

INITIALS _____

**LUNENBURG PLANNING BOARD
TOWN OF LUNENBURG**

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
Public Hearing (Continuation)
Aro Estates, Howard Street
April 10, 2013

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson
Also present: Town Counsel Attorney Brian Winner and Jesse Johnson of David Ross Associates

Chair Bakaysa opened the hearing continuation for Aro Estates. The initial hearing was held on January 30, 2013, continuations held on February 13th, February 27th; March 4th, March 16th, March 23rd, April 3rd, and continued to this date.

Attorney Mark Johnson noted they plan to present final plans to the Board at the meeting on April 13, 2013 and that Jesse Johnson will have an opportunity to review prior to that meeting.

Wesley Flis, Whitman & Bingham Associates, representing the Applicant, noted in-house meeting this date to go over items in Jesse Johnson's review letter of April 9, 2013 (on file in Planning Office). Mr. Flis went over the below items of the review letter in conjunction with plans.

Roadway Grading for Aro Estates 4

- 1) Revised and added to Plan. Received review approval.

Recharge Availability Letter

- 1) Mr. O'Brien's hydrogeologist will revise and resubmit letter to Board.

Waiver Request for Aro Estates 8

- 1) Board approved at prior Hearing continuation.

Drainage Analysis

- 1) Statement will be added to final Drainage Analysis which will accompany final Plans.
- 2) Double catch basin inlets will be shown on final Plans.
- 3) Sub-drain valves, wicks, and associated details will be shown on Plans.
- 4) Two sub-drains will be provided; one within basin and one on perimeter.
- 5) Rip rap will be shown on Plans.
- 6) Adequate access to stormwater basins will be shown on Plans. Reviewing Engineer and Project Engineer felt a ten-foot access would be adequate.
- 7) Basin "S" will be raised.
- 8) Forebay calculations will be provided for J. Johnson's review.
- 9) Overflow relocated per J. Johnson's review letter.
- 10) Corrected.
- 11) Forebay will be shown on Basin "K".

Traffic Impact Update

- 1) If shown on Locus, will be put on Plan; if shown off Locus, will be in narrative.

Reserve Park/Playground Areas

- 1) Easement issues will be addressed with Conservation Commission. Footbridges will be placed over wetlands. Easements will be provided to Town forest. Playgrounds will be provided for residents of the ten subdivisions; will not be public.

Deep Drainage Infrastructure

- 1) Minimized as much as possible during redesign. Will show details on final Plans.

Driveway Proximity

- 1) Will be shown on final Plans. Mr. O'Brien has also met with Mr. Shattuck's attorney (this is a civil matter).

Index Sheets

- 1) Project Engineer to coordinate with Reviewing Engineer.

Existing Conditions

- 1) Has been provided.

J. Johnson noted some new information will be provided which he will review, but the majority of the above items have been addressed. He does not believe he will receive the Plans prior to Saturday's meeting.

Attorney Johnson noted the extension deadline may have to be extended past April 30, 2013.

Mr. Bodkin Jr., requested clarification from J. Johnson regarding some of the above items.

Anne Shattuck 396 Howard Street- Concerned with stormwater drainage onto her property. Both Project and Reviewing Engineers reassured her that the design would lessen drainage issues. Mr. O'Brien indicated he would recreate her driveway entrance.

There was discussion regarding a homeowners' association. Ms. Benson read a statement from DPW Director, Mr. Rodriquenz regarding same. Mr. O'Brien indicated there would be a homeowners' association.

Hearing to be continued to April 13, 2013, 9:00 AM, Town Hall.

Recessed 8:00 PM.