

MEDFIELD PLANNING BOARD

January 8, 1990

Members present: Bancroft, Nolan and Parker. Others attending: George Basile; Messrs. Rowean, Gaboriault and Attorney Good.

The meeting was called to order at 8:00 p.m. by Acting Chairman Parker and the following business was transacted:

GEORGE BASILE: Mr. Basile met with the Board to discuss the following points:

1. **Reduction of surety - Copperwood Road.** Mr. Basile asked about the reduction in surety he requested. A copy of the Whitman & Howard report was given to Mr. Basile. The total cost of work to be completed according to the report is \$30,000, which is the amount of surety held. Additional work must be completed before any surety is returned to the developer.
2. **Six-acre residential parcel abutting industrial land.** Mr. Basile said he owned a 6-acre piece of residential land abutting his industrial subdivision on which he would like to build a home for himself. The lot has no frontage on a public way and the only access which he has is over an industrial road, which is not permitted under State Law. The Board suggested that Mr. Basile wait to try to develop this lot until adequate access can be obtained.
3. **Modification of Georgetown Estates Plan.** Mr. Basile asked if the Board would be willing to allow him to modify his Georgetown Estates subdivision plan so that the required frontage could be provided for an additional lot on Bishop Lane. The Board confirmed that it would be necessary to have a public hearing for a modification of the Georgetown Estates Definitive Plan as the proposed change is in the street design. Mr. Basile said he would have his engineer go forward with the redesign of the cul de sac and submit an application for modification of his plan when it is ready.
4. **Parking - Proposed Papa Gino's.** Mr. Basile expressed concern that the proposed Papa Gino's in the Palumbo block would use Star Market parking and hurt the Star Market business as there does not appear to be adequate parking for the proposal. He felt that a parking plan should be submitted by Papa Gino's and approved by the Planning Board as he was required to do this when he changed a retail use to a restaurant use. He stated that the proposal would actually be a 44% increase. He said currently there are 25 spaces for the building, three of which are in the fire

lane. Mr. Basile's figures indicated that there are zero spaces available for parking for the proposed Papa Gino's.

Acting Chairman Parker said that there appears to be a loophole in the Zoning Bylaw as a change of use does not necessarily call into play the zoning requirements. The interpretation of the Zoning Bylaw that was discussed with Attorney Winik is an interpretation of that section of the Bylaw which would require the parking spaces to be provided. It appeared that the interpretation was that they could change the entire building into Papa Gino's because the building was grandfathered.

HOMESTEAD ESTATES: Francis Gaboriault, Attorney Ralph Good, Jr., and the Roweans met with Planning Board members Bancroft, Nolan and Parker and Conservation Commission members Sparrow, Howell and Standley to discuss how the Homestead Estates Subdivision could be designed so that it could be approved by the Town. Mr. Gaboriault said that the Planning Board denied the original subdivision plan and the principal reason for denial seemed to be the unwarranted disturbance of the features of the land. He said that the Conservation Commission came back with a general denial for work within the wetlands similar to the Planning Board objections. It was Mr. Sparrow's recommendation that a combined meeting of the two boards would save Mr. Rowean's and the board's time.

Acting Chairman Parker agreed that this would be an orderly way to proceed.

Mr. Gaboriault said that the subdivision will be redesigned to lessen the impact on natural resources and suggested that the cul de sac be shortened. He would like to discuss a scale down of the project. He said that if the 400-foot centerline radius could be lessened, it would pull the road away from the wetlands and impact the area even less. He would like to mitigate the runoff so that it will not go directly into the stream. The three-lot subdivision will have less impact than the four-lot subdivision. It has less pavement, but it still doesn't change the fact that some of the topography will have to be changed in this area. This is not a natural area as major excavation was done which created the pocket. If the construction of the roadway could be reduced, this roadway could remain private with frontage for three new lots. This would impact the area very little. Mr. Gaboriault suggested a 16-foot wide driveway with the runoff going naturally to the vegetation.

This would necessitate waiving Planning Board construction standards and it would be a private way. The plowing and street upkeep would be the responsibility of the people living on the cul de sac as an association.

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Mr. Parker asked if the minimum amount of roadway for the frontage had been figured.

Mr. Gaboriault said that the road as shown is the shortest this roadway can be and provide frontage for three homes.

Mrs. Bancroft asked what the steepest grade of the driveway is.

Mr. Gaboriault said that it would not exceed 10% and he would try to minimize the width of the fill.

Mr. Nolan said that riprap is proposed for Lawrence Circle. He asked if the cul de sac could be designed smaller in size.

Mr. Gaboriault suggested that a hammerhead cul de sac would substantially reduce impact on the wetlands.

Mr. Nolan asked if a two-lot subdivision could be designed off Homestead Drive.

Mr. Gaboriault said that the cost of the land prohibits this as a two-lot subdivision.

Mrs. Bancroft stated regarding the 400-foot radius that is a requirement that has been waived to 275 when there is a good argument for doing so. It was mentioned you couldn't build a driveway around to the back lot from the right side because the zoning requires that the driveway be provided from the frontage. The Bylaw says "the lot must be **able** to provide access from the frontage."

Mrs. Lee Howell said in order to bypass the crossing of the wetlands, would it be possible to access the upper lot through lot 35 with a common driveway.

Mr. Nolan suggested that a very short cul de sac be designed as this plan doesn't seem to solve the problems the Board had. However, making the cul de sac shorter seems to solve the problem.

Mr. Gaboriault said that he could meet the sloping requirements at the end of Lawrence Circle with a 275-foot centerline.

Mr. Nolan said one possible suggestion would be a two-lot subdivision with two driveways off the existing cul de sac.

Mrs. Standley expressed concern that once exceptions are made then anyone who comes before the Board will expect to be given the same exceptions.

Attorney Good said that in response to that type of thinking the entire Subdivision Control Law is not cast in stone. The Planning Board may waive the Land Subdivision Rules & Regulations if it is warranted.

Mr. Sparrow asked what percentage of the third lot is uplands, and lowlands.

Mr. Gaboriault said the lots meet current requirements and asked for some concrete input so that he could design and present an acceptable plan.

Mr. Parker said he also felt that the ideal way to develop the land would be two lots. You would have the consensus of the Board tonight for a two-lot subdivision off Homestead Drive. That would be a minimal construction project.

Mr. Gaboriault said that the only way this would be economically feasible would be to put in a common driveway.

Mr. Sparrow said that the mechanism is a limited project. He would rather see the driveway designed to come through the back. The limited project gives the Commission discretionary powers. They would allow it if there is no other feasible alternative.

Mr. Gaboriault asked what the Building Department would require in order to obtain a building permit.

Mr. Sparrow said he would like to see a hammerhead turnaround on the Lawrence Circle side.

Mrs. Bancroft suggested that this be discussed with the fire chief.

Mrs. Howell said she would prefer that the third driveway go around to the right and bypass the wetland crossing alternative. The impact on the land would be drastic if a wetland crossing were required.

Mr. Nolan said he was not comfortable with the three-lot subdivision.

Mr. Parker said he would have trouble waiving any construction for a three-lot subdivision.

Mr. Gaboriault asked if he pulled the driveway to the 275-foot centerline and all other construction standards could be met, would the Board be in favor?

Mr. Parker said that tentatively this would be acceptable.

Mr. Nolan was concerned that a lot was being created which doesn't seem practicable.

Mr. Gaboriault said this would meet all your requirements except the 400-foot centerline radius. If that were the only waiver, would that be acceptable?

Mr. Nolan said he is still concerned with the back lot and the wetland crossing and he had not heard the Conservation Commission okay the design nor that there is no other practical access.

Mr. Gaboriault said he would definitively need a variance from the ZBA to be able to access the lot as requested by the Boards to go forward with the three-lot subdivision.

Mr. Parker said he would like the slopes to be closer to 4-to-1 than the 2-to-1 shown.

Mr. Gaboriault said he would be willing to follow the fire chief's requirements.

**SOUTHERN ACRES:** The Board is in receipt of a letter dated January 8, 1990, from Mr. Edward Beard requesting an extension of time to February 7, 1990, within which the Board is to make its decision on Southern Acres Subdivision Plan.

**VOTED:** To extend time for decision to February 7, 1990, and to inform Mr. Beard and the Town Clerk.

**PARKING PLAN - PAPA GINO's:** The Planning Board discussed the Papa Gino's proposal and

**VOTED:** To send the following letter to John O'Toole with a copy to the Selectmen:

As you may be aware, the Planning Board met informally with representatives of Papa Gino's on December 11, 1989. The representatives of Papa Gino's requested the Board's guidance on the application of Section 8 of the Zoning Bylaw to the proposed location of a Papa Gino's Restaurant at the current site of the Gay Nineties' Restaurant.

The Planning Board interpreted the introductory paragraph of Section 8.1 of the Zoning Bylaw as requiring in this case that the calculation of additional parking spaces required should be limited only to the section of the building to be affected by the proponent's proposed use. The Table of Parking Standards should be applied to the current restaurant and real estate office to be replaced by the Papa Gino's Restaurant and the resulting number of parking spaces should

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be compared with the required number of spaces for the proposed restaurant use. An increase of less than 15% would not be subject to compliance with the requirements of the Table of Parking Standards.

In the course of the board's meeting, figures were given by Papa Gino's representatives as to the intensity of use for the existing and proposed uses; namely, number of seats, number of employees, counter space and square feet of area open to the public. The Board specifically indicated that the actual numbers would have to be verified to the satisfaction of the Zoning Enforcing Officer. The Board's review was conducted strictly on the basis of those assumed numbers and not actual numbers which had been verified.

The Board requests that you conduct a review of the historical usage of the structure at 541-547 Main Street from the time the parking provisions in the Zoning Bylaw were adopted in 1972 to the present. Such a review would enable you to determine whether prior changes in the use of the building, when combined with the change to a Papa Gino's Restaurant, would amount to successive changes in use with a greater than 15% increase in the parking. If that were the case, the Table of Parking Standards would presumably apply to the new Papa Gino's. We also request that you inspect the proposed site (including the adjacent real estate office) to determine the number of parking spaces that would be required by an application of the parking requirements to the present use. Your determination of whether the proposed new restaurant needs to comply with the Table of Parking Standards should then be based on a comparison of the existing use with a concrete and specific plan presented to you by Papa Gino's showing at a minimum counter and seat space layout and giving peak number of employees. A detailed plan of current and proposed parking should also be presented by Papa Gino's and reviewed by you.

DOE ACRE ESTATES:

VOTED: To recommend the acceptance of Hickory Drive from Farm Street to Station 13+48.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Chairman

MEDFIELD PLANNING BOARD

January 22, 1990

Members present: Gagliani, Nolan and Parker. Mrs. Bancroft arrived following the Cranberry Park hearing.

CRANBERRY PARK DEFINITIVE SUBDIVISION HEARING: Acting Chairman Parker called the hearing to order at 8:10 p.m. Mr. Nolan read the public hearing notice which appeared in the Suburban Press.

Acting Chairman Parker introduced himself and the Board and welcomed those present to the hearing. He said that the hearing would be conducted in accordance with Chapter 41 of the Massachusetts General Laws and the Land Subdivision Rules & Regulations of the Planning Board of the Town of Medfield. He outlined the procedure for the hearing as follows:

1. Applicant or his representative will present plan.
2. The Planning Board will read the Town's engineering review of the plan and have these questions answered.
3. The Planning Board members will be called on to ask questions regarding the plan.
4. Letters from other town boards will be read.
5. Questions will be answered for the public.

Roy Boudette, Cheney Engineering, presented the plan. He said that it is a small, four-lot subdivision off Country Way, abutted on the west by two residences and to the north by the Westwood Gun Club. A 500-foot cul de sac is proposed towards Walpole to provide access for the four lots. When Gun Hill Park was approved there was a stub which we plan to use. The applicant owns land in Walpole which he does not plan to access through this cul de sac. The lots conform to Subdivision Rules & Regulations and zoning. The minimum lot size is 40,000 s.f. with two lots over 100,000 s.f. The property will drain the same as it currently drains, which is toward a large wetland area in Walpole. A catchbasin will be installed on Wood End Lane so that drainage will flow to the north side of the intersection and not sheet over it. The rest of the drainage would be in the subdivision itself. There will be two catchbasins and a double basin half way in with a level spreader at the end of the 15" drain pipe which allows this eventually to drain into the wetland area. Because the subdivision is so small and the subdivision land is so good, the runoff is 3.3 cfs. This is an immeasurable amount in a wetlands area; i.e., less than 1/100ths of an inch. The subdivision will be served by underground

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utilities -- Electric, telephone, gas and cable TV. The area will be tied into the Medfield water system. Sewer is not available. At least three of the lots have passed septic system tests. The plan is sensitive to the wetlands. No road construction will be within 100 feet of wetlands.

Chairman Parker asked Mr. Boudette to describe the roadway.

Mr. Boudette said that the road is 500 feet long. It has a 50-foot wide layout with a 28-foot paved way. A sidewalk and grass strip is shown on one side and a 10-foot grass strip on the other side. The road grade will be 6%.

Mr. Gagliani asked that the sight distance and K factors be explained.

Mr. Boudette said that Whitman & Howard suggested in their preliminary review that the sight distance be waived to 200 feet with the use of K equals 40 for sag curves in order to prevent a large fill for the road. The minimum sight distance is 266 feet. The maximum fill at the end of the cul de sac is four feet. The maximum cut is three feet.

Mr. Parker noted that the reason for granting this waiver is to lessen the fill.

Mr. Boudette said that we now show a maximum grade of 6%. The preliminary plan showed 8%. A K value of 40 was recommended. The K values listed are 24, 29 and 39.

Mr. Parker asked if there were any comments on the EIS. As there were none, the questions and comments contained in the Whitman & Howard report of January 17, 1990, were reviewed as follows:

1. Provide a security bar detail for the flared end section at the end of the 15-inch outlet pipe that will divide the flared end into areas smaller than 9 inches.

Mr. Boudette said he would provide the requested security bar detail.

Mr. Parker asked how far from a designated or other wet area would the spreader be.

Mr. Boudette said that the vegetated wetlands would be 106 feet from the nearest part of the level spreader. He explained that there is an existing large swale in the area. It is not a definite water course. The water from the drainage system will flow out of a 15" pipe to a level spreader. It will flow over the natural ground and go into the swamp. It is the same as proposed on the preliminary.

Mr. Parker asked if there is an easement shown.

Mr. Boudette said that there was a 40-foot easement to the Walpole line.

2. Provide a sketch of the bituminous concrete berm. Show with shading and/or stationing the location of the granite curb.

Mr. Parker said that the Board is changing Plate 9. He suggested that Ken Feeney be asked about the curbing.

Mr. Boudette said he would check this point with Mr. Feeney.

3. Change the proposed sidewalk at the north side of the intersection so that there is not an acute angle of the proposed handicap ramp with the proposed new sidewalk on Country Way.

Mr. Boudette will make the change on the plan.

4. We suggest that a 3/4-inch surface treatment bituminous concrete mix be placed over the entire Wood End intersection from the end of the granite curb on each side. Three key cuts should be accomplished to tie the overlay into the existing pavement. The purpose of this overlay would be to dress up the intersection from all the patches required for extending curbing and utilities.

Mr. Boudette said that a catchbasin will be installed on Wood End Lane in order to keep water from flowing across the street. The street will have to be dug up. All utilities will be coming in. Whitman & Howard wants to have the entire intersection paved - 100 feet long. He said that there would be no problem with that.

Mr. Parker suggested that the applicant make certain that no poles go over to the east side of Wood End Lane.

Mr. Boudette asked that the Town speak to Edison as they would have more power than the developer.

Mr. Parker asked that it be shown on the plan as discussed and Ken Feeney will discuss with Edison.

5. The locations of the trees should be shown on the plans, or a quantity agreed to by the Planning Board added to the plans for bonding purposes.

Mr. Boudette said that it is almost impossible to place trees on the plan. The Regulations say every 40 feet. There is a

statement on the plan that the trees will be planted. There will be an additional note that a minimum of 25 trees will be planted.

6. Add cable to the electric and telephone location on the typical roadway cross section.

Mr. Boudette said that will be added.

7. We recommend that a detail be provided to show how the proposed LeBaron L-204 trap will be hung on the structure. Is the hanger cast in the structure, or bolted to the wall. If it is bolted, then provide stainless steel bolts.

Mr. Boudette said that they were proposing a gas trap that could be removed easily. A detail will be provided on the plan. It is very simple to take it off. There are no moving parts. Just the hood itself.

Mr. Parker said that concluded the Whitman & Howard review.

Mr. Parker said that 50 days have gone by and no letter has been received from the Board of Health. This means that it is deemed approved.

Mr. Boudette said that the applicant will regrade in the area of Station 1+50 to the natural ground. In that area, when the time comes to build the road, it will have to be excavated. All material must be removed to natural ground.

Mr. Parker asked if this will correct basic problems which exist in this area.

Mr. Boudette said it would as the sinkholes are caused by the boulders.

Mr. Gagliani asked what the rate of flow is at the end of the pipe.

Mr. Boudette said it is a maximum 3.3 c.f.s. All calculations were done under frozen conditions. A detail will be shown as far as the grate is concerned.

Mr. Parker said that you can go up to 100 feet away from the wetlands without permits. Are you doing enough at the end of the outfall to prevent erosion and keep it natural. He asked about the 10" level spreader which is trenched.

Mr. Boudette said once construction has begun there will not be any problems. The trench must remain open until construction is completed.

Mr. Parker asked about vegetation after the stones have been set. He asked if that would be a problem.

Mr. Boudette said it would not be a problem. It is all rock and there is no sediment. It is easy to clean.

Mr. Parker asked where the water ends up.

Mr. Boudette said that it ends up in Mill Brook.

Mr. Parker asked if there was a problem on Wood End Lane with street drainage.

Mr. Nolan said a waiver for the offset cul de sac was not included. He asked why that design was chosen.

Mr. Boudette said it fits the topography better in this configuration.

Mr. Nolan asked that a note with respect to the additional levelling coat at the intersection be put on the plan. It is noted that increased drainage will be going out to the wetland?

Mr. Boudette said that every subdivision is different. In the preliminary plan, this is the same exact way presented then. That we not provide for any flood storage because the storage is so slow. Nothing was said about it. It was in the drainage calculations. There is such a small amount of runoff and such a big area. They were pointing out that you don't want an increase. I am sure Whitman & Howard is satisfied with it because they did not mention drainage in their report. There is an increase of 3.3 from postdevelopment to predevelopment.

Mr. Parker asked to have his memory refreshed regarding the preliminary plan. Could you go over the history of the cart path?

Mr. Boudette said it is not on the plan any more. It is on the ground. It is Old Mount Nebo Street that was abandoned in the 1800's. It still exists on the ground. It is located to the rear of the houses on Wood End Lane. At one time it went to Route 109. It is my understanding that Mr. Stivaletta, when he owned the property, retained his rights in Old Mount Nebo Street. The applicant has purchased the land from Mr. Stivaletta.

Mr. Parker asked if there is anyone other than the applicant who has rights on this road.

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Mr. Bancroft answered that it is a legal question of some obscurity. People who have used the way will claim the right to use it. In that particular area, people have the right to pass but do not own in it in fee.

Mr. Parker requested that the right of way be shown on the plan.

Mr. Nolan said it is important to have that on the record so that people are not surprised by it later on. It is information which should be shown on the plan.

Mr. Gagliani agreed that it should be shown as someone may have a legal right to it.

Mr. Parker asked if the upland requirement on each lot could be met.

Mr. Boudette said that on a 40,000 s.f. lot you need 32,000 s.f. of uplands. He pointed out the low land and upland of the lots.

Mr. Parker asked if the number of waivers requested was resolved.

Mr. Boudette said a waiver would be required on the vertical curve and the K value.

Mr. Parker noted that any deviation from the Subdivision Rules and the section which governs it should be listed on the plan.

Barbara Sugrue expressed concern regarding the drainage as the plan shows that the drainage pipe will start 300 feet back on the Country Way extension and the blueprint shows the road higher than the driveway.

Mr. Boudette said that because of the required slope easements, we want to regrade your backyard so that the water will run naturally to the street above ground.

Mrs. Sugrue said she is not convinced or sure that the easement should be granted. She questioned why her yard needed to be regraded in order to make the drainage work.

Mr. Boudette said we are trying to make the area better.

Mr. Bancroft reported that currently there is quite a pitch going to Mrs. Sugrue's backyard which he presumed collects water. We are proposing to fill the hollow to level the back yard.

Mrs. Sugrue asked why the drainage pipe starts 300 feet back.

Mr. Gagliani said that our Rules & Regulations state that no more water should drain on your land after the road is constructed than before construction. He explained that the reason for the bituminous berm curb is so that the water will stay in the street system.

Mrs. Sugrue said that the street is at elevation 208 and her garage is at 199.

Mr. Gagliani said that Wood End Lane is at elevation 206 and your driveway is at 199 and you don't get water now. The change should not affect your driveway. It is 99.7% sure that the filling mentioned will not be of concern to your garage. The regrading of your yard appears to be an improvement to your yard.

Mr. Boudette stated that no water will flow from the street onto the Sugrue property. It will flow from your property to the street.

Mr. Parker suggested that Mrs. Sugrue might want more detail in the form of a drawing which explains it a little better. He said that the one-foot contours on the plan are pretty close. What happens on private property is not a part of the subdivision.

Mr. Nolan said that the Board needs the sloping easement in order to approve the plan.

Louise Garrison asked if the easement is a key factor in having the plan approved.

Mr. Nolan said that the plan could be approved with a condition that the easement be obtained.

Mr. Bancroft stated that it is difficult for the applicant because we can't find out what easement is required. If this plan is acceptable to the Planning Board, why do you not sign it?

Mr. Nolan said it could be approved with a condition and the plan would not be signed until that condition is met.

Mr. McKeever asked how far down Country Way the catchbasin is proposed.

Mr. Boudette said it would be at Station 2+90, approximately 300 feet.

Mr. McKeever said that one of the plans show that Country Way

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has a 6" water pipe. He is concerned that this will have an effect on his water pressure. Currently his water pressure is O.K. but he doesn't want it to change. What is the sight distance going to be on new Country Way?

Mr. Boudette said it was 266 feet.

Mr. Gagliani moved to send a letter to the Police Chief requesting he look at Country Way and Wood End Lane for the purpose of whether "Stop" signs should be required. His report will be part of the approval process.

Mr. McKeever said he heard handicap access mentioned. There is no other handicap access around. Will the new Country Way be the same width as the old Country Way?

Mr. Boudette said it will be a 28-foot wide road (Mr. Boudette came into the office after having measured Country Way with Ken Feeney and said that the current pavement is 28 feet.).

