

PLANNING BOARD MEETING – September 28, 2016

PRESENT: Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Philip Greene; George Nangle; Philippe Thibault; Brian Chapman, Alternate Member; Elizabeth Ware, Community Development Director; Edward Patenaude, Public Works 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 September 14, 2016: Mr. Donnelly motioned to approve. Mr. Thibault seconded. Motion passed unanimously.

In recognizing Mr. Thibault's final Planning Board meeting, Chairman Pease appreciated his knowledge in many areas and thanked him for his dedication to the Town. Mr. Thibault stated it has been a pleasure serving on the Board and down the road, he hopes to present some of his own projects to the Board. Chairman Pease added the Town Manager appointed Mr. Douglas Dooley as the newest member, who will be in attendance at the next meeting.

845 & 855 HILDRETH STREET/SOUTHERN END REALTY/DEFINITIVE SUBDIVISION/PUBLIC HEARING:

Chairman Pease opened the hearing and read aloud the Legal Notice, which was advertised in the Lowell Sun on Wednesday, September 14, 2016 and again on Wednesday, September 21, 2016.

Attorney Michael Fadden represented Michelle Lambros, owner of the property and Southern End Realty, the proposed developer who is seeking approval of a 6-lot definitive subdivision consisting of 5 new single family homes and 1 existing home. The preliminary subdivision plan was approved back in January of this year and was granted 3 waivers. Attorney Fadden noted the Board waived the traffic study, the length of the cul-de-sac and sidewalks on both sides of the street. The parcel is located on the easterly side of Hildreth Street at 845 and 855 Hildreth Street, which is an 11.6 acre parcel in the R1 residential zone that will be serviced by Town water and sewer. Attorney Fadden stated each lot will meet the R1 zoning requirements of 175 feet of frontage and 40,000 square feet of area. The lot having the existing house will be reconfigured to meet the frontage and area requirements. There is a drainage access and use easement on the property and in contacting Mr. Patenaude at the Highway Department, an agreement was met to allow the Town a use easement over that property, so as to continue utilizing it as such.

Chairman Pease asked if the applicant is aware of the comment letter from the Fire Chief concerning installing a fire hydrant. Attorney Fadden confirmed receiving the letter and it will be addressed with the Chief, as an existing hydrant might be in closer proximity to service the subdivision. Chairman Pease mentioned the Sewer Department review comments, which Attorney Fadden indicated they are agreeable to those items. In the Form M response from Conservation, Chairman Pease noted a filing might be necessary for grading on Lots 4 & 5.

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Attorney Fadden felt it was out of the jurisdiction of the Conservation Commission, but they'll comply with the requirements if needed. Chairman Pease referenced Mr. Hamel's numerous review comments. Mr. Hamel remarked that several are housekeeping issues and he'll go over them at the staff meeting next week. Ms. Ware noted this is a fairly simple subdivision, however; she would like to see some street trees and in requesting the staff meeting, she anticipates addressing any further issues with the other departments. Mr. Nangle thought staff meetings were typically held prior to the public hearing. Ms. Ware has been tied up on other projects and apologized for not having it before the meeting.

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

Evanthea Vlahakis of 907 Hildreth Street abuts the vacant parcel (her aunt's land) next to the proposed development and questioned the amount of trees being removed, as well as inquiring as to whether there would be any potential for future building on her aunt's parcel. Ms. Ware stated the lots meet all the requirements for buildable lots and the owner can basically clear the property, but she is encouraging the developer to maintain any of the mature trees. Mr. Greene noted the developer does not usually take down any more trees than necessary and asked for input from the developer. Frank Gorman of Southern End Realty pointed out the land abutting Lots 6 & 7 and indicated there would be a substantial buffer between the properties. Mr. Alleca added the rear yard setback is 35 feet, which is shown as the dashed line on the plan.

Hearing no further questions, Mr. Greene motioned to continue this hearing to the October 12th meeting. Mr. Nangle seconded for discussion. Chairman Pease noted there would only be 3 members at the October 12th meeting with Mr. Thibault stepping down and Mr. Donnelly unavailable. Attorney Fadden indicated he would like to consult with his client, but requested to have the hearing continued to the October 12th meeting. Chairman Pease informed the audience that there would be no additional notification of the meeting. Motion passed unanimously.

145 DONOHUE ROAD/RJM CONSTRUCTION/SPECIAL PERMIT FOR A 2-FAMILY DWELLING/PUBLIC HEARING (CON'T):

Bob McCarthy of RJM Construction appeared before the Board seeking approval of a 2-family dwelling and presented redrawn plans showing the grading, driveways and walkways. Chairman Pease asked for Ms. Ware's input on this project. Ms. Ware visited the site and reviewed the plans, as well as a draft decision which includes some conditions for approval. Chairman Pease added the major consideration for the Board is that per the Zoning By-Laws the lot meets the requirement of 1.5 times the normal lot area for a 2-family. Ms. Ware is satisfied with the submitted plans and the draft decision. Chairman Pease asked if Mr. McCarthy reviewed the conditions. Mr. McCarthy confirmed he has a copy of the decision and has no issues.

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

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Mr. Donnelly motioned to grant the special permit for a 2-family dwelling. Mr. Donnelly seconded. Motion passed unanimously. Chairman Pease informed the applicant that there is a 21-day appeal period and then he can proceed.

OLD BUSINESS:

Planning Board Initiatives/Review & Update

Chairman Pease mentioned the proposed revisions to the Subdivision Rules and Regulations is ongoing and in reviewing the Master Plan, the expectation over the next month or two is to have some recommendations to bring to the Planning Board, which would then be presented to the Board of Selectmen in order to update this document.

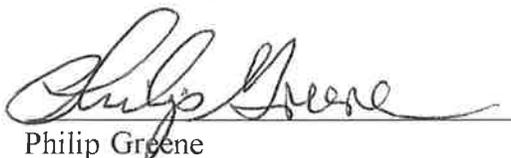
ADJOURNMENT: Mr. Nangle motioned to adjourn at 7:30 p.m. Mr. Thibault seconded. Motion passed unanimously.

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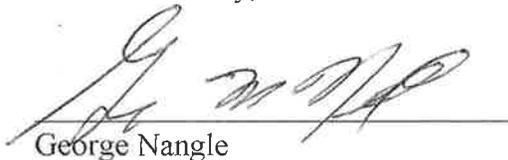


Mark Pease, Chairman

Robert Donnelly, Vice Chairman



Philip Greene



George Nangle

Philippe Thibault

/lw