

PLANNING BOARD MINUTES
MEETING OF MAY 9, 2007

A regular meeting of the Lexington Planning Board was held in Estabrook Hall at Cary Hall, and called to order at 7:30 p.m. by Chairman Manz with members Zurlo and Galaitis and planning staff McCall-Taylor and Kaufman present. Mr. Canale arrived 7:40 p.m. Mr. Hornig was absent.

***** MINUTES *****

Review of Minutes: The Board deferred the minutes of April 4, 11 and 18, 2007 until the next meeting.

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

RELEASE OF LOTS COVENANT

Pine Meadows: The applicant had not formally requested the release of covenant in the past, although surety had been posted in an amount more than sufficient to cover the remaining site work. The applicant, Joe Gelormini is now requesting the release of covenant for the lots in the subdivision.

Upon motion duly made and seconded, it was voted unanimously, 3-0, to release all the lots (1-14) in the Pine Meadow Farm subdivision from the restrictions as to building and sale specified in the covenant executed by Joseph M. Gelormini, Manager of JMG Development on July 31, 2006, and recorded in the Middlesex South District Registry of Deeds, Plan No. 769 of 2006, Book 47915, Page 108. Sufficient surety, in the amount of \$162,272, has been deposited in joint account at the Citizens Bank on January 17, 2007 to secure performance of the construction of the ways and installation of municipal services required to serve certain lots in accordance with the provisions of the Covenant executed on July 31, 2006.

Mr. Canale joined the meeting.

DETERMINATION OF GRADE AND CONSTRUCTION OF UNACCEPTED STREETS

42 Wachusett Drive, Map 33, Lot 245: Ms. Manz said a request was made by the applicant to determine if the road was of adequate grade and construction. Mr. Zurlo said it appeared to be as adequate as roads in other neighborhoods. The corner seems fine, but there is an undefined edge to the asphalt. The frontage of the property could be reloaded to build up the edge. Mr. Canale said that the pavement on the other side of the road had eroded down two layers. Mr. Canale said it should be patched and approved by Engineering.

On a motion duly made and seconded, the Planning Board, by a unanimous 4 to 0 vote of those present, determined that the portion of Wachusett Drive that serves as frontage for 42 Wachusett Drive, is not presently of adequate grade and construction, but will be of adequate grade and construction if the eroded portion of the pavement in front of the property is patched. The patch must be done to a standard that is satisfactory to the Town Engineering Division.

Ms. Manz left at 7:45 p.m. to attend the Town Meeting Members Association's wrap-up of the 2007 Annual Town Meeting.

SUBDIVISION OF LAND

63 Paul Revere Road, Sketch Plans: In attendance to present the sketch plans were Mr. Fred Russell, civil engineer and Mr. Steve Genova, property owner. They are requesting a reduced frontage. Mr. Russell explained that currently on the parcel is a 1988 renovated farmhouse and an old barn, as well as a carport that will be demolished. The back of the property is densely wooded. A complying proof plan would require relocation of the house and barn. The proposed Lot 2 is approximately an acre and would contain the house and barn. Lot 1 would have a new dwelling with a 25-foot setback to the rear of the lot. They propose to widen the existing driveway from 11 feet to 18 feet over the common portion and preserve the existing vegetation. The proposed patio and walkway are included in the impervious surface ratio, which is below the maximum allowed. The estimated cost to construct would be \$128,000, resulting in a public benefit value of \$64,000.

Board Comments: Mr. Canale wanted to know if there were easements on both lots for the driveway. Mr. Russell replied yes, with shared maintenance. Mr. Canale asked them to describe the back lot. Mr. Russell explained that half the house would be located in what is now the densely wooded area. It will be located to have a great view into the adjacent lot while retaining a vegetated buffer. Mr. Canale wanted to know the distance from the abutters. Mr. Russell said he would show the abutting houses on the next submission. Mr. Canale inquired as to the large oak and which lot it was on. Mr. Russell said it was on the new lot and. Mr. Genova stated that the tree is about ten feet off the lot line. Mr. Galaitis wanted to know why on the plans a 36" diameter tree is shown as the same size as a tree with a diameter of 6". He would like more accurate renditions on the next plan. Mr. Canale said the width of the access strip to the back lot should be consistent with what was being considered for the Suzanne Road reduced frontage subdivision. Mr. Zurlo questioned if the radius shown in the proof plan was within the property boundaries since the scale of the plan provided made it difficult to discern. Mr. Zurlo also asked if house size was considered

at this time and how it compared to the neighborhood average. Mr. Russell said that it has not yet been calculated, but it will be for the preliminary plans. Mr. Zurlo said he wanted no waiver above that average. Mr. Canale said he liked the common driveway.

On a motion duly made and seconded, it was voted unanimously, 3-0, that the sketch shows a viable plan and that the applicant could proceed to the preliminary plan stage.

*****BOARD AND STAFF REPORTS*****

Mr. Canale gave the update on the 2020 Sustainability Task Force and said some think with the acceptance of the Climate Protection Task Force their work is done but others have continuing agendas. The Traffic Mitigation Group (TMG) met yesterday and the Sidewalk Committee has a new chairman, Jerry Van Hook. They are proposing a Walkable Communities Workshop for Lexington with TMG as the sponsor. There will be a planning meeting next month and then a workshop in the fall that will look at ways to make the center more walkable. Mr. Canale also mentioned the proposed Chapter 40T, which would allow a community to set up district that could, with the approval of 80% of the owners in the district, sponsor a capital project and obtain 30-year financing.

Ms. McCall-Taylor advised the Board that the consultant and the newly formed cluster advisory committee will be at next week's meeting to review the cluster bylaw and discuss possible changes. Everyone is welcome to be there. Mr. Galaitis requested an electronic copy of the consultant's memo for his review, since he will miss the 5/16/07 meeting.

Mr. Zurlo said the Economic Development Officer funds allocated for consultant services to the Economic Development Task Force will be used for financial modeling of various commercial alternatives. The Request for Proposals is due by June.

On a motion duly made and seconded, it was voted to adjourn the meeting at 8:25 p.m.

Gregory Zurlo, Clerk