Mr. Parker said that a 28-foot road is not a wide road. A 28-foot road allows two cars to pass and allows parking on two sides of the street. There are some members of the Board who would allow a road a few feet narrower.

Mr. McKeever went on record as being in favor of the subdivision and a narrower road.

Mr. Gagliani spoke in favor of a 28-foot wide road.

Karl Hardy, 113 Wood End Lane, and his mother spoke in favor of the plan.

Whitman & Howard will be contacted to be sure that it is agreed that the additional 3.3 c.f.s. of drainage into a bordering wetland is insignificant.

The hearing was adjourned at 10:00 p.m.

CONTINUATION OF PLANTATION ROAD SUBDIVISION: Acting Chairman Parker stated that the applicant did not submit his revisions until January 18th and the Board was unable to properly review the updated plan.

A letter has been received from the Board of Health disapproving the Plantation Road subdivision.

Plantation Road subdivision hearing will be continued to February 5th at 9:15 p.m.

PONDVIEW AVENUE AND STUART STREET: Mr. Allison met with the

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Board to request that Pondview Avenue and Stuart Street be on the list for acceptance at the Annual Town meeting in April. Unfinished items include easements from abutters for misplacement of sidewalks and utilities and the patches have not been made. Mr. Feeney would like to have the road slurred before acceptance.

The Board asked to have Town Counsel Fuller write a contract for a reimbursement guarantee for expenses which the Town would incur if the streets were not ready for acceptance.

HUTSON PINES: The Board reviewed the Claypit Road report from Whitman & Howard and noted that the bounds were not in place. There is a concern that the wall might be within the layout and if so there could be a problem.

SOUTHERN ACRES: A copy of a letter from Mr. Beard to the Board of Health was read. No Planning Board action required.

LEUDERS - BROOK STREET: A copy of a letter to Mr. Leuders from the Zoning Enforcing Officer was received requesting that he complete the site work as shown on his approved site plan. No Planning Board action required.

SIGN ADVISORY BOARD:

VOTED: To appoint Jane Kimball to the Sign Advisory Board for a three-year period.

MASTER PLAN IMPLEMENTATION COMMITTEE: The Board is in receipt of a resignation from David Strimaitis.

VOTED: To accept his resignation with regret and thank him for the work he has done for the Town.

VOTED: To appoint Diane Yurkofsky if she is willing to serve.

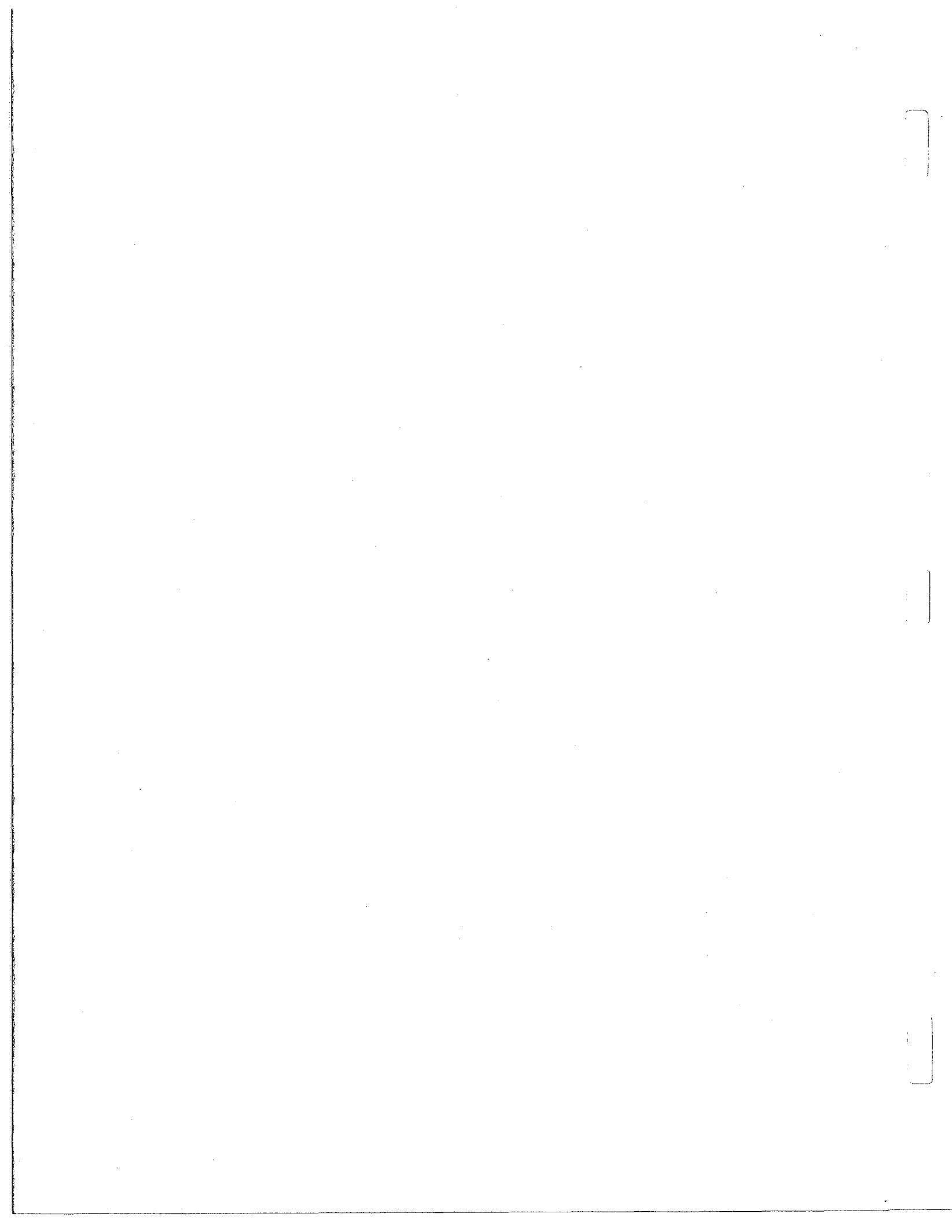
ANNUAL REPORT:

VOTED: To approve with changes by Mr. Nolan.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Steven M. Nolan  
Secretary Pro Tem



MEDFIELD PLANNING BOARD  
January 29, 1990

Members present: Bancroft, Gagliani, Nolan and Parker.  
Others attending: Robert Mannino, Chairman, Historical Commission; Ms. Cynthia Warren, Sidney Vaughan, Robert Borrelli and others interested in Claypit Road subdivision.

Mr. Robert Mannino met with the Board to discuss the procedure to be followed when Section 4.2.8, which reads as follows: "Medfield Historical Commission Report. A written statement from the Medfield Historical Commission describing any significant historical or archaeological features on the site with guidance to developer regarding compliance with any statutory regulations." goes into effect.

This addition to the Subdivision Rules & Regulations will require the developer to meet with the Historical Commission to determine if there are any historical or archaeological features to be preserved within the proposed subdivision.

Mr. Mannino asked what the frequency of these meetings might be and suggested that a member of the Commission could review the plan and determine if there is a possibility of historical features being present.

Mr. Mannino said he could be reached at 508-879-7330, Ext. 6151, if anyone wanted to inform him of new plans. Eleanor Anes or Paul Nyren could also be contacted.

CLAYPIT ROAD DEFINITIVE SUBDIVISION: Vice Chairman Parker called the public hearing to order at 8:35 p.m. Secretary Bancroft read the notice of the meeting which appeared in the Suburban Press.

Mr. Parker introduced the Board and stated that the hearing would be conducted in accordance with Chapter 41 of the Massachusetts General Laws and the Land Subdivision Rules & Regulations of the Planning Board of the Town of Medfield as follows:

1. The applicant or his representative will present the plan.
2. The questions raised by the Town's engineering review will be read. The applicant will answer the questions.

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3. The Planning Board members will ask questions regarding the plan.

4. Letters from other Town boards will be read.

5. Questions by the public will be heard.

Attorney Cynthia Warren and Sidney Vaughan represented the applicant, Robert Borrelli. Ms. Warren said that preliminary discussions had been held on the plan. The plan was sent to Whitman & Howard for review and all items covered in the review have been incorporated into the current plan except for Item #5.

Mr. Sidney Vaughan said that this is a one-lot subdivision. He pointed to Claypit Road, which is 20 feet in width. He reported that Mr. Borrelli had donated 20 feet of land to make a 40-foot layout. Claypit Road is an ancient road. Whether or not it is a town way is a legal problem. If subdivision approval is granted, Mr. Borrelli will install drainage and will grade and pave the road. The road as shown has a turnaround with a 40-foot radius. The street pavement would be 24 feet wide, which is in keeping with the neighboring roadways. All the drainage would be collected and redirected to the wetlands where it goes now, which is the Army Corps land which was taken for flood purposes. The right-hand section of the plan shows existing contours. The drainage goes very close to the abutting house. Without rebuilding the road there isn't any way to prevent that without filling the corner lot to deflect water off both streets. There is a grade of 2.4% at the intersection, then it stays at 1%, which is a minimum grade down to a catchbasin at the end of Pine Grove Road. The remainder of the drainage would be deposited in the Army Corps land. It will be collected into two catchbasins. It will continue to flow where it has always gone. The only difference here is that we have taken it farther and gone off the adjacent land on both sides of the parallel. That would mainly be land of Bell. This would probably help to dry up the properties along Causeway Street because the water would be collected and carried beyond these lots to the Army Corps land. The water flows overland beyond the outfall 30 feet into the Army Corps land. Regarding Item #5, Whitman & Howard wanted us to channel the drainage in a swale beyond the outlet. Mr. Vaughan did not think the Planning Board would want a ditch dug on Army Corps land.

We are providing two catchbasins at the intersection, where the storm water always has sheeted across Causeway Street. It is entering at a slightly different point about 40 to 50 feet to the northeast. It is not concentrated. It is not a large quantity of water. The subdivision will be serviced

with sewer and water. There is gas in the street and it will remain in the street. It is currently at a proper depth as is the water. The electricity, cable and telephone will be underground.

Mr. Parker asked that Mr. Vaughan comment about the waivers being requested.

Mr. Vaughan: (1) There is no Environmental Impact Statement (4.2.1.j). Impact on the land is not that great. We are taking a driveway or a dirt road and are changing the grade ever so slightly. Environmentally we are improving the situation on the corner lot.

(2) 40-foot wide layout. Increased size from 20 to 40 feet to be in conformance with the general neighborhood.

(3) 24-foot pavement instead of 28. Causeway Street is much narrower than 24 feet of pavement. A narrower roadway reduced from 28 to 24, means a savings of approximately 20% in the runoff.

(4) There is no sidewalk proposed as it would only serve one house.

(5) There is no granite curbing proposed. Bituminous concrete pavement is shown throughout.

(6) Cul de sac radius is 40 feet in keeping with the neighborhood and that is the maximum that can be obtained with a 40-foot layout.

The Whitman & Howard engineering report dated January 16, 1990, was reviewed as follows:

1. DETAILS FOR THE CURBING, SECURITY BARS FOR THE FLARED END SECTION, CATCHBASIN AND CURB INLET BE PROVIDED. WITH SMALL PROJECTS, THESE ITEMS TEND TO BE IMPROPERLY CONSTRUCTED.

Mr. Vaughan said that this detail is now shown.

2. GRANITE CURBING IS REQUIRED AT THE STREET RADIUS WITH CAUSEWAY STREET. TRANSITION PIECES ARE REQUIRED IF THERE IS NO BERM IN CAUSEWAY STREET.

Mr. Vaughan said that they are asking for a waiver on granite curbing because there is no curbing on Causeway Street.

Mr. Gagliani asked what the width of Causeway Street is.

Mr. Vaughan said that it varies from 22 feet to 18 feet.

Mr. Gagliani suggested that looking at maintenance from the town point of view granite should be installed. The Board should take a look at that request from Ken's standpoint. There is a reason for the request. This is a small cul de sac and should be look at from both sides.

Mrs. Bancroft asked if this would be a private way or be turned over to the town.

Mr. Borrelli said he would like to turn it over to the town eventually.

Mr. Gagliani said the Board will get an opinion on the curbing from Superintendent of Streets.

3. A MINIMUM OF A 25-FOOT RADIUS BE REQUIRED FOR THE INSIDE CORNER OF CAUSEWAY STREET AND CLAYPIT ROAD. THE PROPOSED RADIUS SCALES AT ABOUT 10 FEET.

Mr. Vaughan said that this has been changed to a radius of 25 feet on the plan. He does not want to change Mr. Naughton's driveway because it is steep enough already. He did not feel that a 25-foot radius would be preferable to the 10-foot radius.

4. THE PROPOSED RADIUS OF THE CUL DE SAC PAVEMENT IS 40 FEET.

Mr. Vaughan said a waiver is being requested. If the cul de sac were larger, it would push the house location back further and would be very hard to fit in the area and meet the driveway beyond.

(The fire chief will be asked if the proposed radius would be adequate for fire trucks.)

Mr. Parker asked what would be gained if we didn't require the turnaround.

Mr. Vaughan said that the drainage could be shortened by 30/35 feet and the house could be moved that same distance closer to the street. Service lines would be shorter and considerably less fill would be required. Wherever the house is placed, you would have a walkout basement. He said that they are trying to design something that will drain properly.

Mr. Parker asked where the house would be moved in conjunction with the drainage. Where would you relocate the drainage? Would the house be centered in the lot but moved closer to the street?

Mr. Gagliani said that if we did not require the turnaround and it became a town road, plowing would become an issue.

5. A SWALE AND ITS EASEMENT SHOULD BE PROVIDED THAT WILL CONNECT THE END OF THE DRAINAGE SYSTEM TO A STREAM. THE SWALE SHOULD BE DESIGNED SO THAT THE STORM WATER WILL NOT CAUSE EROSION OF THE SWALE.

Mr. Vaughan said he would have no right to construct a swale on the Army Corps land.

Mr. Parker said that the town's requirements are that the water be directed toward the nearest water course.

Mr. Gagliani suggested that the level spreader be built further back with riprap to break up the water and slow it down. A detail should be required for that.

6. NO STATIONING ON THE PLAN VIEW THAT SHOWS THE ALIGNMENT OF THE PLAN AND PROFILE VIEWS. THE PROPOSED 141-FOOT CONTOUR CROSSES THE STREET, BUT ALL GRADES ARE SHOWN BELOW ELEVATION 141 IN THE PROFILE VIEW.

Mr. Vaughan said that has been added and corrected.

7. SUGGEST THAT THE SEWER AND GAS SERVICE LINE BE SHOWN ON THE PLAN VIEW.

Mr. Vaughan said that this has been shown.

8. WILL STREET TREES BE REQUIRED? Street trees will be planted in accordance with Section 5.2.1.11. Approximately 15 red sugar maples will be planted.

9. IS A WAIVER REQUIRED FOR THE SIDEWALK? Mr. Vaughan said that the waiver will be put on the plan.

10. MONUMENTS SHOULD BE PROVIDED. Mr. Vaughan said that six monuments will be located. On the street line at the junction of two property lines - not at an angle to the street.

11. WE DID NOT LOCATE A BENCH MARK. Mr. Vaughan said that had been added to the plan.

Mr. Parker said that completes the Whitman & Howard review of the plan and asked Board members for questions.

Mr. Gagliani asked what the basement floor level would be for the new house.

Mr. Vaughan said it would be at elevation 136.

Mr. Gagliani said that a question pertinent to the whole thing is ownership of existing Claypit Road. He questioned if the Board has the right to approve a subdivision on what may be another person's property.

Cynthia Warren: This is a private road. Any landowner which abuts a private road has an easement to use the way. The land owners own half of the 20-foot wide easement to the centerline of the road itself. Once it is used it is passed successively by lot to the next. The right to improve is by implication and it includes grading and filling.

Mrs. Bancroft asked if any one abutter can improve the road without the approval of the others.

Ms. Warren said that there is case law that has been determined that allows this and cited Town of Needham vs. Ellen Canavan.

Mr. Gagliani asked if the abutters have the right to improve the road over any easement.

It was noted that Mrs. Champagne's property and the new lot would be the only abutters who have their access from the extension of Claypit.

Mr. Vaughan: We have tried to match the levelled portion of the roadway so that we would not disturb the water and gas pipes under there and not have to change the grading of the abutters on the northeast side of the road. We would meet the Champagne's driveway. We have looped the turnaround so as to direct water around the outside and into the catchbasin.

Mr. Parker: If we eliminated the turning area would it change the grades?

Mr. Vaughan: If we raise the grade, we are going to have to raise the proposed house to match it.

Mr. Nolan: The property does have the rights. There is an easement in the chain of title over that property. Back to the turnaround. If the turnaround were included in the layout, the lot would fall below the minimum square footage required by zoning.

Mr. Vaughan: This is a temporary turnaround. If the Army Corps wanted to extend, they would take pavement out of the turnaround and extend the road. If the Army Corps wanted people to come into Rhododendron Swamp, they could put in a parking lot and extend the road.

Mr. Parker: I think it is a stretch to call this a temporary turnaround. Commonsense dictates that road would never go any further. From the town's view, I would not call it a temporary turnaround.

Mr. Nolan: If the town were to take it, the town would want the entire turnaround. The town would take it and would make the lot nonconforming. Is that why it was made by easement?

Mr. Parker said that there are arguments for not having a turnaround. Does anyone have an opinion at this time? I would be interested in the sense of the neighborhood.

Mr. Gagliani suggested that the easement be worded so that all abutters could use the full 40 feet.

Mr. Parker: What are the liabilities for the abutters? Could it be increased because of the way?

Mr. Nolan said a contract could be made.

Mr. Gagliani: For one lot we suggest as part of our approval that the maintenance of the property goes to the property owner of the new lot and not to the other abutters.

Mr. Gagliani suggested that should be part of the deed so that when the road is approved it will include this requirement.

Mrs. Champagne: I have some concerns. I have lived down there a good many years and always seem to be on the short end of the stick. The town never put the road back in order after installing the sewer. It is an eye sore. The sewer line crippled us completely. It is an ancient town road. When I first moved here they plowed it. Now that the children have moved away they don't plow it any more. We never found out if Mrs. Bridge sold the road itself. Is enlargement considered improvement? How can they improve what isn't theirs? If it were mine I would want to do the same thing. My biggest concern is it really his to take. Could I take it? What is the difference between Bob (Borrelli) and I (Mrs. Champagne) regarding the right of way?

I don't want a large parking lot and a play area for kids. We have enough now. If you do change it I would like to think it would benefit me. It is nice to be so close to the center of town and still have your privacy.

Mr. Parker: What I understand from an engineering standpoint, your access would be greatly improved. You would not have water coming onto your property. Mrs. Champagne has asked about Mr. Borrelli's rights to that road. I want to be sure that we all understand why he has the rights to improve Claypit Road.

Mr. Nolan: It looks like the easement is on the other side of the way. He is dedicating a 20-foot area. He has the right.

Mrs. Bancroft: Does Mr. Borrelli own the land to the south of the private way?

Ms. Warren said that there are common law rights.

Mr. Jenks: Land that Mrs. Bridge owned in total was not sold to Mr. Borrelli. It would seem to follow that Mrs. Bridge is still owner of the land which would landlock Mr. Borrelli's lot.

Mr. Vaughan said he created the additional 20 feet of widening Claypit Road from existing 20 feet to 40 feet after Mr. Borrelli bought it from Mrs. Bridge.

Mr. Nolan: She conveyed her land to the old Claypit Road.

Mr. Vaughan said he relocated Mr. Borrelli's sideline of Claypit Road to make the entire street 40 feet wide, it having been 20 feet wide for years.

Ms. Warren: The land abutting Claypit Road was subdivided several times. All the lots are bounded by Claypit Road. A grantor conveys land by a private way. The right thus anticipated by the grantee is continual. Ms. Warren cite Murphy vs. Brockton as case law on this.

Mr. Nolan: This plan shows that Mrs. Bridge owned 20 feet. When this ANR plan was done, the description was done.

Mr. Gagliani: When Mrs. Bridge acquired the property there was a 20-foot strip that wasn't transferred as part of the title.

Mr. Jones: I would like to know the elevation difference

between Causeway Street which has no drainage in it and Claypit Road. The amount of water which Claypit will receive from Causeway is a concern.

Mr. Vaughan: Causeway Street is elevation 141.2. The low point in Claypit is approximately 139.

Mr. Jones: That means another Charles River going down Causeway Street.

Mr. Vaughan: We are picking up what is going across Bell's property and carrying it down to the Army Engineers land.

Mr. Jenks: The house at the back of Naughton's is at elevation 150. Behind my house it is elevation 157. All of Pine Grove Road drains down to Claypit. I have an underground pipe to Claypit. There has been some concern expressed if a road is constructed it will have a damming effect and back water into our basement.

Mr. Vaughan: We are not changing the grades of existing Claypit Road. The left sideline of the existing roadway would remain pretty much as it is now. A drain is proposed under the street.

Mr. Jones: I am still confused about Causeway Street and proposed Claypit Road.

Mr. Vaughan: It will take water off of Causeway Street.

Mr. Jones: All the water that comes down Causeway Street is like the Charles River and spreads out all over.

Mr. Vaughan: The gutter line on new street will not be changed. 141.2 at centerline. It could be 142. Then it would go down to elevation 139 whereas right now it goes down to 138.

Mrs. Champagne: I always get stressed as a single person at the end of that road. I always dread coming home at night and not being able to get onto the road. Say Mr. Borrelli gets his needs met and we do not. What type of tie up would there be? When they did the sewer they never fixed the road back to original.

Mr. Parker: You would have to have access.

Mr. Parker recommended that the hearing be continued as there are important questions which haven't been resolved.

Mr. Nolan: Ownership of land. I think everyone is concerned that there are rights in that easement that can be granted to

the applicant. I think the best way is through title insurance. If we are suggesting that the other rights be granted by easement over that way it would give the Board comfort.

Check with Fire, Police and Highway Superintendent regarding turnaround at the end of Claypit Road.

Mr. Borrelli said he would be willing to pave from the end of the road to Mrs. Champagne's driveway.

Mr. Jenks: From an aesthetic point of view I would rather not see a large turnaround.

Mr. Parker said that it is necessary to have a measurement of the ground water depth within the roadway.

The hearing will be continued to February 26th at 8:30 p.m.

REGIONALIZATION: The Board is in receipt of an inquiry from the Selectmen regarding regionalization of planning and engineering.

VOTED: To respond that our engineering services are done on an as-needed basis by a private consultant, which is a very satisfactory arrangement. Our in-house planning staff, one full-time administrator, meets our needs but is fully occupied and would not have surplus time to share with other towns. However, although not in a position now to share services, the Planning Board welcomes a greater exchange of planning information among our communities, and would be glad to contribute in any way possible to such an exchange.

