

TOWN OF WENHAM

Planning Board Meeting of August 11, 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, August 11, 2016 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: Ilana Quirk, Esq. Kopelman & Paige, Town Counsel; Margaret Hoffman, Planning Coordinator

Informational meeting with Nicole Roebuck regarding Planning Board use of Wenhamma.gov email addresses – Nicole Roebuck, Executive Assistant to the Town Administrator was present and gave the Board an overview of how to access their Wenhamma.gov email addresses. It was determined that the Planning Coordinator will communicate with the Board through their official email addresses for all Town business.

The Board reviewed the minutes of previous meetings -

- April 28, 2016 – Steven Kavanagh motioned to approve the minutes as amended. Donald Killam Seconded the motion and it was so voted unanimously.
- March 10, 2016 - Steven Kavanagh motioned to approve the minutes as written. Donald Killam Seconded the motion and it was so voted unanimously.
- June 9, 2016 - Steven Kavanagh motioned to approve the minutes as written. Donald Killam Seconded the motion and it was so voted unanimously.

New Business

Election of Officer – Member Donald Killam made a motion to elect David Geikie as Chairperson and Minot Frye as Vice Chairman to the Planning Board. The motion was seconded by Virginia Rogers and it was so voted unanimously.

Public Hearing - Definitive Subdivision Plan – 60 Arbor Street - The Chairman opened the public hearing and read the public hearing notice into record. The Applicant's engineer John Decoulos gave the Board an overview of the proposed definitive subdivision. The Board asked about the drainage on the site and whether any provisions had been made to control the runoff. Mr. Decoulos did not think that there would be any runoff onto adjacent properties or onto the street. The Board requested that a limited peer review be done on the project and asked the Applicant to submit \$1,000 for peer review services. The Board asked Mr. Decoulos to show a cross section of the driveway on the plans as well as a list of waivers being requested.

An abutter, Anne Weeks of 11 Foster Street, expressed concern that by clearing the property along the hill behind her property they may cause runoff problems. She asked that the applicant not be allowed to clear any area greater than ½ acre and that the Board condition the location of the house not deviate from what was shown on the plan. Marianne Cannon of 13 Forest Street asked if she could walk the property with the Planning Board if they planned to do so.

The Board questioned the amount of frontage that was being shown on the plan and if they were able to approve the plan with the frontage on the curve. The Town's Counsel was present at the meeting and expressed concern for whether the Board would have the authority to waive the construction of the roadway under the Town's

current Zoning Bylaws. The Board requested that the Town Counsel and the Planning Coordinator research further whether this was allowed.

Donald Killam made a motion to continue the public hearing to September 8, 2016 at 7:30 PM. Minot Frye seconded the motion and it was so voted unanimously.

Public Hearing - Wenham Pines Flexible Subdivision Application - 56-60 Main Street – The Chairman opened the public hearing at 8:50 Pm and read the public hearing notice into record. The Applicant's representative Miranda Gooding gave the Board an overview of the project. She handed out a sheet which showed the phases of the development and explained that the property was being acquired in phases to match the development. She went over some of the projects highlights – 80% of the site will be maintained as open space, there will be a Conservation restriction held by the Homeowners Association; there will be an age restriction of 55+ on each unit; the existing clubhouse will be demolished and the existing house will be restored as affordable units- both have been approved by the Historic Commission.

The Applicant's Engineer Roy Tivano went over the proposed yield plan and the civil plans. The Board questioned the number of lots on the yield plan and asked that the Peer Reviewer look at that plan closely to see if each of the lots is a viable lot under the zoning bylaws.

The Applicant's architect James Vellaco went over the architectural plans and the layout of the buildings on the site. The Board cautioned that the septic system should take into account any possible extra bedrooms that could be developed in unfinished basements.

The Applicant's Traffic Engineer Ken Cram went over the Traffic Study and reported that this project would have minimal impact on the traffic along Rte 1A. They showed adequate site lines at the entrance to the site. The Board has secured the services of a Peer Reviewer and is awaiting their report.

Donald Killam made a motion to continue the public hearing to Thursday September 8, 2016 at 7:30 PM Minot Frye seconded the motion and it was so voted unanimously.

Virginia Rogers made a motion to adjourn at 10:20 PM. Minot Frye seconded the motion and it was voted unanimously.

Respectfully submitted by:
Margaret Hoffman, AICP
Planning Coordinator