

**PLANNING BOARD MEETING – July 27, 2016**

**PRESENT:** Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Philip Greene; George Nangle; Philippe Thibault; Elizabeth Ware, Community Development Director; Michael Buxton, Director of Public Works; Edward Patenaude, Incoming Public Works Director and Lisa Wagner, Recording Secretary

Chairman Pease opened the meeting at 7:00 p.m. in the Conference Room at Town Hall and the Pledge of Allegiance was recited.

**MINUTES:**

Meeting held on June 22, 2016: Mr. Donnelly motioned to approve. Mr. Nangle seconded. Motion passed unanimously.

**200 LOON HILL ROAD/RICHARRY INVESTMENTS/SPECIAL PERMIT TO CONSTRUCT 2-SINGLE FAMILY HOMES IN THE FLOOD PLAIN DISTRICT/ PUBLIC HEARING (CON'T):**

Ken Lania of Cornerstone Land Consultants appeared before the Board on behalf of the petitioner in seeking a special permit to construct 2-single family homes in the flood plain district. Mr. Lania noted some of the Board members attended a site walk back on July 16<sup>th</sup> along with a couple abutters to view the areas impacted by the flood plain special permit. The draft decision has been reviewed and Mr. Lania mentioned the first condition stating “The permit is granted to the petitioner only and is not transferable without further action of the Special Permit Granting Authority”, which he questioned what action would be required if perhaps a buyer for the property is obtained. Ms. Ware suggested adding language to the permit that states as long as the name of the buyer is submitted to the Town; then it could be transferable. Chairman Pease felt it was appropriate. Mr. Lania indicated the other conditions were amenable.

Chairman Pease asked if anyone in attendance had a question or comment. Nobody came forward to speak for or against this matter.

Hearing no further discussion, Mr. Nangle motioned to close the public hearing. Mr. Donnelly seconded. Motion passed unanimously.

Chairman Pease noted the draft decision covers all the comments from the various departments, as well as the DEP and the first condition can be revised to address the transferring of the permit. Mr. Thibault added the first condition is not a concern if the petitioner does the work related to the flood plain. Mr. Nangle motioned to grant the special permit with the first condition being amended as discussed. Mr. Thibault seconded. Motion passed unanimously.

**OLD BUSINESS:**

**Planning Board Initiatives/Update on Open Space Plan & Subdivision Rules & Regs**

Chairman Pease stated the subcommittee met to discuss revisions to the Subdivision Regs and Ms. Ware prepared a substantive document that incorporates the necessary updates.

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A copy has been printed for each Board member to review and offer any input for the next meeting. Ms. Ware added the changes are color coded and she's working on a chart that addresses dead end roads, number of lots and length of roadways. Chairman Pease asked about the status of the open space plan, which Ms. Ware indicated the draft should be ready for the August meeting. In addition, Chairman Pease noted a review of the Master Plan will be another task that the Board will be undertaking over the next month or so, as it has not been looked at in a number of years. Mr. Thibault stated in reviewing the Subdivision Regs with regard to the landscaping area; he suggested including the Massachusetts invasive species list, but he finds it to be a very good first draft. Ms. Ware intends on bringing the Regs up to State standards.

### NEW BUSINESS:

#### **231 Wheeler Street/O'Brien Homes/Preliminary Subdivision Plan & Special Permit Submittal for an Open Space Residential Subdivision and to Request a Public Hearing**

Kevin O'Brien of O'Brien Homes appeared before the Board seeking to schedule a public hearing for an open space special permit. Chairman Pease mentioned the preliminary plan and open space plan appear to be the same. Mr. O'Brien stated that after meeting with Town staff; he was directed to submit the plans as such. Ms. Ware noted the By-Laws require a yield plan to determine number of lots, however; there are wetlands on the property. Under the By-Law, the Board has the capacity to hire a consultant to do an analysis based on the Wetlands Protection Act, as well as the subdivision requirements to establish the yield plan. Ms. Ware added she has obtained several estimates from some area consultants, which were in the range of \$5,500. Chairman Pease questioned whether there would be a time factor in the preliminary decision. Ms. Ware indicated the applicant will provide a written agreement. Mr. O'Brien agreed to sign an extension of the Board's decision on the preliminary plan.

Mr. Nangle motioned to schedule a public hearing on August 24, 2016. Mr. Thibault seconded. Motion passed unanimously. Mr. Nangle motioned to grant an extension of the Board's decision on the preliminary plan. Mr. Donnelly seconded. Motion passed unanimously.

Mr. O'Brien inquired if the yield plan would be looked at between now and the public hearing. Ms. Ware stated it would be and the public hearing is scheduled for the August 24<sup>th</sup> meeting.

Dana Taplin of Wheeler Road had some paperwork he would like to submit for the record, as it might affect the yield plan. Chairman Pease stated it should be done at the public hearing. Ms. Ware stated it could be filed with the Planning Board office beforehand.

#### **New Public Works Director/Edward Patenaude**

Chairman Pease acknowledged Mr. Buxton's extensive and dedicated career with the Town, as well as his input at Planning Board meetings and wished him well in his retirement. Mr. Buxton appreciated the recognition and added he has received much support from everyone in doing his job and he could not have done it alone.

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Mr. Thibault, Mr. Nangle, Mr. Greene and Mr. Donnelly echoed Chairman Pease's regard for Mr. Buxton's professionalism and valuable knowledge he provided during his service to the Town. Mr. Buxton introduced Mr. Patenaude, who was the Deputy Commissioner of Public Works in Lowell and has worked his way up in the public works field over the last 30 years. Chairman Pease welcomed Mr. Patenaude and looks forward to having him on board. Mr. Patenaude indicated he is happy to be here and hopes to have a long career in Dracut.

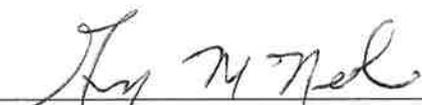
**ADJOURNMENT:** Mr. Greene motioned to adjourn at 7:30 p.m. Mr. Nangle seconded. Motion passed unanimously.

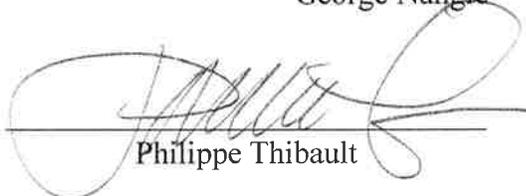
**THE DRACUT PLANNING BOARD**

  
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 Mark Pease, Chairman

  
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 Robert Donnelly, Vice Chairman

  
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 Philip Greene

  
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 George Nangle

  
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 Philippe Thibault

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