SANDERS WAY ANR PLAN: The Board is in receipt of a Plan of Land located on Sanders Way and Main Street, owned by Sanders-Smith Realty Trust, 402 Main Street showing two lots, on plan drawn by Land Planning Engineering and Survey, dated January 17, 1990.

VOTED: To sign the above-described plan.

CRANBERRY PARK: The paved section of Country Way is 28 feet wide.

ZONING CHANGES: It has been suggested that the Board's proposal to omit Sections 10.3.3 and 11.3.3 from the Zoning Bylaw does not accomplish the intended purpose. A suggested word change is to add "maintenance of municipal facilities such as water works, pumping stations, existing public ways and parks shall not be subject to a special permit under this

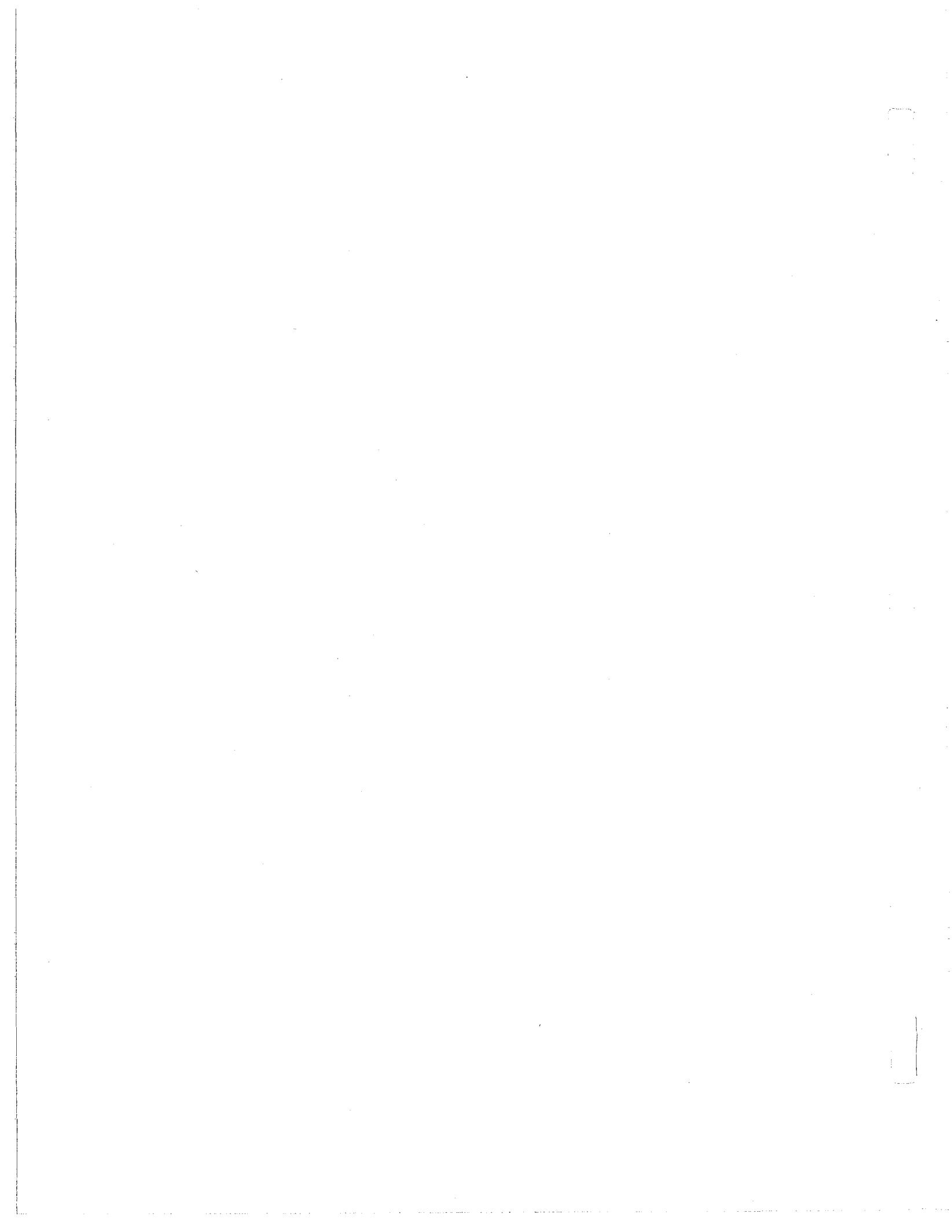
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section.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
February 5, 1990

Members present: Bancroft, Codispoti and Nolan. Others attending: MPIC Chair Martha Smick and committee; Matthew Smith, Norwood Engineering.

The meeting was called to order at 8:00 p.m. by Chairman Codispoti and the following business was transacted:

MPIC PRELIMINARY REPORT: Mrs. Smick submitted the Preliminary Report to the Planning Board from the Master Plan Implementation Committee so that Board members could have an opportunity to review the report prior to this meeting.

Mrs. Smick suggested that the best way to recommend land use strategies for Medfield through 2014 would be to draw up a multicolored plan similar to one that the Town of Concord had devised, which was shown to the Board.

Chairman Codispoti said that the MPIC has responded to the objectives of the Board and encouraged that this kind of program go forward. He noted that the details need to be worked out and asked how long is it estimated that it would take to get the various phases completed.

Mrs. Smick said that it would be an 18- to 24-month project. A full membership is needed in order to carry out the program. Mrs. Smick also said that funding is an issue.

The following steps have been proposed by the MPIC for land use strategies for Medfield through the year 2014:

1. Create a composite assessors' map delineating each parcel colored "green" for permanently protected land, "brown" for parcels already developed, and "blue" for wetlands and flood plain districts.
2. Estimate the development potential for parcels where change can take place in order to get a sense of "where" and "how much" change will take place. Next develop fiscal and traffic models of the town against which to test the potential land use, fiscal, and traffic impacts and implications of existing zoning and development trends.
3. Various overlay maps should be prepared to identify different public interests on a parcel-by-parcel basis.

4. Public input is essential and a townwide public land use forum to discuss the matter is proposed. This could be the basis of zoning changes.

5. A program of outreach to key landowners is an essential ingredient to the success of this process.

6. A long range planning committee to replace the MPIC was proposed.

Mr. Nolan asked what is envisioned to come out of the forum and what is envisioned as a follow up.

Mrs. Bancroft said that the Open Space Planning Committee appointed by the Selectmen worked under a state grant and came up with a five-year implementation plan. She said that many of the objectives of the MPIC and the Open Space Planning Committee are similar and suggested the melding of the two committees.

Chairman Codispoti asked Mrs. Smick what the next step in this proposal would be.

Mrs. Smick said that her first request would be additional help on the committee and asked that a full complement of people be appointed to this committee. She asked that the Planning Board keep the Selectmen informed and prepare letters of introduction to other committees stating the objectives and each individual committee's role in meeting those objectives.

Mr. Nolan suggested that the Affordable Housing Committee be used as a resource.

Mr. Codispoti said that criteria might be phrased in the form of a visionary statement for the town. He suggested that the chairs of the MPIC and Open Space Planning Committee and a few others from each committee meet and look at an approach to getting the project under way.

Mrs. Smick reported that the next meeting of the MPIC is February 22nd at 8:00 p.m.

Mrs. Bancroft suggested that the MPIC be eliminated and a long range planning committee be appointed in its place, using personnel from both committees.

The MPIC will meet with the Planning Board again when they have additional information to discuss.

PLANTATION ROAD DEFINITIVE SUBDIVISION HEARING - CONTINUED:

Mr. Matthew Smith, Norwood Engineering, noted that at the last meeting the Board asked that the original topography be shown - that is the topography which existed before any filling had been done on the site. He said that two feet of fill has been put on this area, changing the elevation from 184 feet to 186 feet. Now there is a road/pathway drive that goes through the hill. The drainage has been changed a little bit in response to Whitman & Howard's comments. Mr. Smith has lowered the drainage to an invert closer to the existing conditions. It has been dropped to elevation 186.15 to bring all the water to the wetlands. By changing the direction of the drainage, there is less drainage going into Liberty Road. The concept has been changed a little bit. He said he still liked the idea of leaching basins. They take into account some of the oils, etc., that come off the street. They are an added benefit to the street. He did not feel they were necessary but he felt they were a good thing. He said they have been deleted from the plan and asked permission from the Board to put them back. He felt the leaching basins would give added protection to the Town. The leaching basins would be sized for a 100-year storm. He said that they are going to the EPA for an amendment in the order of conditions. This plan significantly decreases drainage. To put leaching basins in would be positive.

The Whitman & Howard February 1st comments were reviewed as follows:

1. It was recommended that a note and a delineation be made to demonstrate the 1976 topography on the plan.

2. A review of the 1976 plan shows that the depression bounded by the 184 contour east of the proposed road used to be a wetland with a water surface elevation of 183.4. The area is not a wetland anymore, but will be subject to ponding water from high water table. The roadway will be elevated enough so that the water table will not be a problem. Whitman & Howard suggest that foundations be kept a minimum of two feet above this elevation.

3. It appears that the drainage calculations have been underestimated at peak runoff from the site. It was recommended that a "C" factor be demonstrated by using an estimate of houses and driveways and a determination of the "C" factor using the amount of impervious area, lawn and woods. A detention or retention basin may be necessary for the site. Leaching structures are not recommended unless they are part of a retention basin design to allow for frozen ground conditions.

A question was asked regarding "C" factors. "C" is a factor between 0 and 10, which is the degree of imperviousness of the site. For example, pavement is high and fields are low.

Mr. MacKinnon asked for a demonstration that the "C" factor is correct. Mr. Smith will recalculate the factor.

Other letters used: "I" - intensity of storm  
"A" - area  
"C" - level of imperviousness

Mr. MacKinnon requested that a drainage watershed be shown on the plan to show what the calculations were that came to .3. If that figure is incorrect, the pipes in Liberty Road are undersized. There are logical retention areas. Mr. MacKinnon said he did not like leaching structures because of the long-term maintenance, which will be an added expense for the town. An open retention/detention basin that the town can go into is better from a maintenance standpoint.

Mr. Smith suggested a new set of calculations as he does not want to use detention basins.

Mr. Nolan asked where the Liberty Road drainage goes.

Mr. Smith said it goes to a four-acre parcel owned by the applicant. Then it goes under Plain Street in two 12" concrete pipes and one 24" concrete pipe. The drainage easement has been granted and the pipes have been installed.

Robert Ewing: What is Parcel G up there?

Matthew Smith: It is a triangle which will be deeded to the abutting property.

Allen Joffee, 24 Oriole Road: Please explain the flow of the drainage.

Mr. Smith: In 1975 there was a large wet area. The wetland is filled. Now there is a house on it.

Mr. Nolan: In the previous Whitman & Howard Report it was noted that the elevation of the flared end is above the existing low point and would create a retention pond.

Mr. Smith: This has been fixed. It is shown on page 4. It was at elevation 187 and now it is at 186.15.

Mr. Nolan: As you design the system now, there is an increase of 6 cfs in your outfall under existing conditions. Will it change those numbers? Assuming leaching basins are silted in, will you still be at the same level?

Mr. Smith: If they silt up there will still be some volume. It is not designed to overflow for a 100-year storm. If it fails, I tie it into other drainage.

Mrs. Bancroft: Are the leaching basins the same basins or do they have additional storage?

Mr. Smith: It would be six feet in diameter and four feet high. It would be under the street. It would be similar to a detention basin.

Mr. Nolan: That would be extra volume. What effect does the addition of 6 cfs have to the area. Can it handle 6 cfs?

Mr. Smith: The 6 cfs can be handled. Can I make a request? Could I talk with Dale directly and limit the scope of the discussion.

Mr. MacKinnon: First, are you going to allow an increase offsite? If not, will you use leaching catchbasins for the decrease.

Mr. Codispoti: My preference would be not to go to leaching basins.

Mr. MacKinnon: I have no problem at all going down the lot line with drainage.

Mr. Smith: Why don't I move the basins out from under the street?

Mr. Nolan: What are the effects?

Mr. MacKinnon: I don't think the 15" pipe is sufficient for a storm.

Mr. Codispoti: Now we have two outfalls to the water course.

Mr. Nolan: I am not excited about letting the offsite flow increase. Maybe this is a case where an increase has no impact and we shouldn't be too strict about it. I am concerned that we have a total lack of standards.

Mrs. Bancroft: We need to develop a more clear policy about runoff. We seem to like the idea of natural storage areas if water is not going to cause a flood.

Mr. Nolan: As to the issue on the leaching catchbasins, I would like to see the calculations done as if they are not there.

Mr. Smith: You have worst case now. We are talking about leaving them in.

Mr. MacKinnon: Are you proposing putting them in the street paving area? I have a problem putting water directly underneath the road pavement. I thought they were going into leaching structures that were off to the side.

Mr. Nolan: Suggested that regular catchbasins be installed in the roadway. Leaching catchbasins could be placed within the right of way, but not under the paved road itself.

Mr. Smith: I will put the two leaching basins in the grass strip and submit the calculations. They will be tied into the pipe system.

Mrs. Simchock, 26 Oriole Road: There is a driveway along lot 2 and I don't know why it is there. Why is there a long driveway thing where they messed up the hill.

VOTED: To extend the time within which the decision on Plantation Road is to be made until March 1, 1990.

Mr. MacKinnon asked what kind of a policy are you going to set on small projects that are proposing increases in runoff.

The Board will consider Mr. MacKinnon's question.

SOUTHERN ACRES DEFINITIVE PLAN:

VOTED: To extend the time within which a decision is to be made on the Southern Acres Definitive Plan to March 14, 1990.

ZONING CHANGE - SPECIAL TOWN MEETING:

VOTED: To submit an article to Town meeting regarding the changing of the aquifer zones in accordance with latest study.

CLAYPIT ROAD DEFINITIVE SUBDIVISION PLAN: The Board is in receipt of a request from Cynthia Warren, attorney for Robert Borrelli, to extend the time within which a decision must be made on Claypit Road Definitive Subdivision until March 14, 1990.

VOTED: To extend the time to March 14, 1990.

LIBERTY ROAD: The Board is in receipt of a report from Superintendent Feeney that the Liberty Road/Granite Street street sign has not been installed.

VOTED: To send a letter to Mr. Manganiello requesting that the street sign be installed.

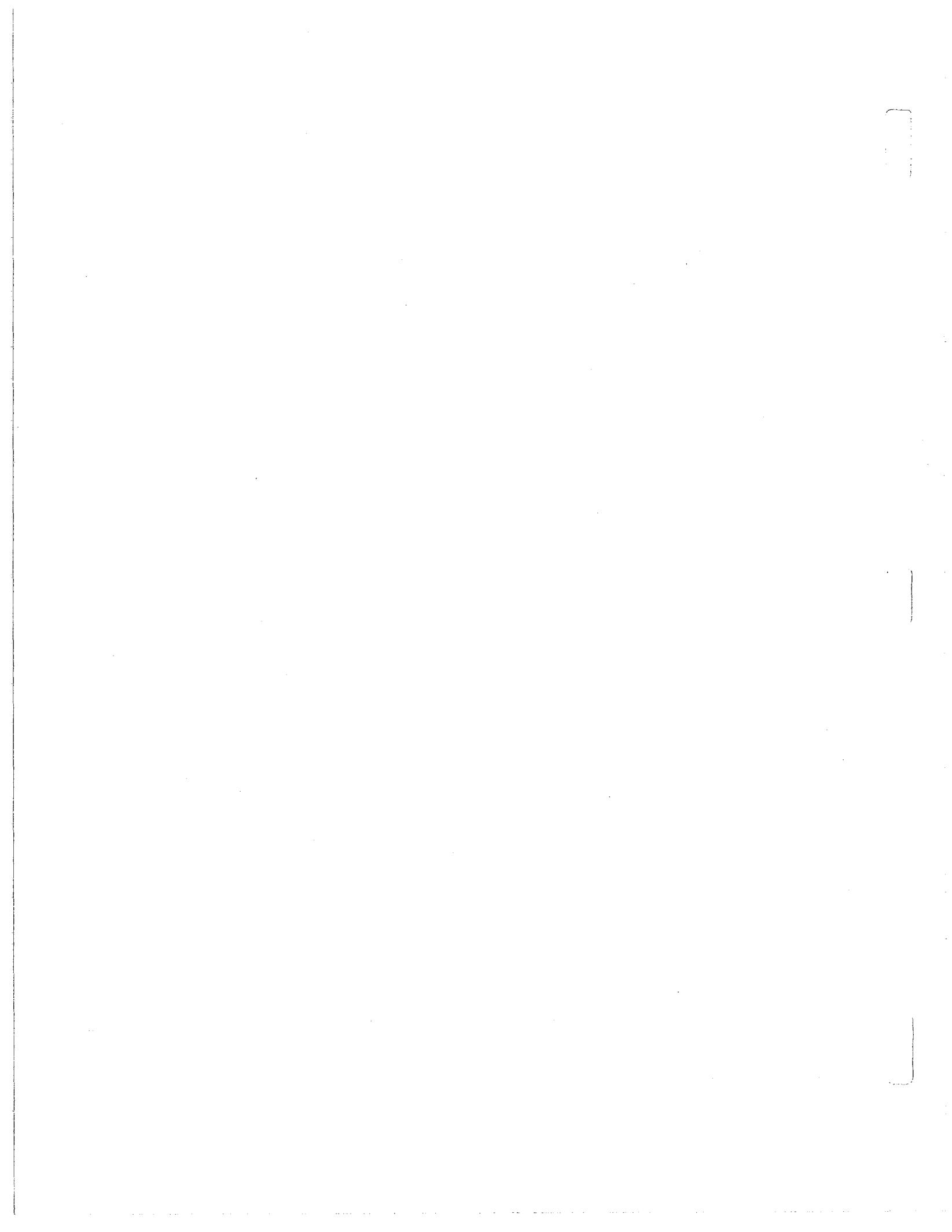
MPIC:

VOTED: To appoint Denise Yurkofsky to the MPIC for a three-year period.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



4. Correct the 274 contour north of Pine Street intersection on sheet 41.

Mr. Hayes: This contour will be corrected.

5. There is proposed 2 to 1 grading shown within the right of way at two locations that would interfere with the sidewalk location. Either the sidewalk has to move next to the road at these locations or the grading will have to be changed on sheet 41. Change to meet Board's requirements. We recommend that a 4-foot chainlink fence be placed along the top of the retaining wall at the box culvert because of the closeness of the sidewalk.

Mr. Hayes: The guardrail is missing from the plan. It will be regraded. The grading will be modified so that it starts outside the sidewalk.

John Gagliani: In order to have less impact on the wetlands you need the grading to be inside the layout.

Mr. Hayes: We can modify the grading which may push it out slightly more. We are still going to the limits for the Conservation Commission.

Mr. Gagliani: You are grading within the layout at the wetlands.

6. Show a headwall symbol on the inlet pipe at Station 6+80 on sheets 40 and 41. Label the pipe as 18" RCP on sheet 41.

Mr. Hayes: These changes will be made.

7. Recommend that the hydrant shown at Station 7+50 be placed at the end of the pipe line so that the line can be flushed and not have the house services at the end of the line.

Mr. Hayes said that what is being done has been decided by the Water Department. (Mrs. W. will check with W&S)

8. The benchmark on Pine Street shown on Sheets 40 and 41 is shown as Utility Pole 30/93 on the approved plans. Correct as necessary.

Mr. Hayes: Will change to 30/93.

9. Describe the purpose of the 10' easement (access?) shown at the end of the cul de sac.

Mr. Hayes: This is an easement for water pipe.

10. Show handicap ramp at the two ends of the sidewalk on sheet 40. Remove the berm and curb symbols at these locations.

Mr. Hayes: There is no problem. It will be put onto the plan.

11. Riprap size shown in the outlet erosion protection detail appears to be too small for the 10'x3' box culvert. Provide an adequate size of this stone and show on the box culvert detail.

Mr. Hayes will put on a note specifying the size of the stone not to be less than 50 pounds.

12. Correct the box culvert detail on sheet 36 to account for the new grading and the locations and elevations of the headwalls and pipe inverts.

Mr. Hayes will add notes to grading sheet.

Mr. Gagliani suggested that all the sheets be marked.

13. Change the proposed catchbasin trap shown on sheet 36 to the new Town standard of Lebaron L202.

This change will be made.

14. Correct the incorrect label of 12" RCP to 24" RCP for the outlet pipe at DMHA4.

This will be corrected.

15. Add a note to sheet 40 plan view that references the box culvert detail on sheet 36. Show the inverts of the box culvert on the plan view.

This will be tied in with Item 12.

16. Provide details of the proposed retaining wall at the box culvert that are stamped by a structural engineer.

This is a construction item. Mr. Hayes did not wish to design the retaining wall at this time.

Mr. Gagliani said that the town needs a plan from which the retaining wall can be constructed.

Mr. Bayer asked what do you want besides what you have. When they designed it I went through it to be sure that this thing is 40 feet long.

Mr. MacKinnon: It is a retaining wall. Just because it wasn't brought up the first time doesn't mean it is correct. The more times you look at the plans the more changes are needed. This isn't a structural drawing. The town wouldn't know whether this is being constructed. This requires a design by a structural engineer and I am asking that this be done at this time. It is shown as four feet. This is a combination headwall and retaining wall.

Mr. Hayes: They will add the construction detail to the plan.

17. Raise the outlet of the 24" RCP pipe so that it is above the 10-year flood elevation of the stream. Drain pipes are supposed to flow by gravity for the 10-year storm and should not be surcharged.

Mr. Hayes said that three inches of water in a 24" pipe is not surcharging. He said it could be raised 3".

Mr. Bayer: The same issue was raised on the previous subdivision plan.

Mr. Gagliani: The pipe should be above the 10-year water elevation. The end of the outfall pipe should be above the water.

Mr. Bayer: They will change it.

18. Changes should be made to the plans for the proposed name change of the Hemlock Trail.

It has been suggested that "Hunters Close" be used instead of Hemlock Trail.

Chairman Codispoti opened the questions up to the Board.

Mrs. Bancroft: Is there any difference in the amount of cut and fill vs. the old plan?

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Mr. Hayes: There is less fill in the wetlands but the profile is the same.

Mrs. Bancroft: It is being put in a slightly different place. I haven't gone through that. We were somewhat concerned with this particular road because it took a fairly dramatic cut through natural contours. I would like to hear that this resulted in a little less intrusion of the wetlands.

No questions from others present.

The hearing was closed at 9:30 p.m.

BISHOP LANE - ANR PLAN: The Board reviewed Plan of Land in Medfield, dated January 29, 1990, drawn by Ernest W. Branch, Inc., Quincy, showing Lots 1A, 2A, 2C, 7A, 7B, and 8.

VOTED: To sign the plan as above-described.

