

Planning Board – Regular Meeting

Zoom Virtual Platform – www.zoom.us, P: 646-558-8656, Meeting ID: 985 0134 5275, Password: 396039

Wednesday June 3rd, 2020 7:00 p.m. after Public Hearing

Members Present: Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Josh Levine.

Others Present: Bert Carter, Bonnie Katusich, Stephen Jablonski.

The *Planning Board Virtual Regular Meeting* was called to order at 8:04 p.m. after the Public Hearing by Chair Donald Holland.

Vote – Planning Board’s Recommendation of Citizen Petitions #1 and #2 for Annual Town Meeting

With no further comments on the two citizen petitions, Mr. Gunn made a motion, and was seconded by Mr. Colton, to recommend the Citizen Petition 1 (Article 41) as presented. Roll call vote - Mr. Colton: no; Mr. Taylor: no; Mr. Levine: no; Mr. Gunn: no; Mr. Holland: no. None in favor 0-5, motion failed. Additionally, Mr. Colton made a motion, and was seconded by Mr. Taylor, to recommend Citizen Petition 2 (Article 42) as presented. Roll call vote - Mr. Colton: no; Mr. Taylor: yes; Mr. Levine: no; Mr. Gunn: no; Mr. Holland: no. Vote was one in favor, four against 1-4, motion failed.

The Planning Board will make its recommendations, orally, against Petitions #1 and #2 on the floor of ATM.

Amend Site & Design Review Application – WRSD, Case #20180912:

Mr. Jablonski explained that, due to excavations performed onsite in Fall 2019 for the project’s Phase 1 construction, it was discovered that the soil contains a far larger layer of clay than previously anticipated, which explains many of the property drainage issues and forced the design team to reconsider some aspects of the site plan’s design previously approved by the Planning Board. The four changes are as follows:

- a) Replace permeable pavers on the parking lots with bituminous pavement. To compensate for the impermeability of the new material, “StormTECH” subsurface water management units which retain water will be installed; in the event of heavy rainfall, they will aide in redirecting the water offsite, underground and into the town’s sewer system. A total of 28 units will be installed under the parking areas, two more than required per engineering calculations.
- b) Reduce the overall size of the paved area by approximately 1,050 sq. ft. by reducing excess width from roadways; screening landscape is to be increased.
- c) Rerouting sewer connection to catch basing #4 near Building 1 to catch basin #3 to avoid clearing of an existing tree per the request of the Tree Warden.
- d) Replace the material of the retaining wall along property line abutting 22 Norway Street from concrete to cast blocks to improve the aesthetics and engineering functions of the wall; the stockade fence and shrub planting on original design are to remain.

Town Engineer Timothy Keane has visited the site, and has also reviewed and signed-off on the proposed changes and their stormwater calculations.

Walter Gunn made a motion, and was seconded by Mr. Colton, to amend the Site Plan for Willie Ross School for the Deaf, Case #20180912 and previously approved November 7, 2018, as shown on the plan presented labeled Plan L-2 dated 5/26/2020 for the following requests:

1. Brick pavers for the surface of the parking lot will be changed to asphalt paving.
2. The outlet from the underground storage to catch basin in Norway St to be changed to avoid tree roots of ornamental tree located near corner of Nevins & Norway.
3. The approved concrete retaining wall will be replaced with precast block.
4. The size of the paved area will be reduced to limit the runoff into the underground storage system.

Roll call vote - Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion carries unanimously.

Documents presented:

1. *Site Plan L-2 dated 05-26-2020*
2. *Letter of approval from Town Engineer Timothy Keane.*

Meeting Minutes Review:

1. Public Hearing May 6th, 2020: Walter Gunn made a motion, which was seconded by Bruce Colton, to accept the minutes as presented. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion carries unanimously.
2. Regular Meeting May 6th, 2020: Bruce Colton made a motion, which was seconded by Ken Taylor, to accept the minutes as presented. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion carries unanimously.

Comments:

1. Town Manager Lyn Simmons is working on reformatting the town bylaws' coding system; neighboring towns have started implementing this new user-friendly format. Walter Gunn and Josh Levine will represent the Planning Board in assisting the Town Manager with this transition.

Bruce Colton made a motion, and was seconded by Ken Taylor, to adjourn the meeting. Roll call vote - Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion carries unanimously and meeting was adjourned at 8:45pm.

Respectfully submitted,

Bianca Damiano