

TOWN OF WENHAM

Planning Board
Meeting Minutes of November 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, November 10, 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: Margaret Hoffman, Planning Coordinator; Catherine Tinsley, Recording Secretary

Town Counsel Attorney Ilana Quirk, K & P Law

Officials present not participating: Selectman Catherine Harrison; Town Administrator Peter Lombardi, (A-7:54 pm)

Old Business

- Continued Public Hearing – Request for Modification to previously approved “Special Permit Under Zoning Bylaw Section XVIII – Residential Open Space Communities” dated September 10, 1992

Location - 213R Larch Row (Continued from October 13)

The applicant has requested the hearing be continued to the December 8 meeting.

Ms. Hoffman reported the applicant submitted drainage calculations and revised plans regarding the drainage. These were also submitted to Conservation Commission; the Commissioners have requested a Peer Review be done on the drainage. This report will be available before the next meeting.

Vote: Mr. Killam moved, and it was seconded to continue the hearing for 213R to December 8, 2016 at 7:30 pm in Town Hall. The motion carried unanimously.

- Continued Public Hearing - Wenham Pines Flexible Subdivision Application Location - 56-60 Main Street (Continued from October 13)

The Chair opened the public hearing for Wenham Pines.

Present for the Town: DCI, Mike Clark, PE- Engineering, Conservation, & Zoning Review Wenham Pines, Peer Review

Present for the applicant: Attorney Miranda Gooding, Glovsky & Glovsky; Sr. Project Manager, Roy Tiano, Hancock Associates

Since the last hearing the applicant submitted an amended (in writing) Request for a Special Permit to address issues raised at the last hearing and as requested by Counsel on November 2, 2016.

1. To add the property owners to the application as co-applicants, and
2. Request 2 additional special permits
 - a. Include the removal of 38 trees with caliber greater than 6 inches in proposed work area
 - b. Authorize grading involving slope steeper than 15%

The landscape architect and the Tree Warden, Win Mulry, are corresponding regarding the appropriate tree replacement and location of specific trees on the property.

The tree warden has a series of conditions for the landscape Company. Town Council recommended the Planning Board impose these recommendations in the decision as conditions to the Special Permit:

- All plants used around the residents to be non- invasive native plants; a listing of plants will be submitted in conformance and be reviewed for conformance.

Ms. Hoffman will provide a draft of the final conditions to the applicant.

Mr. Tiano referenced the revised Yield Plan and reviewed the following revisions:

- The cul de sac has been set back
- Reduction of lots from 18 to 17
- Reduction of units from 25 to 24
- Triplex unit replaced with a duplex unit

Attorney Gooding stated the applicant has conceded to build the road, minus the top (final) coat, and infrastructure all in phase one, as a condition of the Special Permit.

Regarding the road, Mr. Clark recommended a condition of the Special Permit be that the catch basin rims are set at the elevation of the base coat, to allow for proper stormwater drainage during construction period, reasoning that the base coat will be down for an extended period of time; the rims would be raised to the final elevation at the time of the top coat.

The Fire and Police departments have reviewed this change and have no concerns.

7:54 pm Mr. Lombardi arrived.

Because the development area was decreased by 4,000 square feet, the stormwater calculations have also been updated.

Ms. Gooding reviewed the updated calculations. Mr. Clark responded the way the calculations were done seemed correct; these will be confirmed.

Ms. Gooding went on to give a brief overview of the proposed project:

- Land separated by a drive is considered contiguous
- Base number from yield plan is 17 units; the maximum unit count is 24, two of which are the affordable units, determined in part by:
 - Open space density bonus is 3 units (rounded down)
 - Age restricted unit – bonus is 4 units
- The affordable units will be historically restored with original façade appropriate for the historic district; new structures will not have the same historic façade.
- The property owners be listed as co applicants on the application
- The applicant proposed a condition of the Special Permit be that the affordable units be completed having an Occupancy Permit, before the Occupancy Permit for the 10th unit is issued.
- The units would be (fire) sprinkled as preferred by the Fire Chief. She noted however that because of the size of the units, the code governing fire sprinklers is not triggered.
- The road construction is in first phase the applicant hopes to acquire the property in phases over four years, although it is not known at this time how this will be divided; this will partially be determined by unit sales. Counsel noted the Board may impose deadlines for each phase.

Mr. Geikie noted that by only providing two affordable units, this development does not maintain the housing/ affordable housing ratio and asked the developer to consider donating to the Affordable Housing Trust. Attorney Gooding responded that there is no room for a payment in lieu of units within this project, adding there is zero impact on town resources and an increase in tax revenue.

The Planning Board briefly reviewed the final Yield Plan information as presented. The Chair took a “straw poll vote” of the Board and it was 5 to 0 in favor of the Yield Plan. Mr. Clark was recognized for his work on the Peer Review.

Vote: Mr. Killam moved, and it was seconded to continue the hearing to a date certain of December 8, 2016 at 7:30 in Town Hall. The motion carried unanimously.

Administrative

- Minutes: October 13, 2016

Mr. Killam moved to accept the minutes of October 13, 2016 and it was unanimous to do so.

- Discuss any potential Zoning Amendments for 2017

Ms. Hoffman asked the Board if there was anything in the Zoning Bylaws to consider amending. There was a general discussion regarding paper streets and tree removal. The Board took this under advisement.

Adjournment -The Board unanimously adjourned at 8:53 pm.

Respectfully Submitted By

Catherine Tinsley
11.30.16