The plan was signed.

CRANBERRY PARK: The Board is in receipt of a letter requesting an extension of time to April 4, 1990, within which to make a decision on the Cranberry Park Subdivision Plan.

VOTED: To grant the extension.

Mrs. Bancroft did not participate in the discussion or vote.

NEEDHAM COOPERATIVE BANK: The Board is in receipt of a letter dated February 2, 1990, from the Needham Cooperative Bank showing interest in financing affordable housing through construction and rehabilitation of properties to create affordable housing for low- and moderate-income applicants.

VOTED: To send a letter to the bank stating that the town is pleased to receive their letter expressing interest in financing affordable housing. This letter will be forwarded to the Affordable Housing Committee, who will get in touch with you in the near future.

MINUTES:

VOTED: To accept the minutes of September 25, November 13 and December 4, 1989.

SUBDIVISION RULES & REGULATIONS: It was brought to the Board's attention that the new Subdivision Rules & Regulations have been in effect since February 8th. The new

MEDFIELD PLANNING BOARD  
February 12, 1990

Members present: Bancroft, Codispoti, Gagliani and Nolan.  
Others attending: Messrs. Bayer, Burke, Hayes, Healy and others interested in the Overfield Estates Modification.

PUBLIC HEARING - OVERFIELD ESTATES MODIFICATION: The hearing was called to order at 8:00 p.m. by Chairman Codispoti. Secretary Bancroft read the hearing notice.

Chairman Codispoti explained the procedure to be followed and then called on the applicant to review the changes.

Russell Burke introduced David Hayes, Charles Bayer and Martin Healy to those present. He said that the plan is being modified as an outgrowth of deliberations from our application to the Conservation Commission. The grant of a waiver to allow a 300-foot centerline radius has made this change possible. This will significantly reduce the amount of wetlands to be filled. The second item before you deals with one of the ways shown on the original plan named "Hemlock Trail." There is another Hemlock in town. We then suggested "Paddock Lane," which has also been used. The name we now propose is "Hunters Close."

David Hayes: The benefit of the meeting with you is your allowance of the 300-foot radius in place of the 400-foot radius. With the allowance of the 300-foot radius we cut filling from 7,800 s.f. to 3,700 s.f. We now have 7,000 s.f. where we used to have 12,000. We have gone from a total of 20,000 s.f. to 11,000 s.f. The profile has not changed. The way the storm water calculations were figured it did not make any difference at all. The only thing changed is the actual physical location of the roadway.

Mr. Codispoti: Has the Conservation Commission has issued its order of conditions?

Mr. Burke said that the Order of Conditions dated 10/30/89 has been approved.

Mrs. Bancroft: You have also gone to the Board of Appeals regarding the stream?

Mr. Hayes: We had to apply for 25 feet on either side of the stream.

The Whitman & Howard February 12th report was reviewed as follows:

1. Recommend that the proposed realignment of the road be incorporated into the definitive plans so that there is no old incorrect information to be found in the definitive plans. Sheets to be updated are the cover sheet, 1, 2, 5, 6, 13, 25, 26 and 36.

Mr. Burke said that they took the subdivision plan which ended in Sheet 38 and for the amendment we added sheets 39 through 41 which puts all of Steeplechase on one sheet. We tried to keep the number of sheets down to a minimum so that it could be an amendment to the subdivision plans.

Mrs. Bancroft: Is there any way of giving notice on the cover sheet that there have been amendments?

Mr. Healy: I think the way to get it into the record title is a marginal reference to a certificate of action. They wouldn't let you make marginal references on the plan. The best way to do it is to refer the certificate of action to the first certificate of action.

Mr. Burke: We can make certain distinct notations on this plan to have the changes easily noted.

Mr. Nolan: Two suggestions. Refer to just the sheets by reference to the recording of the prior plan. On amended certificates of action refer to action taken then someone has all the information to observe what has been amended.

2. The heavy property line should be removed along Pine Street and lots P-17R and N-23-24 as needed, and added along the southern portion of the Trustees of Reservations properties on sheets 39 and 40.

Mr. Hayes: It refers to lines that are highlighted. They want the lines which are highlighted to be consistent. We will make that adjustment.

3. Label additional contours and note proposed 2 to 1 or 3 to 1 grades and provide note that grading to be a minimum 4 to 1 except as noted.

Mr. Hayes: The note will be added to the present plan. Guardrail was shown on the original plan.

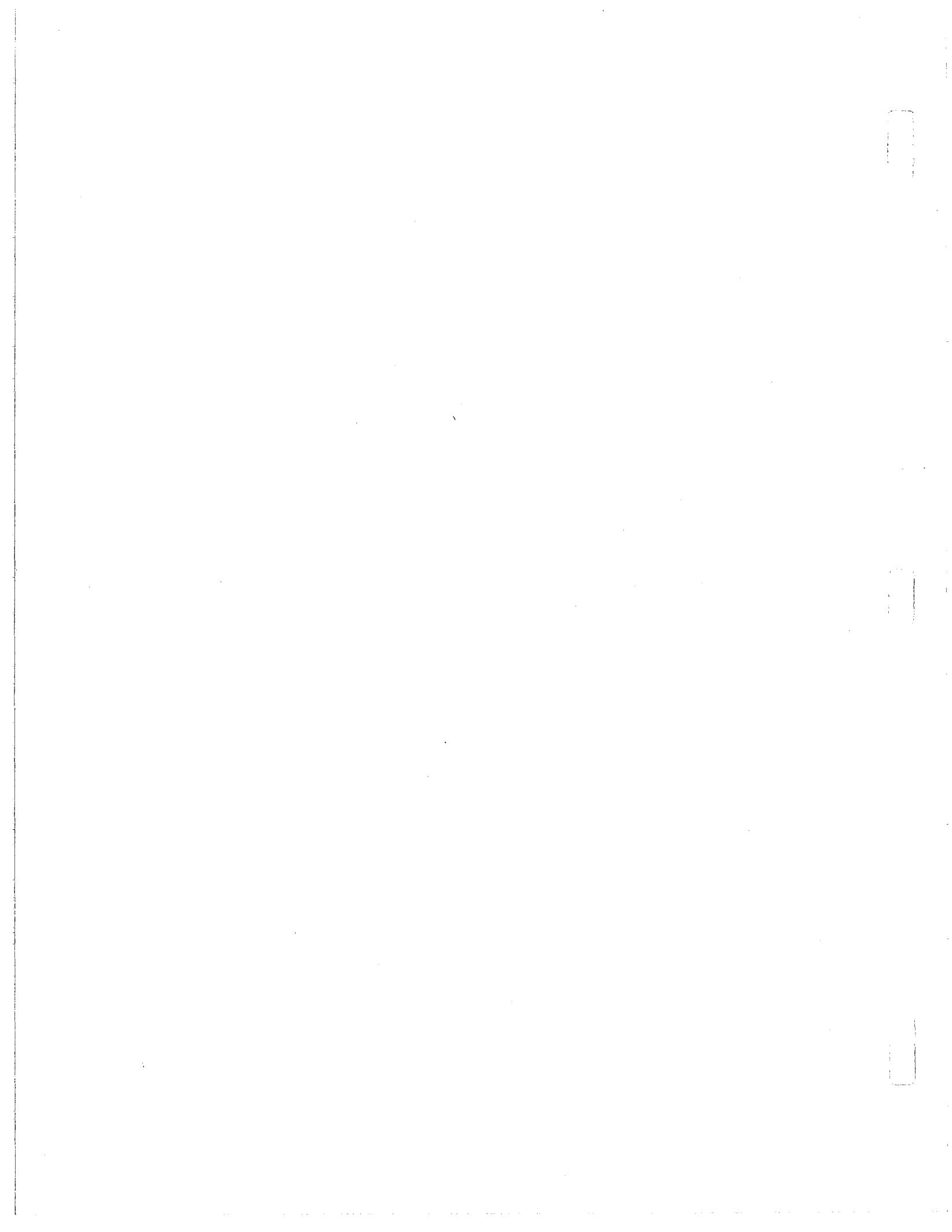
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books will be available within four weeks.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Chairman



MEDFIELD PLANNING BOARD  
February 26, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others present: Charles Breen and residents for Comark Site Plan hearing; Matthew Smith; Peter Fickeisen.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

SITE PLAN HEARING - COMARK: Chairman Codispoti called the public hearing to order at 8:00 p.m. Secretary Bancroft read the notice which appeared in the Suburban Press. Chairman Codispoti reviewed the procedure to be followed for the hearing and called on the applicant.

Mr. Charles Breen, the applicant, explained that he planned to add a 12,000 s.f. matching section to the rear of his building at 93 West Street. He stated that there would be substantially no change to the site.

Chairman Codispoti asked if this was originally proposed as a two- or three-phase project.

Mr. Breen said it was proposed as a two-phase project; however, he is now requesting another addition to the building.

Chairman Codispoti asked that the drainage plan be discussed.

Mr. Breen said that his building was constructed prior to the Lane buildings. When the Lane site was approved the detention basin was enlarged, making a large ponding area at the side of the Breen lot. The Comark building is sited at elevation 130 at the front to elevation 129 at the rear.

The Whitman & Howard February 15th report was discussed as follows:

1. Copy of plan difficult to read. Some notes were not legible.

Mr. Breen has submitted a new plan to take care of this problem.

2. The rear yard setback should be shown on the plan. The bearing and distance has changed for this property line. The new information agrees with the property line information of the Medfield Industrial Park. A 1987 plan certified by a PE shows the offset to be 26.1. The

Planning Board's regulations require that if survey information is shown, then the information should be certified by a registered land surveyor. We suggest that the rear and side setbacks for the new phase be added to the plans, and that the plan be certified by a professional land surveyor.

Mr. Breen explained that when the plan was drawn up the engineer put the wrong numbers on the plan. The plan went to Land Court. The as-built showed the building set at 26.1 feet off the property line. The regulation is 25. Mr. Breen said that resurveying the land would be a waste of time. It was surveyed by Branch and "my guy in Quincy." The new foundation will be surveyed when it is in place. As a follow-up, Mr. Breen will submit the certified foundation plans to the Board.

3. There is a telephone line shown on the plan and it is called an easement in the locus plan. The width, bearing and distance of the telephone easement should be shown on the plan.

Mr. Breen said he was unable to obtain a copy of the telephone easement in the Town Hall.

Mr. Nolan said that there should be a copy of the easement at the Registry of Deeds in Dedham.

4. The Zoning District is shown for the abutting properties, but no reference is made to the IE District for the site. The zoning line between the Residential Zone and the IE Zone should be shown on the plan.

**Mr. Breen will show this on the plan.**

5. The existing and proposed contour information is not adequate. The benchmark should be reference to NGVD.

**This will be added.**

6. The dimensions for the parking spaces and aisle should be shown. The plans should demonstrate what is proposed parking.

Mr. Breen said that there is more than adequate parking for the number of square feet. He will show the dimensions and the aisle.

7. Snow storage areas have not been delineated.

**This has been added where it is actually plowed.**

8. The landscaping design is insufficient. Delineate proposed planting to include species, height of species, and spacing of plantings. Remove General Note 9 from the plan.

Mr. Breen said that this has been done.

9. Show locations of lighting and area of illumination.

Mr. Breen said that three 75W floods will be placed on the building for security purposes. They will be set to go off at 2:00 a.m. There will be security lights on the back of the building.

The Board asked that Mr. Breen present photometrics of his lighting plan.

10. The plans should show which portions of the sewer are existing and which are proposed. The sewer pipe from cleanout 2 to cleanout 4 has inadequate cover and will be subject to freezing conditions. This item should be reviewed by the Sewer Board. We also suggest that calculations of flow be determined to show that the 6" pipe is adequate for the additional flows.

Mr. Breen will meet with the Sewer Board on Tuesday, February 27th, to discuss this matter. (Mrs. Willis will request a response from the Sewer Board.)

11. No facilities are shown for rubbish disposal.

Mr. Breen said that this has now been shown on the plan; however, they keep their rubbish inside.

12. During a site visit, we found that a 6" pipe that connects to the roof gutter outlets to a small hole that overflows to the retention basin of the Medfield Industrial Park. We do not believe that the retention basins of the Medfield Industrial Park included roof drainage from this site. We also believe that the existing gutter system and 6" pipe could not handle the peak flows of larger storms; therefore, even if the 6" pipe is extended to the proposed retention basin, the majority of the flow from the roof would overflow the gutters and flow to the Medfield Industrial Park property. We recommend that the applicant provide a plan that will address this item.

Mr. Breen said that there are ten downspouts feeding into a 6" pipe. This will be connected to an 8" drain. This does not overflow to the property next door. The gutters have never overflowed.

The Board noted that the 8" pipe is for the last section of the building. (Mrs. Willis will check with Dale MacKinnon to determine what the potential problem is here.)

13. The volume calculations are incorrect for the proposed retention area 4.

**Mr. Breen has submitted new calculations.**

14. The design for the retention basins should demonstrate the high water table and provide calculations that show that the water will percolate into the soil to allow for storage of the next storm.

Mr. Breen said that the high water table is 125 feet. That is what the pond is right now. Based entirely on retention there are two" or three" of water which will be added to the pond.

15. A watershed plan has not been provided.

**Mr. Breen has not provided a watershed plan.**

16. A plan for erosion and siltation has not been shown.

**Mr. Breen said that this has now been shown on the plan.**

Chairman Codispoti said that is the completion of the discussion of the Whitman and Howard letter. Mr. Codispoti said that the important items are (1) surveying; (2) telephone easement; (3) Mr. Breen should talk with Sewer Board; (4) Mr. Codispoti will talk with Dale MacKinnon about carrying the water into the detention pond and the drainage calculations.

Mr. Nolan asked if the lighting and illumination question were answered.

Mr. Breen said that it was stated on the plan that so many watts would be on the face of the building. It has been upgraded to 4200 watts on the existing building. That is not shown on the plan but it is stated on the plan.

Mr. Nolan said that the biggest impact to neighbors could be lighting directed to the improper place. It is important that the intensity of the light be known.

Mr. Parker requested that photometrics be shown that will demonstrate where the light will shine. He requested that this be shown on the plan.

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Natalie Mason, Bridge Street, asked how long it would take to construct the building.

Mr. Breen estimated that it would take six months.

Mrs. Mason expressed concern that the businesses on West Street have something to do with the value of her house. The businesses seem to be getting larger and bringing in more traffic. She said her property is on the market and suggested that this affects the value of her home in a negative way.

Chairman Codispoti said that all of the buildings meet zoning regulations for the area. The extent that Mr. Breen is expanding is within the guidelines that he is allowed to do. If there is a problem you should bring it to the attention of the Building Inspector. Anytime there is residential use next to industrial you will have the problem you are noting.

Mrs. Mason asked what the building will be used for.

Mr. Breen said it would be sublet.

Eugene Boyle, 96 Bridge Street, said that Mr. Breen was painfully slow in putting in his landscaping. He said it was behind schedule. The exterior of your building is white and the back seems to go into cement block. Will this be cement block? It looks unfinished. The front of the building looks great, but the rear looks unfinished. Mr. Boyle asked if Mr. Breen would consider doing the landscaping early.

Mr. Nolan asked if the Building Inspector inspects the landscaping before an occupancy permit is issued? If so, he should be advised that the site should be reviewed before the permit is given.

Board members will individually look at the site.

The hearing was closed at 9:20 p.m.

CLAYPIT DEFINITIVE SUBDIVISION PLAN CONTINUATION: Attorney Cynthia Warren called the Planning Board Office and stated that the updated Claypit Road plan had not been completed and asked for another continuation of the subdivision hearing.

Chairman Codispoti called the hearing to order and asked that it be continued to April 2, 1990, at 9:00 p.m.

PLANTATION ROAD SUBDIVISION PLAN: Mr. Matthew Smith of Norwood Engineering met with the Board. He said that the plan had been denied by the Board of Health on December 12th. He has presented additional information to the Board of

Health and anticipates a favorable decision.

He submitted a letter requesting that the time within which the Planning Board must make its decision be extended to April 4th.

VOTED: To extend the time within which to make a decision on Plantation Road Subdivision to April 2, 1990.

The Town Clerk and Mr. Smith will be notified.

ORCHARD PARK: Mr. Peter Fickeisen met with the Board and requested release of surety being held for the completion of Turner Hill Road.

It was brought to Mr. Fickeisen's attention that a considerable amount of loam is being washed onto Turner Hill Road from unpaved driveways and going into the catchbasins and drain pipe. Another problem is that the road at the intersection of High Street and Turner Hill Road seems to have a low spot along the gutter line. The water is not following to the catchbasin.

Mr. Parker said that commonsense would dictate that haybales would be positioned to keep the silt from washing away.

PONDVIEW SURETY: The Planning Board is in receipt of a letter dated January 30, 1990, from Patricia A. Delaney, Senior Bond Underwriter, for Cigna, P.O. Box 9104, Quincy, MA 02269-9104, stating the Pondview Realty Trust Subdivision Bond - Pondview Estates - Insurance Company of North America Bond #K00352536, issued January 26, 1981, for \$92,000 is not valid.

The letter was turned over to Town Counsel Fuller to answer. Mr. Fuller wrote that "under Massachusetts law in order to develop property for a residential subdivision, the developer must have the subdivision plan approved by the local planning board. The statute and the subdivision regulations require that, as a condition for such approval, the developer must agree to complete the construction of the ways and the installation of the municipal services before any of the lots may be sold. However, the statute goes on to say that the developer has the right to obtain release of some or all of the lots from the effect of that agreement by furnishing a bond guaranteeing the performance of the agreement to construct the ways and the municipal services.

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"That is where the above bond comes in and, since the construction of the ways and the installation of the municipal services has not been completed, the bond is, of course, still in full force and effect."

STANDARD FOR DRAINAGE: The Board would like to articulate a standard that "there will be no increase in drainage from a site unless the Board can be satisfied to the contrary." If there are many developments draining into a large wetland, the standard should be **don't increase** the runoff into it without enumerating the aggregate impact. The Board should have in its regulations that they will not allow an increase in the rate of volume flowing from a property.

This will be on next week's agenda and wording for this will be discussed.

Mr. Gagliani suggested that he needs a standard for drawings that show the profile of the detention basins. We need a standard in our file.

Mr. MacKinnon will be contacted to see if he can assist the Board with this standard.

MINUTES:

VOTED: To approve June 5, 26, November 27 and December 11 minutes.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
March 5, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others present: Scott and Calvin Colwell, Engineers Lukens and Cutler and others interested in Woodcliff Estates Subdivision Hearing.

Chairman Codispoti called the meeting to order at 8:00 p.m. and the following business was transacted:

WOODCLIFF DEFINITIVE SUBDIVISION PLAN - PUBLIC HEARING:  
Chairman Codispoti called the public hearing to order at 8:05 p.m. Secretary Bancroft read the notice of the hearing. Chairman Codispoti said that the hearing would be conducted under Chapter 41 and the Land Subdivision Rules & Regulations of the Town of Medfield and explained the procedure to be followed. He noted that the Planning Board had other business to be done and he will try to complete the public hearing by 9:30 p.m. If it is not completed at that time it will be continued.

Attorney Ralph Good, representing the applicant, said that under review is a 23-lot subdivision on the north side of Main Street. He noted that Hoover Realty Trust were also the developers of Indian Hill. It is fair to suggest that Mr. Colwell and his son have an excellent track record in this town. Their reputation of integrity is well deserved. The plan before you is the first phase of what will ultimately be a 99-lot subdivision. The preliminary plan has been approved. The Planning Board made several recommendations in the course of these discussions, one of which the applicant would preserve the name Pederzini Way for one of the roads in the subdivision. The connector from 109 is called "Wayside Road". Bridle Path Road joins Wayside. Pederzini Way is off Bridle Path Road and provides access to the Meaney property. The parcel itself, which is situated immediately adjacent to Main Street, is in two zoning districts; namely, RS (20,000 s.f. minimum) and RT (40,000 s.f. minimum). All the lots are at least minimally in accordance with that requirement. There will be some very large lots. The main entry, Wayside Road, and intersecting street, Bridle Path Road, terminates in a temporary turnaround. There will be a connection to Phase II off Bridle Path Road.

Attorney Good said that the applicant has filed a notice of intent with the Conservation Commission and a hearing has been scheduled on April 5th. There are some wet areas to be

addressed which necessitate the filing of the notice of intent. The road known as "Bridle Path Road" has been moved back and no road will be placed within the buffer of the wetlands. Some lots might require independent filings of notices of intent for development of lots in that area. There will be no difficulty in sighting elevations substantially above any wetland concern. It may be fair to suggest that some members of the Conservation Committee have walked the site and it was fairly clear they didn't anticipate any problems.

The subdivision will be attached to the sewer. Rizzo Engineering has been hired to design the sewers.

Mr. Lukens of Landmark Engineering will explain the plan and Messrs. Calvin and Scott Colwell will be happy to answer questions.

Mr. Lukens pointed out the proposed roadway, which will be entered off Main Street, approximately 500 feet westerly of Mount Nebo Street. The first roadway, Wayside Road, is approximately 1500 feet long and Bridle Path Road is a little over 1100 feet in a westerly direction ending in a temporary cul de sac adjacent to additional land owned by Hoover Realty Trust. There is a lane off Bridle Path Road to provide access to the Meaney property. There is an existing water course which goes through the middle of the lots on Wayside Road. There is also an isolated ponding wet area. There is a total of 23 lots proposed containing from 21,042 s.f. to 122,820 s.f.

Mr. Paul Cutler of Landmark Engineer stated that the road will run in a northerly direction 1500 feet, with Bridle Path Road running to the west. The drainage basically runs east to a natural brook that flows in a southerly direction and eventually crosses under Main Street. The wetland area takes in some drainage from the site. There are four ponds that pick up natural drainage areas on the southerly side of the site. The slope of the proposed project runs from Main Street through the project to a high point and then starts going up to a second high point. The drainage has been broken into several different areas. Drainage ponds are numbered 1 through 5. This has been engineered so that there will be less water exiting from the site after construction than before.

Mr. Gagliani: What is the size of the wetland area?

Mr. Cutler said it was larger than 20,000 s.f. The stream flows in a fairly rocky bed and steep gradient and has been partially dammed in several locations where old wood roads and paths cross the stream. A concrete dam remains at one

location. What we are proposing here is to construct a concrete regulated structure which is basically a concrete wall with a 15" outlet on the bottom to allow the water course to continue. We have designed a detention basin outside of the wetland area. There are two 15" pipes to carry the normal flow of rain. In the case of a heavier storm, the flow would be regulated. The flow toward 109 will be less under constructed conditions than currently. The normal flow will be handled by the lower 15" pipe. During a heavy storm the two 15" pipes will go into operation and the flow will be allowed to continue through the 15" pipe above.

