

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice-Chair
Kenneth Chenis, Clk.
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
Public Hearing
Highfield Village
September 14, 2015

Meeting Posted: Yes

Time: 7:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair opened the Hearing with the reading of the notice published in the Sentinel and Enterprise on August 31 and September 7, 2015. Hearing is to hear and discuss a definitive plan per the Rules and Regulations Governing the Subdivision of Land and of the Protective Bylaw of the Town of Lunenburg Section 5.6. Cluster Development for construction of sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue (Map 057, Parcel 0031) and Northfield Road (Map 037, Parcel 0009).

Developer John Godfrey noted to the Board the change in engineering firm. Attorney Haverty of Blatman, Bobrowski, Mead and Talerman noted to the Board that the Hearing had been re-noticed and will be presented as a new submittal, thereby allowing all Board members to vote.

Project engineer Jamie Rheault, Whitman & Bingham Associates (WBA) presented plans to the Board. He noted that WBA went through the April 6, 2015 review letter from David Ross Associates and made changes to the plan in accordance with that letter. WBA will be meeting with David Ross Associates on September 18th for discussion and then the plans will again be revised and submitted to Ross Associates. Drainage and traffic reports will also be submitted.

J. Rheault gave a brief overview of the proposed development. Two lots comprise the site; 961 Northfield Road (Map 037, Parcel 0009) and 361 Massachusetts Avenue (Map 057, Parcel 0031), totaling approximately 178 acres. Zoning is Residence A, which requires 40,000 square feet per lot, but the application was submitted under Protective Bylaw of the Town of Lunenburg, Section 5.6. Cluster Development, which reduces required lot size to 30,000 square feet. There will be 59 acres of open space. Three roadways are proposed within the development; Highfield Road (forming a loop) entering/exiting the development, and two cul-de-sacs, Wachusett Way and Summit Circle. The development design is the same basic design as from the previous engineer. Gas and water mains will come from Massachusetts Avenue via easement. Sewer will be an 8-inch gravity line throughout the entire site and then running cross country to Maple Parkway and White Street. There will be ten (10) detention basins, utilizing LID (low impact development) as much as possible. WBA will invite both David Ross Associates and A. Burney to witness the percolation testing. The Sewer District line runs through the property. From the Sewer District line to Northfield Road a dry sewer will be installed running all the way to Northfield Road in the event there is any future extension of the sewer line or development of lots. A force main will also be installed. The site has two wetland crossings on the proposed roadways; WBA designed bottomless culverts and lowered amount of fill. A Notice of Intent (NOI) will be filed with the Conservation Commission. WBA plans on altering only 90 square feet of wetlands in order to provide a gravity sewer connection from one of the house lots to the sewer main. WBA will replicate those wetlands.

Amy Archer, Pare Corporation. Assessed the development with regards to access, traffic capacity, and accidents utilizing various methods, e.g., traffic counts, crash data analysis, speed study along Northfield Road. Found normal incidents at both intersections. There is no posted speed limit; the police department noted to Pare Corp. they adhere to the thickly settled de facto speed limit of 30 mph. A. Archer noted that studies showed average speed limit of 39 mph. There is adequate sight distance in both directions.

PUBLIC COMMENT:

Ronald Smith, 110 Old Farm Road- Noted high water table area and requested the Board include street cleaning/sweeping in its Approval.

Robin Brideau, 897 Northfield Road- Concerned with possible future houses being built towards the Northfield Road end of the site. J. Rheault responded Highfield Village is not proposing any more homes between Northfield Road and the Sewer District line; they just want to put the infrastructure in place for any future developments that may be submitted.

Bill Gustus (owner of abutting golf course), 19 Burke Street- Please continue hearing for additional public input.

D. McQuaid inquired as to whether responsibility is with the Town or the developer to install traffic signals at the intersection of Northfield and Chase Roads. The developer had previously proposed installing the infrastructure for the future. It would be the Town's responsibility for the signaling.

Motion to continue Hearing to November 9, 2015, 6:35 PM, M. Allison, Second, K. Chenis, all aye.

Hearing recessed 8:10 PM.