated they would consider allowing the use of the state-owned land for a pedestrian easement, but would have

to look further into the matter.

Mr. Larson suggested Wellington Farm Estates as a proposed project name and Crest Hill Road and Stearns Road as street names. He indicated that in response to Board comments the gas lines were moved away from the street tree plantings and easements are shown for the looping of the water line and the walkway along Walnut Street on private property. Mr. Russell indicated that it is not feasible to place the utility lines that run along the Walnut Street frontage underground.

Board Comments:

Mr. Canale said that he reread the zoning bylaw, which says the Board has the responsibility for enforcing safe walking passage and this new plan does provide that. Mr. Canale was pleased that Mr. Larson did library research on the cart path. He wanted to ensure that both the recreational value of Lot 1, the historic value of the Oxbow colonial cart path were addressed and asked if these issues have been addressed with the Historical Commission. Mr. Larson said that proposed pedestrian easement shows the west branch connecting to an existing path, and the north branch allowing connection to the cart path if it is found.

Mr. Hornig said that with a development of this size he wanted a second access to the adjacent open space. He also said that the cart path does exist; he walked it on Sunday. The conditions that need to be addressed are the sidewalk easement the length of Walnut Street, two accesses to open space -- one between lots 18 and 19, and the other running north and south between lots 4 & 5 for pedestrians should there be a restoration of the cart path. Mr. Larson said the location between lots 4 and 5 is not pedestrian friendly with the steep elevation changes and it would be very close to the houses. He felt a better location would be between lots 5 and 6, but it is closer to Walnut Street. Mr. Canale and Mr. Hornig both found that acceptable. Mr. Hornig said the text of the easement for the waterline says for the benefit of the lot owner, but it should be for the benefit of the Town. He was looking for the operation and maintenance plan for drainage. Mr. Russell said that he had provided it with the submission. Mr. Hornig asked about the covenant for the operation and maintenance plan for the individual lots, and Mr. Grant said the unit deeds are to be subject to it. Mr. Hornig said individual lots would also need individual agreements. The landscaping covenants for the individual lots will also be required. The street names are already being used and new names will need to be submitted. Other issues that remain for him are concerns about sight distance, the spacing of trees still appears irregular, one hydrant is missing and they need to add one, the plans should show the removal of all overhead wires except on Walnut Street, the limit of work line should be inside the stonewall on Parcel A so as to protect it during construction, and sidewalks need to be ramped and handicapped accessible. Engineering concerns need to be addressed about the drainage

pipes that must be reinforced with concrete and the center island curbing. Mr. Hornig confirmed that the pumping station is sized for only two units on the Waltham portion of the lot parcel and should therefore be limited to two units. Construction management should allow no trucks over the portion of Walnut Street that is under construction. Since Walnut Street is so narrow, construction trucks should only travel in one direction; that direction can be determined at a later time. There should also be no construction parking on Walnut Street.

Mr. Zurlo asked if a builder was selected yet and, if not, to consider one that utilizes green practices and further noted the U.S. Green Building Council now has a pilot program for residential construction. He urged them to consider accessory apartments to have diversified types of housing. Mr. Galaitis wanted to know how many hydrants there were. Mr. Larson said two existing, with six total on site. Mr. Galaitis also reinforced the request for another access path between lots 5 & 6 to cart path.

Audience Comments:

Mr. Alan Altman, owner of Unit 25 at Potter Pond, expressed concerns with the issue of how narrow Walnut Street was and said if an SUV and truck met up, there is nowhere to go. Since Walnut Street is a collector street according to the rules and regulations, there should be a 60-foot right of way with 32-foot paved width. He said it was time to bring the road up to date and make it safe for public use. Trees may have to be removed, but they can be replaced.

Mr. Steve Heinrich stated that Mr. Altman is speaking as an individual and does not reflect the opinion of the Potter Pond Board.

Mr. Canale said through truck traffic is prohibited on Walnut Street. With a public safety issue they could make it a one-way street. Ms. Manz said she agreed to some extent, but was concerned that regulation of truck traffic was not within the purview of the Board. She felt more discussion of the issues was needed and suggested the public hearing be continued, as they needed to adjourn to attend the Town Meeting. On a motion duly made and seconded, it was voted to continue the public hearing to May 1, 2007 at 7:00 p.m. in Estabrook Hall.

On a motion duly made and seconded, it was voted to adjourn the meeting at 7:30 p.m.

Gregory Zurlo, Clerk