Mr. Cutler explained that there will be a connection to the water main on Route 109. A 12" pipe will connect to Wayside Road and continue out to Bridle Path Road. There is an 8" pipe from this point to the cul de sac. The sewer line will be designed by Rizzo Engineers and approved by the Water & Sewerage Board. It will connect to all houses in the subdivision.

Mr. Codispoti: What is basic topography of the road itself and its sideslopes?

Mr. Cutler: It starts at elevation 232 at Main Street to elevation 248 - a 2-and-1/2% grade from Main Street, continuing on a 1% grade and continues at 1-and-1/2% grade which basically flows back to Route 109.

Mr. Gagliani: Does it stay at 2-and-1/2% or is there a levelling area?

Mr. Cutler: The levelling requirement is 3%. The high point at the end of the cul de sac on Wayside Road will require 14- to 15-foot cuts. There is also a 9- to 10-foot cuts breaking through a ridge of ledge. No retaining walls are proposed. All slopes meet the 4 to 1 requirement.

Mr. Gagliani asked if any topos had been provided showing where the Meaney property and Hoover property abut?

Mr. Lukens said that they had been provided on Sheet 12 of 13. The proposed road meets the best grade to the Meaney property. The most advantageous area has been selected.

Mr. Codispoti: What happens to the drainage from the first road?

Mr. Cutler: Basically it slopes to the cul de sac. It is brought down to the intersection of Bridle Path Road. It continues by gravity, then through lot 7. It is above the mill dam out there. Basically everything on Wayside. The control outlet will reduce runoff.

Mr. Parker: I would like you to address the entrance off 109. What is the sight distance?

Mr. Lukens: I will have to obtain the sight distance.

Mr. Parker: It is important that there be 300 feet of sight distance. Safety is important.

Mr. Lukens: The proposed street is at the crest of the hill. There would be no sight problem from this point.

Mr. Cutler: From this side of the rise you wouldn't be able to see the required sight distance to Nebo Street. It is 500 feet to Hatters Hill Road.

Mr. Gagliani: What is the posted speed limit? What is the actual speed on Main Street in the area of the proposed road.

(Mrs. Willis was requested to obtain the actual and posted speeds on Route 109.)

Mr. Colwell said he will submit a full traffic report.

Mrs. Bancroft suggested that lighting of intersections be shown.

Mr. Gagliani: General question. Are you going with 4-to-1 sideslopes?

Mr. Lukens: We did not run into any problems using 4-to-1 slopes.

Mr. Gagliani: Using walls throughout would do less damage to the woods.

Mr. Lukens: The only place where the 4-to-1 areas are is pretty much ledge. The ledge will act as a natural barrier.

Mr. Gagliani: How far back is the construction easement for the 4-to-1 slopes?

Mr. Lukens: 100 feet.

Mr. Gagliani: To decrease the impact on the area, four-foot walls should be utilized.

Mr. Parker: Town sewer means you have to cut less trees and less damage to the lots.

Mrs. Bancroft: The Board's policy is to have walls and decrease the damage to the land. How much fill will you remove from the site?

Mr. Calvin Colwell: We will bring in a stone crusher and use the fill on site.

Mr. Lukens: We will need a waiver for vertical curves on Bridle Path Road.

Mr. Gagliani asked the Board members if a waiver is required if drainage does not go to a watercourse? This will be discussed further with the Board.

Mr. Lukens: We would like to utilize waivers to allow 30-foot radius on Pederzini Way and Bridle Path Road intersection. We tried to utilize a small angle of the roadway and stayed with the 30-foot radius. A 40-foot radius will require that lots be changed.

Mrs. Bancroft: Whitman & Howard like 30-foot radii. The Board feels that 40-foot radii are necessary for school busses. Will there be green space available in this subdivision?

Mr. Colwell: We have to leave the 33-foot wide right of way, the primary purpose of which is for fire protection.

A question was asked as to who owns the right of way. Mr. Basset thought they were owned by the Trustees of Reservations. He will check.

The Whitman & Howard report dated March 5, 1990, was reviewed as follows:

1. 3.3.2. Lot 15 does not meet the zoning requirements for lot depth and therefore is a nonbuildable lot.

**Mr. Lukens will review this.**

It was noted that Lot 15 is within two zoning districts; namely, RS and RT. A perfect square must be able to fit into the lot to meet the zoning and a mean depth must also be determined.

2. 4.2.1.f An abutter to Lot 22 is the Rocky Acres Subdivision owner. This abutter is not shown on the plans.

**Mr. Lukens said this is a drafting oversight and will be corrected.**

3. 4.2.1.g The applicant should submit a sketch plan showing a possible or prospective sheet layout for adjacent land owned or controlled by the owner or applicant of the subdivision. We further recommend that a preliminary plan be provided for the connection of Vine Brook Road and Bridle Path Road. This design is necessary so that the elevation and location of Bridle Path Road will allow a future road to connect with Vine Brook Road. The design of Bridle Path Road should be based on an acceptable road construction along with consideration of wetland issues.

**Mr. Lukens will provide the requested information.**

4. 4.2.3.6 The names and addresses of the owner and applicant should be shown on every sheet.

**Mr. Lukens will make this addition.**

5. 4.2.3.c The names of the owner of properties that are across the street at Main Street should be shown as abutters on the Plan.

**Mr. Lukens said he would make this change.**

6. There are a number of drain manholes that will have to be larger than the standard four-foot diameter, or additional structures added in order that the structural integrity of a manhole structure is maintained. There should be a minimum six-inch manhole wall between pipe openings. Changes in location, quantity or size should be made to the plans as necessary.

**Mr. Lukens said they would look at each manhole and make changes as required.**

7. 4.2.3.u Erosion and sediment control measures are outlined in Attachment E of the EIS. We ask the Board to discuss whether they want these measures shown on the definitive plans.

The Board requested that this information be shown on the subdivision plan.

8. 4.2.3.w A list of all waivers granted by the Board preceded by the statement shown under this regulation should be added to the cover sheet.

**Mr. Lukens said as soon as the waivers are granted he will put this on the plan.**

9. 5.2.1.3. A vertical curve between Station 3+50 and Station 7+00 Bridle Path Road does not meet the minimum "K" value of 65 as required for a crest vertical curve in Table 1.

Mr. Lukens requested a waiver for this.

Mr. Gagliani asked what the requested "K" value is? This should be noted on the plan so that the Board can determine what waiver is required.

Mr. Lukens did not know what the "K" value will be on Bridle Path Road, but will determine what it is and inform the Board.

10. 5.2.1.4. The applicant is requesting a waiver of the maximum 500-foot deadend street.

Mr. Lukens said that Wayside Road is approximately 1500 l.f. and Bridle Path Road is 1100 l.f. The way that they are connected, the deadend street would be 2200 l.f.

11. 5.2.1.6. We request that a note be added to Sheets 5, 6 and 7 that will prohibit curb openings for driveways within twenty feet of any catchbasin or hydrant.

Mr. Lukens said he would put this on the plan in the form of a note.

12. 5.2.1.11 The plans should show the locations and type of trees to be planted in the r.o.w.

Mr. Lukens asked if this could be handled in note form - stating the quantity and species of trees as it is difficult to determine in advance the exact placement of trees due to driveways, etc.

Mrs. Bancroft asked that the developer consult with the Tree Warden regarding the species of trees to be planted.

13. The proposed control outlet structure on Sheet 9 of 13 is more like a retaining wall than a headwall. Therefore, we recommend that the structures be extended to four feet below ground for frost protection and additional stability.

We are concerned about erosion around the sides of this structure. We request that additional views be shown that demonstrate the slopes of the stream and the necessary riprap for erosion protection of the stream channel.

It was suggested that additional drawings be provided.

Mr. Gagliani recommended taking out the earthen dam and putting in a solid structure. Another look should be taken at the dam structure upstream as well as the one we are talking about. He suggested that the dams that are there be looked at and alternatives for construction be presented to the Board.

14. On page 4 of the EIS, the five isolated depression areas are described as perched water tables because of presumed underlying impermeable soil and bedrock. Our concern is that the water elevation in these depressions may continually build up because there is no outlet. Evaporation will account for about a loss of 27 inches of the typical 44 inches of rainfall per year. We recommended that no increased volume of runoff be proposed to any of the depression areas unless provisions are provided for an outlet.

**Mr. Lukens said that the depressions are potholes.**

Mrs. Bancroft asked how deep is the water under wet conditions?

**Mr. Lukens said it would be 1.4 feet in a 10-year storm.**

Mr. Parker noted that this is a large increase.

Mr. Gagliani asked about ponding.

**Mr. Lukens said that it would be a maximum of one foot for 10-year storms - others would be less than a foot.**

Mr. Parker asked if there is any potential for an outlet, short of a pump and electricity?

**Mr. Lukens said there was not.**

Mr. Gagliani asked about continuous rainfall. What happens with an area of slow seepage? A recommendation for an outlet needs to be discussed.

Mr. Parker asked what the impact would be? What would it mean to the subdivision?

Scott Colwell said you would have to cut back to Vine Brook.

Mr. Gagliani asked if it could be directed to Vine Brook, which is a natural water course. In any storm the water wouldn't be released until after the storm is over.

Mr. Nolan asked where does the water go eventually?

**Mr. Lukens said some seeps into the ground. Some evaporates.**

Mr. Nolan asked what level will the water actually reach looking at a lengthy wet season.

**Mr. Lukens said this could be designed for 10-year storms.**

Mr. Gagliani suggested that you can take a wet spring and analyze it. If you have a ten-year storm that goes into a retention area which is impervious clay and ledge, and there is 1/2" rain storm every day, you are not going to lose water.

Mr. Lukens said that the pond would reach a maximum size and a certain amount would be added under developed conditions. What you are trying to say is that this might triple over the length of time.

Mrs. Bancroft asked what is the % increase rather than the number of inches. This might give us a better sense.

Mr. Cutler said that for individual storms we can do that but not for a number of storms.

Mr. Gagliani asked if this figure could be developed on the rainfall in a wet spring.

Mrs. Bancroft suggested that the average rainfall over three months be taken to determine if the water could be accommodated.

Mr. Parker asked if the vegetated wetland area had been studied. I have a question as to what is the wet land. How much larger does the vegetated wetland line go?

**Mr. Lukens said that the limit of the wetland flags is at the exterior of where the ponding is.**

Mr. Parker asked if it would be a correct assumption that the wetlands land is the vegetated area?

Mr. Scott Colwell said no.

Mr. Parker said he was looking for some kind of historical record.

Mr. Lukens said regarding #3, if it did overfill it would overflow and spill back into the little depression behind it.

Mr. Parker said the one to the south is the one I would be more concerned about, particularly where the house is sited.

Mr. Gagliani said the information on the depressions is needed before this can be decided. My reaction now is that it should not be utilized until figures have been submitted that meet with the Board's approval.

Attorney Good asked Mr. Gagliani to define more clearly what he had in mind.

Mr. Gagliani said you should take the average rainfalls in April, May and June. Determine how much water goes into the ponds. How the area would be changed by the rainfall. How much rainfall under developed conditions?

15. We request details be provided for the proposed pollutant and sediment mitigation devices described on page 6 of the EIS. We suggest the applicant use the Town's new standard of a Lebaron L-202 catch basin trap.

**Mr. Lukens said that this will be done.**

16. The EIS describes a portion of the site in the northwest corner of the site that has surface water that will flow southerly of the property. The eventual site design for this lot should not increase the runoff toward abutter's property.

Mrs. Willis was directed to ask Mr. MacKinnon which lot he was referring to here.

17. For the pond depth of control structure B, it appears that elevation 219.0 was used as the low point for volume storage. However, the invert of the lower 15-inch culvert is elevation 219.9. Is the stream bottom at elevation 219.9 or 219.0? Adjust the pond storage if necessary.

**Mr. Lukens will review this and report to the Board.**

18. The use of B Type soils for the drainage analysis is a concern to us. We typically consider the Charlton, Hollis outcrop soil to be a Type C soil or a percentage somewhere between B and C. We request the engineer review this item and provide evidence to support their assumptions. Elevations for flood storage may be affected by this item.

**Mr. Lukens said he would do this.**

19. We have several questions regarding the hydrologic report. We request that the applicant's engineer meet with us to discuss the report.

The Board recommended that this meeting take place.

Gary Lehman, 6 Hatters Hill Road: Question regarding the sewer. If there is an electric pump, what guarantee will we have that it will always work? If it doesn't what will happen?

Mr. Cutler: There would be two pumps. If one breaks down, the other one works.

Resident: Regarding lot 16, we are under the impression that wetland lots are not supposed to built on.

Mr. Codispoti: We have a formula we use which allows building on a lot if it meets the Town's formula.

Mr. Gagliani: Should all ponding areas be shown as easements on the plans? Should sideslopes be shown as temporary easements on the lots? All easements and right of ways should be shown and provided with the 6" of gravel and 2" of loam at a width of 20 feet.

Mr. Parker: I would like to hear more about the drainage as it leaves the site. I would like to hear that the applicant has lessened the downstream drainage.

The hearing was concluded at 10:00 p.m. and will be continued on April 9, 1990, at 8:30 p.m.

Chairman Codispoti called the regular meeting to order at 10:01 p.m. and the following business was transacted:

GEORGETOWN ESTATES: The Board is in receipt of Mr. John Tresca's letter of February 28, 1990, requesting return of surety. In view of the slurry seal and the completion of the detention basin, including fencing, it was voted to retain the surety. The Board will also request an easement for the drainage, including the detention basin in the industrial area.

ORCHARD PARK: Mr. Fickeisen has requested return of surety for Orchard Park. There is concern that there is a low spot in the road which needs to be fixed to allow the drainage to run properly. It was voted not to return any surety at this time.

The plan will be checked to determine if tree planting is required.

CLAYPIT ROAD SUBDIVISION: The Board is in receipt of a letter from Attorney Cynthia Warren requesting an extension of time within which the Board must make its decision on the Claypit Subdivision to April 4th.

VOTED: To grant the extension.

The applicant will be asked to flag the wetland area prior to any filling.

SOUTHERN ACRES SUBDIVISION: The Board is in receipt of a letter from Attorney R. Edward Beard requesting an extension of time within which the Board must make its decision on the Southern Acres Subdivision to April 11, 1990.

VOTED: To grant the extension.

MINUTES: VOTED to approve the minutes of October 30 and November 6, 1989.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
March 12, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Ralph Costello and Lisa, engineer from Guerriere & Halnon re proposal off South Street and Ted Ritchie re High Street property.

The meeting was called to order at 8:00 p.m. by Chairman Codispoti and the following business was transacted:

PRELIMINARY DISCUSSION - COSTELLO: Mr. Ralph Costello met with the Board to discuss a plan for the development of ten acres off South Street. This proposal showed eight lots on a 560-foot road which will tie into municipal water and sewer. The drainage is proposed to go to a wetland downstream of Kingsbury's Pond. The watershed protection district, the edge of vegetated wetlands, and the 100-year flood plain from the FEMA map are shown on the plan. There is an existing dwelling and garage which will remain. The property is within the RS and RT zoning districts.

Mr. Parker asked about the sight distance at the proposed entry.

The engineer said that the sight distance is tight on one side. She said the complete intersection will be shown upon filing.

Mr. Gagliani asked about the ownership of the stone wall. He said that the Town would request if the wall were moved that it be restored.

It was noted that there is no street drainage in South Street. Calculations for drainage should show how much water is draining off the site and how much water goes downstream.

Mr. Nolan asked if the developer has a right to put the drainage into the area owned by the Town.

Mr. Costello said it was the best way to do it.

Mr. Gagliani asked about the edge of the pond in the area owned by Costello and suggested that he consider an easement along the whole embankment.

Mr. Parker asked if "cluster" had been considered for the site.

Mr. Costello said that at this point he had to have a plan as presented and agreed the plan proposed is not the best way to develop the area.

Mr. Nolan noted that the pond is a critical resource to the Town and since waivers will be requested, he would look askance at this plan without an easement in favor of the town over the area of the bank. He suggested that there may be a way an easement may be granted before lots are released. He has reservations regarding the overall picture as far as the wisdom of the development.

Mr. Codispoti noted that if this is not the best plan, why don't you come back with the best plan.

Mr. Costello said that this plan is designed for the needs of the owners of the property. There are two owners one with short- and long-term goals for the land.

Mr. Gagliani raised a question regarding how the perfect square relates to a split zone. He felt that there is a possibility that Lot 8 is not buildable because the perfect square could not fit.

This will be further reviewed.

Mr. Gagliani suggested that the Planning Board require an embankment easement for the subdivision.

RITCHIE PROPERTY - HIGH STREET: Mr. Ritchie met with the Board to discuss a plan showing two ten-acre lots off High Street plus a piece of land to enlarge two lots off Haven Road so that they would have pond frontage. He contemplated a driveway easement for the two new lots off Haven Road. He said he would like to donate the pond to the Audubon Society or some other conservation entity.

The lots would have to be further reviewed to be sure that access could be obtained through the frontage. Town Counsel Fuller's advice will be requested.

The Board asked a question as to future division of the lots. Mr. Ritchie said he would have a deed restriction on the lots to assure that they would not be further divided after being sold which would be consistent with the Ritchie's intent.

DISCUSSION - SITE PLAN REVIEW SPECIAL PERMITS: The Board members voiced concern that after a site plan has been approved the site is not completed in accordance with that approval. A question was raised to determine if the Board could request bonding for the completion of the site - with bonding for drainage deemed the highest priority.

Mrs. Bancroft said that the Board of Health could establish regulations which would require that bonding be obtained for drainage; however, she did not feel that the Planning Board could do this.

Mr. Parker noted that the Board of Health doesn't get involved in site plans. He would like to see the site plan requirements strengthened to include the assurance that the site plan be completed as approved.

It was recommended that each outlet into public drainage might require a bond.

Mr. Nolan suggested that a certificate of occupancy not be given unless the site is complete. If the Board cannot require bonds on special permits, it needs more vigilant zoning enforcement. It also would be helpful if the Board signed off that the work has been done. A final inspection could be done by Whitman & Howard, with the developer footing the bill or the Board could review the site and advise the Building Inspector whether or not it complies.

It was suggested that regulations be adopted that temporary occupancy permits have a time limit.

The following items were discussed as amendments to the Rules of the Planning Board for Special Permits for Site Plans:

1. Environmental Impact Statement
2. Traffic Report - including Safe and Adequate Access
3. Incorporate signage into the site process
4. Boundary of vegetated wetlands should be shown on plan
5. Still under discussion is requirements for blasting
6. A change in figuring fees was discussed. Under consideration is charging a base fee plus fee based on the square feet of impervious areas. It was also suggested that a \$100 charge for advertising be added to the fee structure.
7. A method to include a final inspection of the site

GEORGETOWN ESTATES:

VOTED: To send a letter to John Tresca, 420 Corporation, enumerating items to be completed before surety will be returned.

ORCHARD PARK:

VOTED: To send a letter to Peter Fickeisen enumerating items to be completed before surety will be returned.

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March 12, 1990

OVERFIELD ESTATES - PINE STREET:

VOTED: To send a memorandum to Town Counsel Fuller requesting his presence at the Planning Board's March 19th meeting to discuss the construction of Pine Street.

WHITMAN & HOWARD, INC.:

VOTED: To send a letter to Dale MacKinnon reminding him that any appointments with developer's engineers must go through this office and meet with the Board's approval.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
March 19, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Town Counsel Fuller, Superintendent Feeney, Messrs. Bayer, Burke, Hayes and Healy; Robert Santucci.

Chairman Codispoti called the meeting to order and the following business was transacted:

MODIFICATION - STEEPLECHASE ROAD: Whitman & Howard's February 12th and March 19th reports and Oxbow Realty letter of March 14th were reviewed as follows:

1. Oxbow Realty said that sheets 1, 2, 5, 6, 13, 25, 26 and 36 cannot be updated because the original plans are on file at the Norfolk County Registry of Deeds. Each sheet which is superseded now refers back to the original sheets.

Mrs. Bancroft asked if the reverse could be done.

Mr. Burke suggested that a margin reference be made on the original certificate of action.

2. Revisions have been made as requested. Contours are labeled and slopes shown.

3. The additional contours should be labeled and a note showing proposed 2-to-1 or 3-to-1 grades and provide a note that grading is to be a minimum 4 to 1 except as noted.

4. The 274 contour north of the Pine Street intersection on sheet 41 has been corrected.

5. Grading has been revised as requested and the wooden guardrail has been added. Within the wetland areas the 2-to-1 grading for the roadway side slopes commences three feet from the back of the sidewalk on one side and immediately behind the guardrail on the other side.

The posts of the guard rail are not to be placed within the five-foot sidewalk. The developer must make his contractor aware of this.

The developer said that this has been reflected on the plan.

6. Headwall symbol has now been shown on the inlet pipe at Station 6+80 on sheets 40 and 41. The 18" RCP pipe on sheet 41 has been labeled.

7. The hydrant location, according to Oxbow, is consistent with the wishes of the Water and Sewerage Board as originally shown.

8. Revisions have been made and the benchmarks on Pine Street, sheets 40 and 41, have been corrected.

9. Oxbow said that the ten-foot wide easement is the same as originally approved. It was noted by the Board that the 10-foot easement is all on one lot and is for access to the back land. The Board did not request that the easement be widened.

10. The handicap ramp detail at the two ends of the sidewalk has now been shown on Sheet 38.

11. Sheet 34, Note 12, of original plan refers to riprap size. This note is not shown on the amended plan.

12. Note regarding the box culvert detail has been added to Sheet 40.

13. The developer does not wish to use the town standard catchbasin Lebaron L202 as this was not adopted until after new Subdivision Rules & Regulations were approved.

14. 12" RCP has been corrected to 24" RCP for the outlet pipe at DMHA4.

15. As requested the details for the headwall will be placed on standard size plans. The symbols for the existing grade will be removed from the elevation view or corrected to show that the bottom of footing is approximately four feet below grade. This item was also included as Item #5 in Whitman & Howard's March 19th report.

16. Structural details of the proposed retaining wall at the box culvert have been provided and the plan will be stamped by a structural engineer.

17. The outlet of the 24" RCP pipe has been raised above the 10-year flood elevation of the stream. Drain pipes should flow by gravity for the ten-year storm and should not be surcharged.

18. Street name in place of "Hemlock Trail" will be "Hunters Close."

There will be a new detail sheet 42.

Whitman & Howard's report of March 19th and answers are as follows:

1. The posts of the guard rail are not to be placed within the five-foot sidewalk. The applicant must make his contractor aware of this.

**Mr. Burke said that this will be done.**

2. Remove the outline of the headwall shown in the profile, or correct it to agree with the new design.

**Mr. Hayes said that this would be done.**

3. The contouring of Steeplechase Drive does not agree with the profile of the road. Note the rim elevations and see that the contours are about one-foot high.

