

PLANNING BOARD MEETING – November 9, 2016

PRESENT: Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Douglas Dooley; Philip Greene; George Nangle; Brian Chapman, Alternate Member; Elizabeth Ware, Community Development Director; Mark Hamel, Town Engineer 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 October 26, 2016: Mr. Donnelly motioned to approve. Mr. Nangle seconded. Motion passed unanimously.

7: 05 PM: Mr. Dooley relinquished his seat on the Board for the following public hearing.

**231 WHEELER STREET/O'BRIEN HOMES/OPEN SPACE SPECIAL PERMIT/
PUBLIC HEARING (CON'T):**

For the record, Chairman Pease stated that Attorney Flood, on behalf of the applicant submitted the Declaration of Covenants & Restrictions and the Homeowner's Trust documents for Town Counsel to review.

Kevin O'Brien of O'Brien Homes appeared before the Board and indicated that after discussing the traffic issues at the previous meeting, he met with his Traffic Engineer to address the sight distance for Wilshire Circle and Rinzee Road. Mr. O'Brien noted that the sight distance was based on the average speeds, which were between 37 and 39 mph, however; the sight distance could be improved if there were any easements on the properties or if some clearing could be done. Ms. Ware will check the plan, but in speaking with Mr. Michaud, the Town's Traffic Consultant; he felt some of the bushes were in the right-of-way. Mr. Hamel referred to a Town By-Law that deals with sight distance at an intersection and mentioned a property owner cannot have any structures or shrubbery within thirty feet of the adjoining way that might obstruct the view and any clearings could be done through this process.

There was some discussion concerning a proposed plan with back to back cul-de-sacs, which was presented to the Fire Chief, however; the Board does not have a copy of that plan.

Chairman Pease asked if anyone in attendance had a question or comment.

David Brandt of 17 Wilshire Circle is opposed to the development if the roadways are open to cut through traffic, but if there is a remedy to address this issue then he would be in favor of it.

Bill Hayes of 32 Wilshire Circle had a concern about the yield plan that the Board approved at the last meeting and suggested the applicant get that plan approved by Conservation, as he does not feel all of those lots are buildable. Chairman Pease stated the Board approved a concept plan and is following the process required by the regulations.

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Denah Toupin of 12 Rinzee Road spoke in length about the various plans proposed for the project and how things have changed with going back and forth with the Board, Mr. O'Brien, the Fire Chief and neighbors. Chairman Pease stated that the Board approved a plan contingent on any home beyond 500 feet would have a sprinkler system, which was recommended by the Fire Chief, whose concern is for public safety. Mrs. Toupin commented that the public safety concern for the neighbors is the cut through traffic that will result with this development. Mr. Brandt asked if Mr. O'Brien intends on going forward with an open space plan with the 2 back to back cul-de-sacs even though the Fire Chief is not in favor of it. Mr. O'Brien indicated he made a commitment to the neighbors to do whatever he could to block the roads off and he will continue to work at that or reach another concept that is suitable to the neighbors.

Mr. Donnelly motioned to continue this hearing to the December 14th meeting at 7:15 p.m. Mr. Chapman seconded. Motion passed unanimously.

7:25 PM: Mr. Dooley returned to his seat on the Board.

OLD BUSINESS:

Meadow Creek – Brentwood Drive & Regency Drive (Schiripo to Jones)/MR5A, LLC/Final Bond Release 1-Year After Street Acceptance

Chairman Pease asked for Mr. Hamel's input on this matter. Mr. Hamel stated the final bond release represents the remaining 10% bond being held and it has been 1-year since street acceptance.

Mr. Greene motioned to recommend a final bond release of \$53,541.30 for Brentwood Drive and \$140,294.27 for Regency Drive (Schiripo to Jones) based on the recommendation of the Engineering Department. Mr. Dooley seconded. Motion passed unanimously.

Jones Avenue – "Smith Farm Way"/Mark & Anna Corey/Partial Bond Release

Chairman Pease asked if Mr. Hamel had any comments on this bond release. Mr. Hamel indicated the amount being released is for work completed and there is some additional work to be done prior to street acceptance at the June Town Meeting.

Mr. Donnelly motioned to recommend a partial bond release of \$14,222.59 and hold a remainder of \$51,828.40 based on the recommendation of the Engineering Department. Mr. Greene seconded. Motion passed unanimously.

Mr. Dooley recused himself from the following vote.

Marsh Hill Road – "Green Acres"/Draco Homes/Lot Releases

Mr. Greene motioned to recommend posting a bond of \$116,608.00 for lot releases based on the recommendation of the Engineering Department. Mr. Nangle seconded. Motion passed unanimously.

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NEW BUSINESS:

76 Pleasant Street/Ronnie Briere d/b/a “Crossfit Dracut”/Special Permit Submittal for a Fitness Facility & to Request a Public Hearing

Mr. Greene motioned to schedule a public hearing on December 14, 2016. Mr. Nangle seconded. Motion passed unanimously.

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

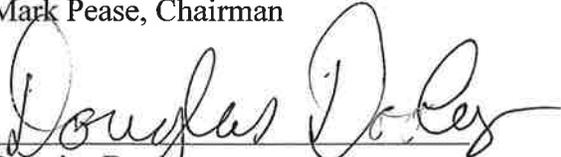
THE DRACUT PLANNING BOARD



 Mark Pease, Chairman



 Robert Donnelly, Vice Chairman



 Douglas Dooley



 Philip Greene



 George Nangle

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