Elevation 256 crosses the crown at approximately Station 5+09 and 7+00;

Elevation 258 at approximately 4+34 and 7+77.

**Mr. Burke said that these are technically incorrect and will be changed.**

4. The applicant does not wish to use the town's new standard LeBaron L-202 catchbasin trap.

5. We request that the details for the headwall be placed on standard size plans. We also request that the symbols for the existing grade be removed from the elevation view or corrected to show that the bottom of footing is approximately four feet below grade. Even though it is correctly shown on Section B-B, the contractor might be confused by the elevation view and believe the top of the 24" footing was to match the existing grade.

**Mr. Burke said that a standard showing this will be included.**

A waiver to allow a centerline radius of 275/325 has been requested and approved. This will be added to first set of notes and should be noted in the certificate of action.

Mr. Gagliani asked if construction easements were shown on the plan and if the easements had been prepared.

Mr. Burke said the easements were on the plan but the documentation has not been prepared.

Mrs. Willis was requested to draft up a certificate of action for Steeplechase Road amendment.

PINE STREET CONSTRUCTION ISSUE: Mr. Burke said that the Board of Appeals considered the application for working in the wetlands to make Pine Street safer and decided that it was not a good idea to move the road and ease the curve. We have asked our engineers to take the Pine Street plans as originally proposed and amend them so that portion of Pine Street that was the subject of the Board of Appeals decision would be in compliance with the decision. The portion of Pine Street which abuts the watershed protection district would stay where it is. He pointed out on the plan a set of catchbasins and where the curbing terminated. As no upgrading can be done on the dangerous curve. The radius on this curve is 120 vs. 125 elevated curve. The plan shows continuing paving over in place as it exists in that area. The crown will allow the drainage to flow off evenly on either side.

The 239-foot contour is the boundary of the watershed protection district in most places where the stream crosses. There are other places where it is not shown. The roadway elevation is above the 239 elevation.

Mr. Parker asked if when installing utilities could you dig below the watershed?

Attorney Healy said if you were doing work on a surface area which was outside of the zone you could go down as deep as you wished. If you were outside the district and on the edge of it you wouldn't be subject to it.

Mr. Burke asked for a sense of direction from the Board for a solution to upgrading Pine Street where covered by the Board of Appeals decision before engineering is finalized.

Mr. Codispoti had a question regarding superelevation.

Mr. Gagliani said that superelevation would add a safety factor.

Mr. Parker asked how Superintendent Feeney felt about omitting curbing in the area under discussion.

Superintendent Feeney was of the opinion that the crown in the road would take care of the drainage.

Mr. Bayer said the reason the proposed road went down to 238 is because of the Subdivision Rules & Regulations.

Mr. Gagliani noted that water upstream will flow into the catchbasins. Only water that falls on that section of the road drains off to the sides.

Mr. Parker said he would accept the crown in the watershed protection districts, but whether you stop and start the curbing is the question. Pavement will be 23 feet wide on the curve. It will be wider than the rest of the road because it widens out.

Mr. Gagliani suggested that the road be widened and be superelevated.

Superintendent Feeney said that without pavement Pine Street is not maintainable in that area and agreed that if you haven't got catchbasins you don't need curbing. He suggested that superelevation be figured out by the engineers to see if it will work. The possible problem with superelevation is sheeting water.

Town Counsel Fuller quoted the Zoning Bylaw as stating you can't "Issue any building permit nor any building, wall, dam or other structure shall be erected, constructed altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit is issued by the Board of Appeals." If you are not doing any of those things then you don't come under the requirement for a special permit. He then read the next section which said "dumping, filling, excavating or transferring of any earth material within the District is prohibited unless a Special Permit is issued by the Board of Appeals.

Mr. Bayer said that the road is not within the District. It is at elevation 239.

Mr. Parker asked what the problems are in changing the grade in a tight situation?

Superintendent Feeney said that 12" of gravel and 4" would be added to the existing roadway.

Mr. Gagliani stated that anything the Board can do to help with the safety - either width or superelevation should be considered.

Mr. Bayer suggested that they would try to design for superelevation if possible. There is a variable width of road in that section between 23 and 24 feet.

Mr. Gagliani suggested that the Board go to the maximum.

Mr. Codispoti suggested that Chief Hurley should be contacted and his input received.

Mr. Bayer suggested that a copy of the traffic study be submitted to Chief Hurley.

Mr. Feeney said that any regulatory signs would be recommended by Chief of Police and erected by the Highway Department.

Mr. Burke asked if they are proceeding along a course of action that is acceptable.

Mr. Codispoti asked that they come back with refinements as discussed.

Mr. Burke said he would see what can be done regarding the width of the curve.

Town Counsel Fuller said you will need permits to work in the public way. There are standard forms to be used.

Mr. Burke said they would like to do the work this summer.

Mr. Gagliani asked about curbing.

Mr. Burke felt it was best to let the water run off. Superelevation would go across the street.

Mr. Nolan asked what is the extent of superelevation.

Mr. Burke said 6% would be maximum and we will push it as much as we can without running afoul.

They will come back with a plan showing the road in the wetlands area without being moved.

HARDING STREET - SANTUCCI: Mr. Santucci would like to build a house on a lot which does not meet width requirements at the 40-foot setback by 6", portions of which at elevation less than 137 is within the watershed protection district and possibly Aquifer Zone 1.

Mr. Santucci said that access to his lot could not be obtained from the frontage. It appears Mr. Santucci would need a variance from Board of Appeals if he cannot purchase a 6" strip of land from an abutter, a special permit from the Board of Appeals to work within the watershed protection district, and a Notice of Intent from the Conservation Commission in addition to a Form A plan to be signed by the Planning Board.

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March 19, 1990

PLANTATION ROAD SUBDIVISION: The Board of Health has not approved the Plantation Road Subdivision Plan. For that reason the Board will ask the developer if he wishes an extension until Board of Health approval can be obtained. The developer has not paid \$250 owed for the Board's consulting engineer.

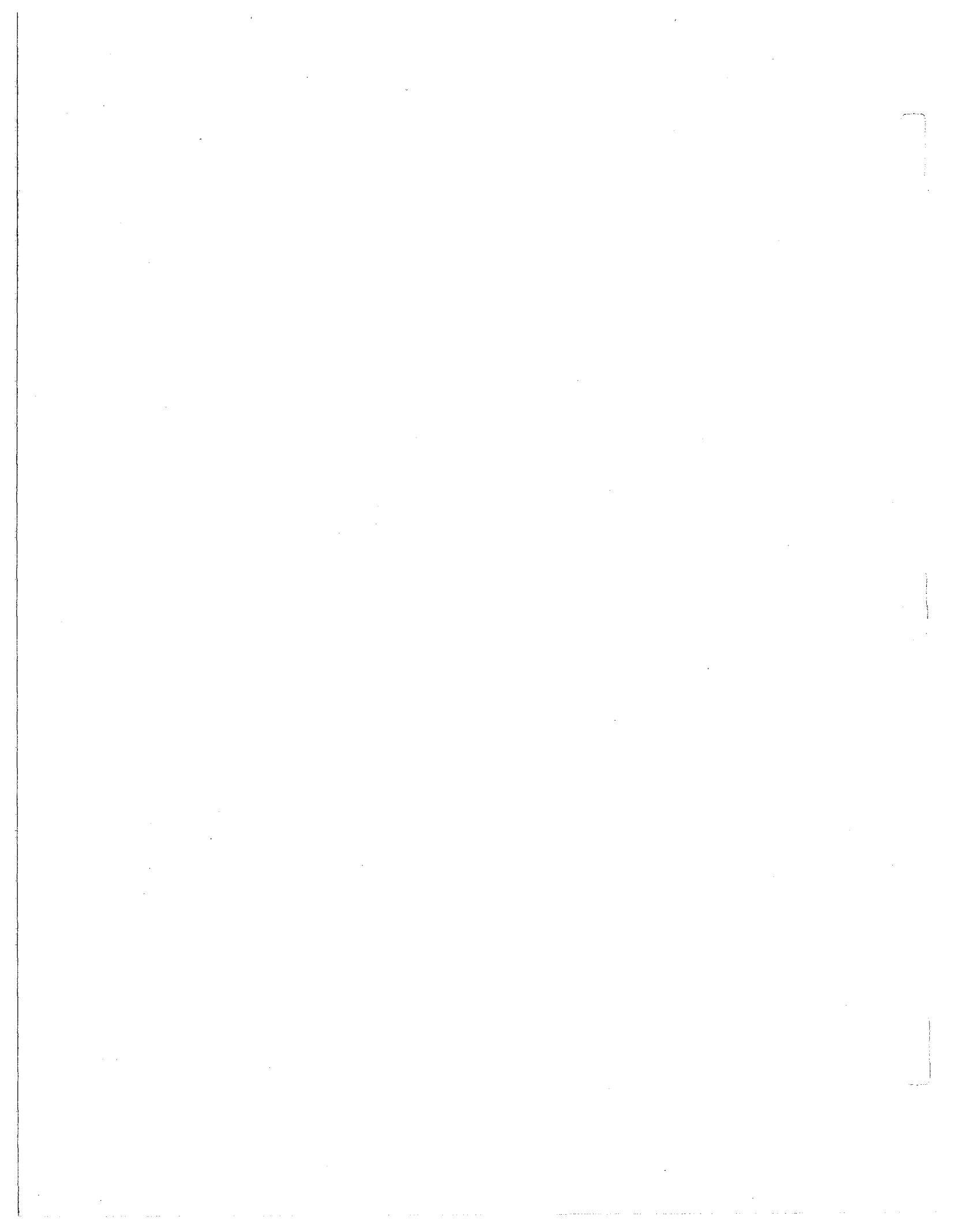
WOODCLIFF ESTATES: Mr. Domey, the Board of Health's engineer, requested a meeting with Dale MacKinnon and Paul Cutler. The Board does not wish to have Dale attend as they are concerned that he will be designing the developer's plan. The Board has said that Mr. Domey and Mr. MacKinnon could meet, but not with the developer's engineer.

MPIC: A copy of the Selectmen's memo regarding a meeting with the MPIC will be forwarded to Mrs. Smick.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Medfield Planning Board  
April 2, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Residents interested in zoning hearing; Messrs. Laverghetta and Cusano; and Messrs. Vaughan and Borrelli.

Chairman Codispoti called the meeting to order and the following business was transacted:

ZONING HEARINGS: Chairman Codispoti called the hearing to order and requested that the reading of the notice which appeared in the Suburban Press be waived.

ARTICLE 31. To see if the Town will vote to amend the Zoning Bylaw, Section 8, 8.1 OFF-STREET PARKING AND LOADING REQUIREMENTS by deleting the present language and by inserting in place thereof:

"In any district, if a structure is constructed or enlarged, or an existing use is enlarged or changed, or the dimensions of a lot are changed, off-street parking and loading spaces shall be provided in accordance with the following TABLE OF OFF-STREET PARKING STANDARDS."

Chairman Codispoti said that the intent of this change is to tighten up the parking regulations. He said that the Warrant Committee has recommended passage of this based on the Warrant hearing held March 20th.

Mr. Smick noted that this change seems reasonable.

Mr. Parker said that this is a significant change because it requires a complete parking review with any change of occupancy of a business or industry.

Mrs. Bancroft said that the town had run into a problem because of the way the Bylaw now reads which could have been very detrimental.

ARTICLE 32. To see if the Town will vote to amend the Zoning Bylaw by deleting the present wording of Sections 10.3.3 and 11.3.3 and substituting thereby the following language:

"Maintenance of municipal facilities, such as waterworks, pumping stations, existing public ways and parks, shall not be subject to a special permit under this section."

Chairman Codispoti said that the Warrant Committee has recommended this article for passage. There was a question relevant to whether or not this would do what we wanted it to do. Maintenance would be allowed; however, new construction by the Town in the Watershed, Flood Plain and wetlands would continue to be subject to Sections 10.3 and 11.3, but maintenance would not.

Chairman Codispoti asked for comments from the public.

Mr. Smick asked if, in the main paragraph, you mean "thereby" or "therefore"? (The wording was copied directly from the warrant.) The town wants to maintain the same standards as are imposed on developers. It puts the town on solid ground. It would be a shame if the town were to exempt itself. He wondered if you couldn't in the name of "emergency" bypass the need for a public hearing. By subjecting the town to those rules, it makes it easier to require developers to do the same. He asked if working in the wetlands without a permit could be allowed only on an emergency basis.

Mr. Parker reminded everyone that we are talking about "public facilities."

Mrs. Bancroft said that the Board discussed putting in language that would allow "new construction" as well but decided on "maintenance."

Mr. Codispoti stated that the Board of Selectmen has pretty broad powers regarding emergency procedures.

Mr. Smick said an applicant would argue that an entire project could be called "maintenance." When it came to the repair of the cemetery pond dam, there was a significant increase in the size of the pipe. The reasoning behind it is that they didn't want to fix the road again. An expert might say it would make a difference to the wetlands.

Mr. Codispoti asked if the wording could be changed on the floor.

It was the consensus of the Board that it would be a possibility if it were not too extreme a change.

ARTICLE 33: To see if the Town will vote to amend the Zoning Bylaw by adding a new section as follows:

**"1.4 PLANNING BOARD**

"There shall be an elected Planning Board consisting of five members according to Massachusetts General Laws, Chapter 40A, and one associate member to be appointed by the Planning Board."

And by adding to Section 2. DEFINITIONS as follows:

**"Paragraph 2.1.4 Associate Member**

"A registered voter appointed by the Planning Board for a one-year term ending in April of each year who may be designated by the Chairman of the Planning Board to sit on the Board for the purposes of acting on a Special Permit application, in the occasion of the absence, or inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on the Board, all as set out in Massachusetts General Laws, Chapter 40A, Section 9."

Chairman Codispoti said that under the law there are areas where four members are needed to act. It is impossible that all members can attend all meetings. This would enable the Board to have an associate to assist with Site Plan review hearings which would take pressure off the Board.

Mr. Parker suggested that the appointment date be set at April 30th of each year.

Mr. Smick supports the idea. This is only allow for special permits? It would be helpful if you could be provided with more help than that.

**ARTICLE 34.** To see if the Town will vote to amend the Zoning Map so that the boundary of the Aquifer: Zone 2 corresponds with a map of Zone II Stratified Drift shown on the 'Zone of Contribution Map,' from Report on Prolonged Pump Test: Production Well No. 5, Medfield, Massachusetts, by SEA Consultants of Cambridge Massachusetts, dated January 18, 1990.

Chairman Codispoti said that an additional study of the town's aquifers was required and a change in the zoning map resulted. The original was a good approximation; however, since then we have had additional studies conducted. This led to the change.

Mr. Smick asked if our wells could be polluted from the sludge dump proposed in Walpole.

No one could be sure of an answer to this question. However, some of Medfield's wells are in the Neponset Watershed which is the watershed where the sludge dump is proposed.

The public hearing was closed at 8:30 p.m.

The Board will discuss other town meeting articles at another time. Articles 37 and 38 may have Planning Board approval.

ALLEN LAND - PINE STREET: Messrs. Nicholas Laverghetta and William Cusano met with the Board to discuss the development of the Allen property on Pine Street. A seven-lot subdivision with entry from Spruce Way is being proposed. A question was raised regarding the width of the entrance to the land which was designated as 23 feet on the plan. Mr. Laverghetta said that a construction easement over at #1 Spruce Way had been obtained. The Board brought attention to the "perfect square" requirement and the lot layout width requirement. A question was raised regarding wetlands on the lot. It was said by Mr. Laverghetta that the land was not wet. A question was raised if frontage would have to be provided for the house with less than 25 feet on Pine Street and if the proposed cul de sac would have to be constructed to the Raduano land.

CRANBERRY PARK ESTATES: The Board is in receipt of a letter dated March 20, 1990, from William N. Bancroft requesting an extension of time within which a decision must be made on the Cranberry Park Estates Subdivision to May 9, 1990.

VOTED: To grant the requested extension.

Mrs. Bancroft abstained from voting.

PLANTATION ROAD DEFINITIVE PLAN: The Board is in receipt of a letter from Matthew D. Smith, Project Engineer, requesting an extension of time within which a decision must be made on the Plantation Road Definitive Subdivision Plan to May 16, 1990.

VOTED: To grant the requested extension.

CONTINUATION OF PUBLIC HEARING - CLAYPIT ROAD SUBDIVISION: Chairman Codispoti called to order the hearing continued from January 29th.

Whitman & Howard's letter of January 16, 1990, was discussed as follows:

1. Details for the curbing, security bars for the flared end section, catchbasin and curb inlet have been provided.

2. Granite curbing has been shown at the street radius with Causeway Street. Transition pieces are required if there is no berm in Causeway Street.
3. 25-foot radius is shown for the inside corner of Causeway Street and Claypit Road.
4. It has been agreed that there will not be a cul-de-sac at the end of the street.
5. The matter of "a swale and its easement should be provided that will connect the end of the drainage system to a stream. The swale should be designed so that the storm water will not cause erosion of the swale" has not been resolved.
6. Stationing on the plan view showing the alignment of the plan and profile views have been added to the plan. The profile view has been corrected.
7. Sewer and water lines to the house have been shown. No gas will be brought to the house.
8. Street trees will be required and a note regarding them will be put on the plan.
9. Waiver is required for omission of sidewalk.
10. Monuments have been provided at Mr. Jones' corner between Naughton and Jones. The rest were shown.
11. The location of the benchmark has not been shown.

Mr. Codispoti asked if the ownership of the property were squared away.

Mr. Borrelli showed the Board an ownership title insurance policy. There was no amount, policy number or signatures on the document.

Mr. Nolan asked about the existing layout of Claypit Road.

Mr. Vaughan said that the existing travelled way varies from 10 to 12 feet and Mr. Borrelli has the right to pass and repass on Claypit Road.

Mr. Codispoti asked if sloping easements would be required on the 10 feet not covered by the title insurance.

Mr. Nolan put two questions on the table: (1) whether there were any rights in the 20-foot strip to Mr. Borrelli and (2) the question that has always been there, whether he has the

right to continue to maintain and pave.

Mr. Codispoti asked if Mr. Borrelli could acquire sloping easements for the area omitted in the title insurance from the abutters.

Mr. Nolan said it is meaningless to give an easement if you don't have the power to do so.

Mr. Codispoti asked if the Naughtons and Jenks have the rights, you would have to get easements from them.

Mr. Parker suggested that Mr. Vaughan could tell us where the line goes and how the road could be built without the ten feet in the title insurance.

Mr. Vaughan said he was not an attorney, but a land surveyor and would give his opinion. Whereas both parties have full rights in 20 feet of the street, Mr. Borrelli has full rights in the additional 20 feet which he dedicated to the street. In every case where a street has been constructed it has been beneficial to all parties concerned. If there is no language to the contrary initially we claim it is a public way to begin with. In my opinion Claypit Road was the old Route 27. The street was abandoned because it was too hard to maintain. It was not a deadend street. The other end came out on Spring Street right behind Dechellis. It is definitely Claypit Road and it has been like that for years. There is some doubt as to whether the Angel Memorial had any right to give rights on it. If it was a public way then they definitely had rights of passage. If it was not a public way there was a property line and they had no rights. The way I look at it Mr. Borrelli's predecessor had a better case than the people on the other side of the street as to ownership. I think the Planning Board could make a condition of acceptance that the ownership be resolved.

Mr. Codispoti said that this is basically a matter to be solved among the private parties.

Mr. Jenks said that in the Planning Board files there is a statement from Nancy Preston dated May 6, 1985, which certifies that Claypit Road is an unaccepted private way not maintained by the Town of Medfield. On May 26, 1985, a statement was signed by the abutters opposing Mr. Borrelli's proposal to build on Claypit Road. That doesn't mean we are not flexible at this point. My neighbors are here. They can speak for themselves. I have the original plan which I say is flawed. Attached to this exhibit is a copy of the deed. The deed states specifically that 150,854 s.f. has been

conveyed to Mr. Borrelli. I have an adding tape which shows that is the total of the six lots. It doesn't include the 20-foot strip of land.

Mr. Vaughan said he would like to respond. There was no street line on Causeway when the original plan was drawn. We set the sideline of Causeway Street and Claypit Road. The land sold she owned in fee simple.

Mr. Gagliani assumed that the title insurance may be taking a conservative look at the situation.

Mr. Nolan said title insurance is held by Mr. Borrelli but there wasn't a legal argument that you can't construct the street. The onus should not be put on the abutters and I want to be sure that there won't be a problem with the abutters.

Mr. Codispoti reiterated that the remaining issues are the ownership of the layout and the rights which go with that ownership. The drainage has not been resolved nor has the wetlands line shown on the plan.

Mr. Nolan said he has one reservation. We have another checkpoint on the way. We can't release the covenant unless the work is completed.

A letter from the Building Inspector to Mr. Borrelli regarding the placement of the house was read.

Mr. Vaughan said that water would be coming down the sideslopes and sheeting across the street.

Mrs. Bancroft asked if this lot is subject to the Regulations which were passed a year ago at town meeting which requires that 90% of the land in an RS zone must be upland. If this plan is subject to that zoning regulation we should have the wetlands line shown on the plan.

Mr. Naughton, Claypit Road: Looking back at the map when Mr. Borrelli purchased the property, lot 1 was noted as an unbuildable lot. When would it change and become a buildable lot?

Mr. Gagliani: In order for that lot to meet zoning, Mr. Borrelli must provide frontage in accordance with the Zoning Act.

Mr. Gagliani said that drainage should be tied into Causeway Street.

Mrs. Bancroft said Mr. Borrelli still has to deal with the drainage problem.

Mr. Jenks opened his remarks by again saying that the original plan was flawed in that Claypit Road is 20 feet wide, not 40 feet and that 20 feet is still owned by the estate of Mrs. Bridge. Does the insurance overcome that? If Mr. Borrelli didn't have ownership of the land, it would be a land-locked property. If he now acquired the land from the Bridges Estates he could go on and develop the road. The question of the ownership of the land should be cleared up. The title insurance people may not be aware of this question.

Mr. Codispoti: Does the lot meet current zoning requirements? That is a question that has to be resolved.

Mrs. Champagne: I understand there have been changes in the plan since Mr. Borrelli presented it through this gentleman.

Mr. Codispoti said that the turnaround is no longer required.

Mr. Codispoti stated that there is consensus of the Board that Mr. Borrelli has a right to improve the road as represented. The lot appears to meet the frontage and setback requirements with the exception of the percentage of land in that lot which is in the upland. A decision is due on the Subdivision on April 12th. He said he would

accept any number of options. Option to accept the plan with conditions. Option to have an extension of time and act when all matters are cleared up. Option to reject the plan. I would like to close the public hearing. I would like to move it along. Do we have any other input from the public?

Mr. Jenks said that he was concerned that gas service would be interrupted when this subdivision is under construction.

Mr. Vaughan: There should be no interruption of service.

Mr. Parker: That is not something that this Board controls.

Mr. Gagliani: We could put a requirement that Mrs. Champagne would have access to her home at all times.

Mr. Jenks said the road has ruts.

Mr. Vaughan: The edge of the travelled way of existing Claypit Road is 10 feet from the property line.

Mr. Jenks expressed concern for 14 large trees whose root structure could be ruined by the construction of a street. He felt that the abutters have been denied their rights because the Planning Board waived the Environmental Impact Statement requirement.

Mr. Vaughan doesn't think that any trees there will be adversely affected.

Mr. Jenks asked the Board to take the possibility of damage to the trees into consideration.

It was suggested that a note be put on the plan regarding the saving of all trees possible.

Mr. Jenks is concerned with the 40 tons of rock from Cranmore Road area. His assumption is that Mr. Borrelli will be building on top of the rocks and asked about the possibility of radon gas coming from those rocks?

Mr. Gagliani explained that this Board cannot take that into consideration as the Board has no jurisdiction over this.

Mr. Nolan suggested that the Board of Health would have jurisdiction and reiterated that the Planning Board has no jurisdiction over this issue.

Mr. Jenks asked that they consider using gas instead of oil heat as he felt that this would be better for the environment.

Mr. Gagliani said that this Board has no control over what is used for heat. One of the Board's concern is that frontage be provided. It may be a consideration of this Board that the full 120 feet of frontage be provided which would bring the 24-foot improved road to the property line.

Mr. Jones, 18 Causeway Street: I am concerned if he has an approved lot there before he goes to the expense of building the road he will not build the road.

Mr. Codispoti: In order for the lot to be released for building the road would have to be constructed or fully bonded.

Mr. Jenks is of the opinion that the 20-foot strip is owned by the Bridges and asked the Board to obtain a ruling from Town Counsel on this.

Mr. Codispoti asked if anyone wished to speak in favor or opposition to the plan.

No one spoke.

The public hearing was closed at 10:30 p.m.

Mr. Codispoti said that the Board is waiting for a letter from Ken Feeney regarding the drainage onto Causeway Street from Claypit.

A note will be added to the plan stating that Mrs. Champagne will at all times have access to her property and that Mr. Borrelli will connect her driveway to Claypit Road at his expense.

OVERFIELD ESTATES - STEEPLECHASE MODIFICATION:

VOTED: To approve the Steeplechase Modification Plan dated December 22, 1989, revised February 22, 1990, with the following conditions:

1. Margin reference shall be made on the original certificate of action flagging the changes on Sheets 1, 2, 5, 6, 13, 25, 26 and 36.
2. Contours shall be added; all proposed 2-to-1 or 3-to-1 grades shall be labelled and a note shall be added stating that grading shall be a minimum 4-to-1 except as noted.
3. A note will be added to the revised plan regarding riprap stone size.
4. The structural details of the proposed retaining wall will be stamped by a structural engineer.
5. The street name "Hunters Close" will be used instead of "Hemlock Lane."
6. The posts of the guard rail on Steeplechase Drive are to be placed outside the five-foot sidewalk.
7. All requirements of the Water & Sewerage Board, the Board of Appeals and all other boards apply.

No report has been received by the Board of Health or their agent and more than 45 days have passed.

The wording regarding waivers quoted in Section 4.2.3.w shall be added to the plan.

Waivers granted by the Board:

1. In addition to the applicable waivers granted on page 4 of the Board's April 5, 1989, decision on Overfield Estates, a waiver has been granted from Table 1 - Roadway centerline curve radius on Steeplechase Drive to allow a radius of 275/325.

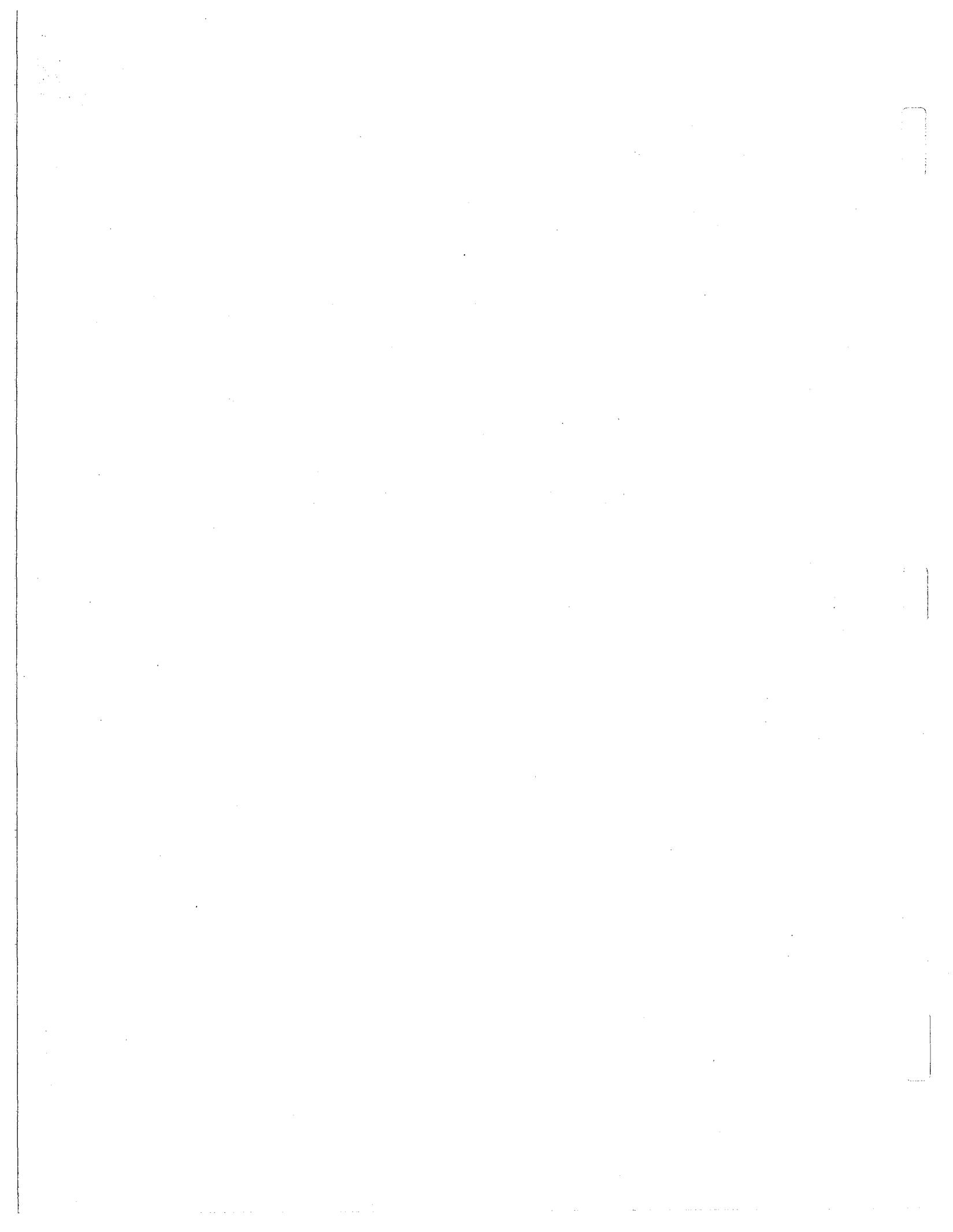
WOODCLIFF ESTATES: The Board is in receipt of 1988 traffic counts for Route 109 in the area of the proposed Woodcliff Estates.

VOTED: To send a letter requesting additional information in accordance with the requirements in the Subdivision Rules & Regulations, which includes sight distance.

MINUTES: Minutes will be reviewed by Board members as follows: Bay: January 8, 29, March 5, 12, 26; John, January 22; Joe P., December 18; Steve, February 5, 12 and 22. (Please correct me. Somehow this didn't work out right.)

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
April 9, 1990

Members present: Bancroft, Codispoti, Nolan and Parker.  
Others attending: Messrs. DeSorgher and Temple and Ms. Walsh, Committee to Study Memorials; Messrs. Colwell, Paul Cutler and Ralph Good;

The meeting was called to order at 8:00 p.m. by Chairman Codispoti and the following business was transacted:

Committee to Study Memorials: Richard DeSorgher, David Temple and Patricia Walsh met with the Planning Board to discuss the possibility of the street name "Bridle Path Road" being changed to "Pederzini Way." The Board said that they would discuss this again with the developer to determine if he is willing to make this change.

Mrs. Bancroft said that it is very important to commemorate Mr. Pederzini; however, she thought that there is a more fitting way to do so. She mentioned the green path from Hinkley Pond to Rocky Woods.

Mr. DeSorgher asked if there was a way town meeting can change the name of a street. Mrs. Willis was requested to ask Town Counsel how street names can be changed.

Mr. DeSorgher does not feel that the street names for the Wampatuck Subdivision are appropriate as they could be mistaken for Indian Hill in case of an emergency. Mr. Codispoti suggested that the Committee to Study Memorials talk with Anthony Delapa, the developer, and request that the names be changed.

Mr. DeSorgher said that he had been working with Edward Beard regarding street names for the Southern Acres subdivision and has researched the area.

He also stated that it is his committee's goal to eventually have a street or a square named after all Medfield sons killed in a war.

WOODCLIFF ESTATES: Chairman Codispoti reconvened the Woodcliff Estates subdivision hearing. He outlined the procedure to be followed. First he will request that Mr. Colwell give a brief overview of the plan and then will open the floor to questions from the public.

Mr. Cutler, engineer for Woodcliff Estates, said that at the last meeting questions were raised regarding drainage and concern for erosion. He summarized the changes requested as follows.

The hydrological study for Woodcliff Estates has been revised to incorporate comments made by Dale MacKinnon. The type of soil conditions has been revised from a Type "B" soil to a Type "C" soil for the eastern portion of the site.

The control outlet structure (Sheet 9 of 13) has been redesigned. A concrete wall is now proposed to run along the upstream side of the existing rock causeway. The length of the proposed wall is 67 feet. This will eliminate any erosion around the sides of the structure. An 18-inch diameter outflow is provided at elevation 219.90 (the bottom of the existing streambed). A four-foot long rectangular weir - one-foot deep, is also provided in case of an emergency condition. The top of the concrete wall is set for elevation 224, or approximately 1.2 feet above the existing rock causeway.

The following hydrological data summarizes the relationship between the predeveloped and the developed conditions tributary to this control structure. It is apparent from this data that the total outflow to the existing stream and the existing 18" RCP drain crossing Main Street will be decreased after development.

STORM Year	PREDEVELOPED SITE		DEVELOPED SITE	
	Q(cfs)		Q(cfs)	Q(cfs)w/reg.struct.
100	67.52		88.44	12.14
10	34.52		46.98	7.59

A review was made of the existing 18-inch RC Drain on Main Street. It was determined that this pipe would accommodate approximately 18.5 cfs.

Mr. Parker requested that the current drainage from Main Street be added to the drainage in the pipe on Main Street. Mr. Parker requested that the current drainage from Main Street be added to the drainage in the pipe on Main Street.

A study was done and found that a 15-inch RC Drain is used at the influent end of Lovell's Pond. It was determined that this pipeline would accommodate approximately 13.5 cfs. This is still within the limits allowed by the regulating structure even at the 100-year storm frequency.

On the west side of the site we have provided an emergency overflow pipeline set slightly above the 100-year floodline for both ponds A and B. This pipeline runs from the ponds back to Bridle Path Lane then westerly past the cul de sac and effluent discharge to Vine Brook. Further study has been conducted in this area. Permeability tests have been conducted around the ponds by Miller Engineering and Testing, Inc., the results of which are not available presently, but a discussion with Miller suggested a high rate of permeability. This may indicate that the runoff tributary to the ponds does permeate the soil and enters the groundwater and eventually makes its way to Vine Brook. The need for overflow pipes is questionable; however, they have been provided as an emergency condition.

Mrs. Bancroft asked when the emergency overflow pipe would come into play?

Mr. Cutler said at elevation 228. The 100-year flood elevation is 237.7. He said he had looked at the rainfall from the last eight years and he has had Miller Engineering and Testing do some permeability testing out there. Two tests were conducted behind the pond on Lots 22 and 23. The results of the tests were excellent.

Mr. Codispoti asked if the calculations were available as to how much water would be in that pond.

Mr. Cutler said he would provide the information.

Mr. Parker asked if we have a hard winter - ground frozen and a lot of snow - is there a chance it might accumulate the equal of the 100-year storm?

Mr. Cutler did not think so.

Before opening the meeting for public discussion, Mr. Codispoti asked if there was any information regarding the traffic study and sight distances on Route 109.

Mr. Cutler said that the sight distance is 580 feet on the and 1200 feet to the west.

Mr. MacKinnon noted that a safe sight distance at 40 miles per hour would be 480 feet. There should be enough sight

distance so that you can go out into the traffic and not disturb the people on Main Street. It is adequate for safety, but not as much sight distance as you would like to have.

Mrs. Bancroft said that because of the shade on 109 and because the road ices up in the winter at the point where the new road is proposed, we need all the information we can get about safety and suggested a pull over lane for turning be required.

Mr. Codispoti said that the Board needs a fairly extensive traffic study.

Mrs. Bancroft is concerned about the design of the intersection.

Mr. Parker said that the intersection should be designed for the kind of growth that is coming; namely, the completion of this 99-lot subdivision and the traffic from Pine Needle Park.

Mr. MacKinnon noted that there might be some factors that would allow you to update the 1988 traffic counts. He asked if there has been a lot of development around the area? One thing that troubles me is that there is 1200 feet from the east and you are concerned with turning left.

Mr. Codispoti suggested that the Planning Board engineer meet with Mr. Domey, who works for the Board of Health. The Board of Health has jurisdiction over drainage and this would be the best way to keep this review moving.

Richard Heavey, 31 Cheney Pond Road: Will there be another study done? Will people have input on the traffic study? There are additional problems with Shaw's, the M&D shopping area, and the office building, plus the business lot abutting this area has a "For Sale" sign on it and at this time we don't know what type of business will go there and what traffic it will generate. Are we going to have an additional hearing or will it continue regarding the traffic situation?

Mr. Codispoti said it might not be necessary to do a traffic study of the entire area.

Mr. Heavey: Maybe some of the neighbors want to do their own traffic study.

Mr. Codispoti said that basic engineering is required in a traffic study.

Mr. Heavey: I would like to know more about the flow going into Vine Brook. I am a little more than concerned if that is not a ten-year storm. In 1987 the brook had significant impact on the neighborhood. If you are going to put additional water in the neighborhood, I am very concerned about a ten-year storm.

Mr. Codispoti asked how much water and under what conditions would additional drainage go to Vine Brook?

Mr. Cutler: We have run calculations showing where the 100-year storm elevations would be. We have provided an overflow pipe 3" above the 100-year storm that would bring it out to Vine Brook. I see no indication that this will happen. I have an elevation of 237.7 for this pond for a 100-year storm assuming there is no permeability in the soil. As the water is flowing to this point some of the water is going into the ground. When I calculated for the 100-year storm I figured a concrete bottom. That is worst case and would never happen. I have since had a chance to run calculations with proper rates. I don't see any real indication that the ponds would meet.

Mr. Heavey said that all the neighbors have water in their cellars. It is a bad situation already.

Mr. Colwell said that the houses were built wrong that is the problem.

Mr. MacKinnon: I asked for the overflow. The EIS shows that there is ledge under the pond. If it is more permeable that is good. 100-year storm outlet is for emergency situation. These situations aren't anticipated but an outlet is required.

Mr. Parker: It seems with not additional water will flow into Vine Brook.

Mr. MacKinnon: The water will flow into the detention basins. There would be a very small flow coming out. It would be equal to current flow or less. I was looking at the original as frozen ground or not being permeable.

Mr. Codispoti: This new data will give us more information as to how the drainage will work. You would not expect water flowing out of that pond into Vine Brook.

Mr. Nolan: You have good permeability. There is standing water in the ponds. What is the consistency of the pond bottom? Good permeability and standing water without any flow?

Mr. Colwell, owner: We have spent the better part of a year designing this. We have looked the design over. We have paid top quality engineers. We have done a lot more testing than we did ten years ago. We have gone into it deeply. We have tried to take into consideration the concerns of all the people. We have designed roads which are safe. If there should be a problem in the area the town knows I will go back and straighten it out. I have built in several towns and have never had a problem that we didn't straighten out. You can hold me to my record. My word is good.

B. Meyer, 51 Pine Street: Is there a public right of way? Does it impact on the land?

Mr. Colwell: The easement is at the end of the road. There is a 33-foot wide right of way. Who can use the right of way?

Ralph Good: Just about everyone. The 33-foot wide right of way is used by the Trustees of Reservations. They use it not regularly but in emergency situations and abutters use it to perambulate their properties. I have some plans from the Registry that describe the right of way as it comes out to Main Street.

Mr. Meaney: They used it when they had horses on Nebo Street. It is also a fire access.

Mr. Parker: Does that right of way go all the way to Pine Street through the Trustee's land?

Mr. Good: Yes.

Mr. Parker: Would a person hiking the trails of Rocky Woods have any right to use the right of way off Trustees land?

Mr. Good: It isn't terribly clear who has the rights. Historically it says all the abutters. 1941 - very careful to preserve every easement or right of way. I did confer with Mr. Kennedy originally. He said if one traced back far enough one there might be an original American Indian buried there. At one time the right of way was used to take out the quarry stones. A lot of woodcutting lots. People had pasture land near Charles River and woodcutting lots in the woods. That is all I can tell you. It isn't an extensive research. For these purposes it is important to know that the applicant respects the right of way. Takes title subject to right of way.

Mr. Parker: Anyone buying a lot later on will have the right of way shown on the deed.

Tom Foster, Trustees of Reservations: I have copies of plans that show the right of ways and they match up with development under discussion tonight.

Mr. Codispoti: Whitman & Howard will take the revised plan. Do an analysis. I would like to continue the hearing until we get additional information and the Traffic Study.

Steve Nolan: I don't necessarily think that you would need to do new counts if there are ways to have your traffic consultant come up with reasonable counts.

Mr. MacKinnon: The important thing is what that might suggest regarding a design for the intersection. Visual condition of road as well as what it looks like on a piece of paper. Turning out or turning in. Maybe some comparisons. Deceleration line or acceleration line. Those would be needed as a result of the study itself.

Mr. Codispoti: Street name. You heard the last part of the Committee to Study Memorials. What is your feeling considering changing Bridle Path Lane to Pederzini Way?

Mr. Colwell: I would like to have the street names as they are now. It is difficult to change. We went to the Police and Fire Departments for permission and at this point we intend to use these names. It would confuse the issue all the way around.

Mr. Codispoti: To sum this up (1) a traffic study will be submitted; (2) Whitman & Howard will review changes in the plan and the traffic study. (3) One lot has changed to meet the perfect square requirement.

Mr. Codispoti suggested that Mr. Domey and Mr. MacKinnon meet before the next public hearing to discuss the drainage.

A copy of a letter from James Sullivan was read into the record.

Lisa Standley, Wetlands Scientist: We have prepared the notice of intent. With regard to water quality - that has been addressed. Roadway drainage was noted to that stream with sedimentation sumps and oil traps which will remove hydrocarbons. Mitigation device built into the water runoff stream to ensure water quality. Vernal pools are isolated depressions on the western side of the property. Backed up by engineering calculations they are under jurisdiction of state regulations. The issue of whether or not they are vernal pools is questionable. They are not certified vernal pools. They are not isolated land subject to flooding.

Mr. Nolan asked about mosquito-breeding areas.

Mr. Sullivan said that the mosquito population couldn't be worse.

Mr. Codispoti said that the public hearing will be extended to Monday, May 7th, for final information and action. An extension to May 16th for Planning Board action will be required.

SOUTHERN ACRES: Mr. Merrikin, engineer for Southern Acres, has acquired the property across the street for easements which will allow drainage to flow directly from the site to the Stop River, eliminating underground detention basins. The flow going to the river does not have a significant impact over the large storm. We have modified the drainage system in that area to accommodate the 100-year storm. That was one of Domey's requirements. We have provided an inlet structure on the pipe of Road "A" which is capable of handling a 100-year storm. At the bottom of the hill we will put a stilling basin to keep the water from rushing into the river. We have provided a stilling basin with capacity about one-foot deep. It flows into the basin and through the weir. Decreasing velocity at the other end.

Mr. Codispoti asked how far off the road will the stilling pond be located?

Mr. Merrikin: It is about three hundred feet from the street.

Mr. Parker: Where does the silt from the stilling pond go?

Mr. Merrikin: The pipe is 36". It drops gently by steps. The water flows in a small confined area and we have provided a very wide flat section. We have located an 8" pipe in the bottom so that it will drain. It is 25 feet from the 100-year flood. No Corps of Engineers permission is required. The stilling pond has been redesigned to reduce the velocity. It is slowed down to less than 2cfs. The main purpose is to provide drainage capacity.

The Board reviewed Whitman & Howard's April 9th letter and Mr. Domey's conditional approval. The Board and Mr. Beard are of the opinion that the Board of Health condition means before any work can be done on Road "A" from 0+0 to 9+00 the drainage system must be installed and an as-built approved - not the entire Road A.

VOTED: To approve the subdivision with the following modifications and conditions:

1. Connect catchbasins at Station 8+95 to catchbasins at Station 9+25 on Road "A".
2. Make the double catchbasins at 6+25 and 6+65 into single catchbasins. Place double catchbasins Station 3+25 and 0+50 on Road "A".
3. Security barriers are required as shown on Plate 18 of the Medfield Land Subdivision Rules & Regulations and should be shown on the plan. The drain inlets at the ditch have an opening of 2.0x2.6 feet. These structures should be a minimum of 4-foot diameter with a standard sump.
4. The latest revision date for the plans should be placed on the cover.
5. The drainage on sheet 1A should be updated.
6. The rim elevation of DMH 0+25 on Road "A" should be corrected.
7. The rim elevation on DMH 0+25 of Road "A" should be corrected.
8. The pipe sizes shown on the plan view for the drainage system between MH 4+00 and 1+25 of Road "A" must be corrected.
9. The drain easements in Lots 1, 27 and 28 should be removed from sheet 2.
10. The layout and profile for the proposed piping on Westview Road that will connect to an existing drain system should be shown on Road "E" and on Westview Road. Calculations should be shown that this system has adequate capacity for the new drainage.
11. The Board of Health condition of approval dated April 6, 1990, must be complied with as follows: The drainage works proposed to be located between South Street and the Corps of Engineers' property receiving drainage from Road "A" shall be constructed and an as-built plan of such shall be submitted to the Board of Health for review and approval, before any construction shall be performed on Road "A."

The following waivers from Medfield's Land Subdivision Rules & Regulations have been granted and should be shown on the plan:

1. Section 5.2.1.2: To allow 7% grade on Road "A".
2. Section 5.2.1.9: To allow sideslopes steeper than 4:1 where shown on plan.
3. Section 5.2.1.a: To allow street longer than 500 feet.
4. Table 1 - to allow a 40-foot layout on Road "E" from approximately Station 1+50 to Westview Road as shown on plan.
5. Section 5.2.1.e: To allow "K" values on the plan as shown for vertical curves.
6. Section 5.2.13: To allow 30' curb radius at the north side of Roads "D" and "F" and the south side of Road "C".

CLAYPIT ROAD DUE DATE: The Board is in receipt of two letters from Cynthia Warren regarding Claypit Road. One letter requested an extension of time to April 25th for the Board to make a decision on this subdivision.

VOTED: To agree to an extension as requested.

PENOBCOT STREET #9: The Board is in receipt of a request from Dugan & Knight to release lot 9 Penobscot Street.

VOTED: To sign the release.

The meeting was adjourned at 12:15 a.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
April 23, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Members of MPIC--Martha Smick, Chair, Joseph Donnelly, Denise Yurkowitz, Connie Jones, Robert Jones, Michael Alpher and Jeffry Masters.

The meeting was called to order at 8:00 p.m. by Chairman Codispoti and the following business was transacted:

CLAYPIT ROAD SUBDIVISION: The Board is in receipt of a letter dated April 23, 1990, from Cynthia Warren, attorney for Robert Borrelli, requesting an extension of time to May 16, 1990, for the Planning Board to make a decision on the Claypit Road Subdivision plan.

VOTED: To extend the time within which to make a decision on the Claypit Road Subdivision plan to May 16, 1990.

The Board is in receipt of a letter from the abutters of Claypit Road which the Board will answer.

WOODCLIFF ESTATES: The Board is in receipt of a Form A plan showing a lot on Main Street owned by Calvin Colwell. This plan showed only one of the two lots being divided.

VOTED: To deny the plan because it was incomplete; namely, it did not show all the land being subdivided.

The Board will invite the Colwells to meet with them at 4:00 p.m., Wednesday, April 25, 1990, to discuss the development of the lot before the Board and adjacent land owned by the Sullivans.

MASTER PLAN IMPLEMENTATION COMMITTEE: The MPIC met with the Planning Board to present a timetable for the long-range planning project which they have undertaken.

Chair Smick said that the committee had met with the Conservation Commission, Open Space Committee, the Water and Sewerage Board and will meet with the School Committee in the near future.

Mrs. Smick anticipates that by June 30th the draft map which the MPIC has prepared will be verified by the Conservation Commission for vegetated wetlands, flood plains, watershed protection, aquifers, etc. They expect to have the map reviewed by the Board of Assessors for buildable lots, etc., by June 30th also.

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They have divided the open parcels as "critical", "important" and "nice to have." They plan to focus on the "critical" lots.

Before the end of the calendar year the Board anticipates doing a build-out analysis based on current zoning. They hope to complete a fiscal model, based on current zoning also. They will investigate town land where ownership is held by more than one town board. The MPIC also plans to review and analyze the Zoning Bylaw and the Subdivision Rules & Regulations before 1991.

During the winter of 1991 production and distribution of the final map is anticipated. Other materials helpful for neighborhood meetings will be processed. Then neighborhood meetings will be held to reflect the public interest.

In 1991 a Land Use Conference is proposed the result of which is to propose zoning changes at the 1992 Annual Town meeting.

Mrs. Smick said that they would like to have the MPIC dissolved and a long-range planning committee created. The Planning Board will determine how to put a new label on the committee.

Mr. Codispoti volunteered to be the Planning Board liaison to the MPIC.

Mrs. Bancroft said that the Planning Board had budgeted some funds for the work of the MPIC and that they would be able to obtain an updated full size Assessors' map from the MAPC for between \$1300 and \$1500.

VOTED: To spend up to \$1500 for an updated map, adding new subdivisions which have been approved since the January 1990 Assessors Maps were printed.

Mr. Parker asked if there was some way to provide for future changes. Mr. Nolan suggested that the Board require a 400-scale mylar plan which could be put on the mylar and be updated immediately.

VOTED: To answer the April 8, 1990 letter from abutters Robert E. & Karen F. Naughton, Patricia S. Champagne and Charles Jenks as follows:

1. The lot on Causeway Street was marked "unbuildable" because it did not have frontage on a public way.

2. The lot will be referred to Conservation Commission for a determination as to applicability.

PINE STREET SIGNS - POLICE CHIEF: The Board is in receipt of a letter from Chief Richard D. Hurley stating that preconstruction road signing is sometimes very difficult. The recent decision by the Board of Appeals not to straighten Pine Street has left a situation calling for notification of an upcoming, unusual roadway configuration. This would call for signs indicating this. His real problem is with school bus stops but no one can predict their locations presently.

The Chief will be invited to discuss this matter with the Board in the near future.

MAIN STREET FORM A PLAN - COLWELL: The Board is in receipt of a Plan of Land in Medfield, Mass., dated April 10, 1990, drawn by Landmark Engineering of New England, Norfolk, showing one 3.32-acre lot.

VOTED: To deny signing of the plan because it does not show the entire area divided.

TOWN MEETING ARTICLES: Members will present the Planning Board Town Meeting articles as follows:

Article 31 - Joseph Parker  
Article 32 - John Gagliani  
Article 33 - Stephen Nolan  
Article 34 - Margaret Bancroft

Chairman Codispoti will be second speaker on all articles as required.

EARTH REMOVAL PERMIT - THE MEADOWS: The Board is in receipt of a copy of the Earth Removal Permit with conditions which was granted to Paul Borrelli, developer of The Meadows.

No Planning Board action required.

PUBLIC RISK INSURANCE QUESTIONNAIRE: Mrs. Willis was requested to answer the questionnaire and forward it to Town Counsel Fuller.

NEWTON THOMPSON - RESIGNATION: The Planning Board is in receipt of a resignation tendered by Newton Thompson from the MPIC and the Sign Advisory Board.

VOTED: To send a letter to Mr. Thompson accepting with regret his resignations and thanking him for the time and effort he has spent in the Town's behalf.

MEDFIELD TECHNOLOGY PARK: The Board is in receipt of a letter from Lawrence Rothschild, owner of Medfield Technology Park, stating his understanding regarding a formal approval process prior to the granting of a new building permit for the third building on the site.

VOTED: To send Mr. Rothschild a letter stating that it is the consensus of the Board that as long as the use for the proposed building is not changed and more than 192 parking spaces are not required, it will not be necessary to go through a formal approval process.

WATER & SEWERAGE BOARD APPROVALS GOING THROUGH WETLANDS FOR SEWERS: It was noted that no approval had been obtained by Water & Sewerage Board to go through wetlands. It was suggested that they be reminded that there is a process to be followed.

The Board did not feel it was within their authority to bring this to the Water & Sewerage Board's attention but would bring this to the Conservation Commission's attention.

SIDEWALKS: Mr. Gagliani suggested that the Board consider a requirement that sidewalks on public ways be connected to subdivisions by the subdivider. This will be discussed at a later date.

TRAFFIC STUDY INFORMATION: The information required by the State for traffic impact studies has been given to Planning Board members as a background for upgrading traffic studies required by the Board. This will be reviewed at a later date.

MINUTES: VOTED: To approve April 2, 1990, minutes.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD

April 25, 1990

Members present: Bancroft, Codispoti, Gagliani and Parker. Others attending: Calvin and Scott Colwell.

The meeting was called to order at 4:15 p.m. by Chairman Codispoti and the following business was transacted:

MAIN STREET FORM A PLAN: When reviewing the Form A plan to divide Lot A from a parcel on Main Street, it was noted that there was no Lot B. The Board previously voted to deny the signing of this plan because all of the land to be divided was not shown.

Mr. Codispoti said that the three-plus acre parcel is potentially developable land and there was concern that an additional road be constructed off Main Street.

Scott Colwell said that it seemed best to sell the three-acre parcel for one house and he said he would be willing to put a covenant on the land preventing further division.

The Board also discussed with the Colwells comments at the Woodcliff public hearing from the neighbors regarding their concern that the configuration of the roads with its connection to Vine Brook Road would cause Hatters Hill Road to become a major connector to Pine Needle Park. The Board wished to take another look at the road configurations.

Mrs. Bancroft and Mr. Gagliani had put together the conceptual plan of Woodcliff Estates with the photographs of the Town. After reviewing this the Board members felt that the road configuration is the best possible for the site as it crosses the least amount of wetlands.

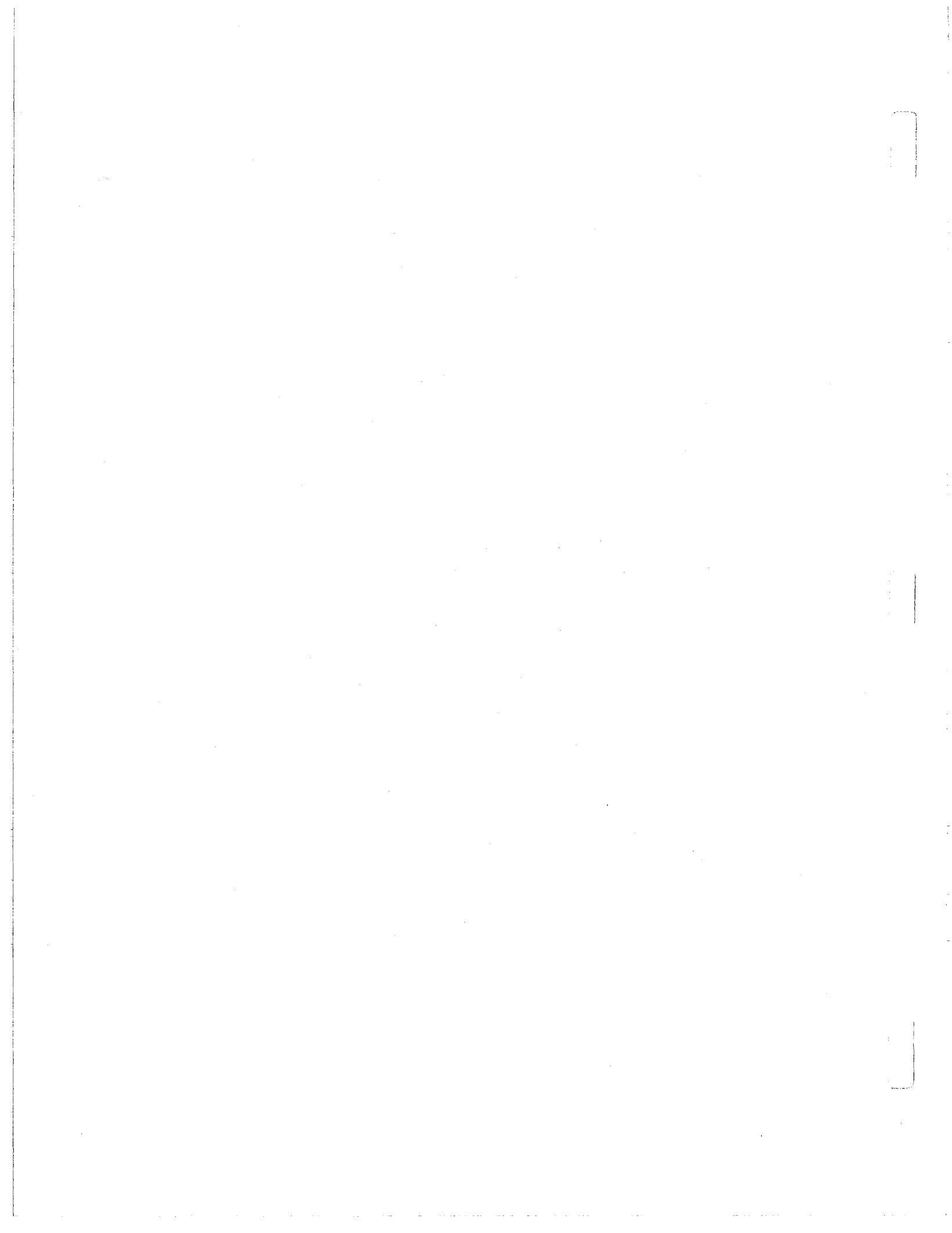
Another concern was a connection from this subdivision to the abutting Sullivan land. After much scrutiny, it was decided by a consensus of the Board to put environmental concerns above planning concerns and not require a connection to the Sullivan land.

The Board suggested to the Colwells that a waiver should be requested from the 4:1 grading requirement so that there would not be as much destruction of the lots at the end of Wayside Road.

The meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
May 7, 1990

Members present: Bancroft, Codispoti and Parker. Others attending: Calvin and Scott Colwell, Ralph C. Good, Jr., Vahid Karimi, Robert Cutler and residents interested in the Woodcliff Estates subdivision; Russell Burke.

WOODCLIFF ESTATES: The continued public hearing was called to order at 8:00 p.m. by Chairman Codispoti who explained that at the April 9th hearing the Board requested the applicant to present a traffic study. Whitman & Howard will review the revised plan, hydrologic study and the traffic report.

The Traffic Report was explained by Vahid Karimi, traffic engineer for Rizzo Associates, Natick. The study addresses an inventory of existing roadway geometry and traffic control, traffic volume and accidents, an assessment of safety for the existing roadway network and proposed subdivision road, and an evaluation of the effect of the traffic contributed by this project on the operational efficiency of the proposed site access road/Main Street intersection.

The study concluded that the proposed residential development will have no measurable impact upon traffic operation and safety of the surrounding roadways. The proposed facility will increase the Main Street traffic volume by approximately 24 new trips (12 entering vehicles and 12 exiting vehicles) during the peak travel demand period.

Hoover Realty Trust has retained Rizzo Associates to assess the magnitude of traffic impacts to be expected from a proposed 23 single-family residential development called Woodcliff Estates located on the north side of Main Street in Medfield.

Access to the proposed development is currently planned via a Wayside Road intersection with Main Street. The proposed road will be located approximately 500 feet west of Nebo Street and 1500 feet east of Hatters Hill Road. The engineering services encompassed an engineering site reconnaissance, collection of traffic data, and an evaluation of project traffic on the safety and operation of Main Street corridor in front of the site.

An evaluation of safety and efficiency of Route 109 was made.

The road was designed for two lanes and is maintained with a yellow centerline and white edge line pavement marking. The pavement surface is generally in good condition. However, the pavement markings are faded. At the location of the proposed access road exit onto Main Street there is excellent visibility in both directions of the roadway. The paved width of Main Street is adequately designed with 13-foot travel lanes with two-foot wide shoulders. The speed limit in this area is posted at 40 mph. Land use abutting Main Street is predominantly residential to the north and a mixture of commercial and residential to the south.

In order to assess the current level of travel demand on Main Street, new traffic volume data was obtained from automatic traffic records (ATR) counts. The collected data was analyzed in conjunction with previous counts obtained by Norfolk County Engineering Department in 1988. The ATR count was taken on Main Street east of the site. The data was collected for each travel direction and was recorded every 15 minutes during the two-day period from Monday, April 23 through Wednesday, April 25, 1990. The field data is a part of the traffic report.

Based on the data the average weekday volumes on Main Street are eastbound 9,079 and westbound 9,093 - totalling 18,172 vehicles per day.

Accident records were obtained from the Medfield Police Department for the three-year period between January 1987 and December 1989. Accident data was studied for the intersections of Route 109 with Hartford Street and Hatters Hill Road, and for the segment of Route 109 between Hartford Street and Hatters Hill Road. Traffic accident data was obtained to determine if Route 109, in the vicinity of the proposed access roadway, is experiencing any safety deficiencies.

Of the two studied intersections, the nonsignalized intersection of Route 109/Hartford Street experienced the greatest number of accidents or four accidents a year. During the three-year study period, two of the accidents involved minor injuries. 75% of the accidents were rear-end collisions.

Mr. Parker asked what the design capacity of Route 109 is and explained that part of the Planning Board job is to look to the future. We know it will be developed more than currently. Regarding the capacity of the intersection, what does that mean? Will it continue to be a safe intersection with additional development?

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Mr. Karimi said that design capacity of the two-lane highway is 2800 per hour. Considering trucks, etc., 2400 would be the maximum. Peak time currently 1600 to 1700 vehicles use Main Street at this location per hour.

Mr. Parker asked how much traffic are we considering from the 23-lot subdivision.

Mr. Karimi said that based on actual data that has been gathered using the Institute of Transportation Engineers, Fourth Edition, for single-family detached housing, at full development of the 23 lots, there will be 256 total daily site trips, or 128 entering vehicles and 128 exiting vehicles. This represents a one percent increase in traffic on Main Street in front of the site. An average of 24 trips will be generated by the development during the peak commuting hours; approximately one vehicle every 2.5 minutes in the peak hour.

Mr. Codispoti asked about the area being totally developed; i.e. 99 units. Can you establish the amount of traffic that would be incurred?

Mr. Karimi said that presently the road is at 65 to 70% capacity. At 70% you are looking at level of service "C". Taking one step further, adding growth to traffic you are looking at 80% to 90% utilization.

Mr. Codispoti noted that if you have 24 vehicles at the intersection now, you would have more than three times that. Would 100 transactions at that intersection strain the capacity?

Mr. Karimi said if you have to accommodate that much traffic, you are getting close to requiring a traffic signal.

Mrs. Bancroft stated that you described Route 109 as uninterrupted traffic flow. What happens when that flow is interrupted with someone waiting to make a lefthand turn? My concern is stacking on 109.

Mr. Karimi answered that the amount of pavement there is adequate. The number for lefthand turns is 6 in the morning and 17 in the evening peak hours.

The Board is of the opinion that an additional paved lane to allow cars to pass while waiting for an opportunity to turn left in both directions is necessary.

Mr. Karimi noted that the last very important issue is the access roadway. The road known as "Wayside Road" is

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adequately designed for turning and width of the roadway. The sight distance is the length of roadway necessary for all but a few of the fastest drivers to come to a full stop before reaching an object. It represents a minimum condition for passenger vehicles to avoid collision with turning traffic, but not without some interference with the speed of traffic approaching on the through roadway. These standards are from the Transportation and Traffic Engineering Handbook. The sight distance at proposed Wayside Road and Main Street is 580 feet to the left and 1,200 to the right, which is more than the required sight distance.

Lorraine Lee, 102 Main Street: I think that hours of our concern are in the morning. Trying to take that lefthand turn when you are stopped on 109 is extremely dangerous. There should be a widened area so that people can turn off safer.

Mr. Codispoti: When we looked at developments on the town side of Shaw's there is added stress on the road. We really need to look at this in a systematic way - lighting, stop signs, etc.

Neil Kimball, Cheney Pond Road: I don't know if the road there is 30 feet wide. I find when I have to stop for westbound traffic, I fear for my life. There will be stress on the intersection on the other side of the shopping center.

Whitman & Howard's April 25th letter was reviewed.

1. The Board requested that we meet with the Board of Health Agent, Mr. William Domey, to discuss the apparent differences in our requirement for the drainage design. We phone Mr. Domey to make an appointment. However, he did not believe it was necessary for us to meet at that time. We discussed the project and found we were both on the same wave length. Mr. Domey was going to call Landmark Engineering and explain to them what we were both expecting to receive for information for the design of the detention basin.

Mr. Cutler said that he had talked with Mr. Domey and he said that the flows were too high. He thought we should run the flows should run through the rock causeways and existing dam. He said he had made some assumptions and ran flow through the upper rock causeway, dam and lower rock causeway. Mr. Domey required that the exiting flows be lessened. This has been done. A new regulating structure for the detention basin has been designed. The existing dam right now has a rectangular opening 29" wide to the bottom of the flow used in the presently developed site. We decided because of the question of erosion around the structure to put a wall on the upper

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side of the causeway with a 6" outflow at stream bed and a 12" pipe 1-1/2 feet above that for an emergency overflow. The predeveloped site had 6.8 cfs running off. With the use of the two regulating structures, the flow would be 5.8 cfs. In the ten-year storm predeveloped runoff is at 2.3 cfs and in a ten-year storm after development it is 1.8 cfs.

Another question that came up was the quantity of the flow in the 18" pipe under Main Street. A study was made of the pipe and it can handle the runoff.

It was recommended that the overflow system from two vernal ponds to Vine Brook be eliminated. A letter from Miller Engineering on this matter is in the report.

Mr. Codispoti: The town will be responsible for the entire drainage system. We should invite Ken Feeney out to look at the drainage before approval.

Continue with Whitman & Howard April 25th letter.

3. Show the proposed grading contours 232 and 234 at the Wayside Road and Main Street intersection.

Mr. Cutler said this change has been made on the plan.

4. Place the names of the streets on the topographic plans on Sheets 10-13 and on the plan and profile of Pederzini Way.

Mr. Cutler said this change has been made on the plan.

5. Provide the inverts and slopes of all pipes on the plans.

Mr. Cutler said this has been done.

6. Provide information that demonstrates that there is adequate clearance between the pipes in DMH's at Station 5+00, 7+00, 11+15 and 12+25 on Wayside Road and Station 0+45 on Bridle Path Road.

Mr. Cutler said this has been done.

7. Change the DMR locations so that the lateral pipes from catchbasins are not directly over the main line between DMH's. For the proposed situation of the invert of the lateral above the crown elevation of the main line, we recommend that the DMH's be almost directly between the catch basins.

This change has been made.

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8. Provide erosion protection at the end of Pederzini Way to prevent silt from flowing off site.

Mr. Cutler said that a note has been added to the plan to take care of this.

9. Provide erosion protection as needed for Wayside Road to prevent silt from flowing into Main Street.

Mr. Cutler said that a note has been added to the plan to take care of this.

Mr. Parker asked if the existing walls on Route 109 belonged to the Town or to the developer and said the town is interested in having them preserved.

Scott Colwell said that the stonewalls are on the boundary line and he is planning to utilize the stones to create a nice entrance to the subdivision.

The plan revised to May 3, 1990, is the current one.

Mr. Codispoti asked that a meeting be set up with Ken Feeney to walk the area.

Mrs. Bancroft asked that the 4-to-1 grading requirement at the end of Wayside Road be waived to allow less destruction of the land.

Scott Colwell said that he would like to request a waiver to leave the hill in its natural state.

Mr. Codispoti asked if anyone would like to speak in favor or in opposition to the proposal. No one spoke.

It was voted to close the public hearing. The current due date for the Board's decision on this plan is May 16th. It was suggested to the developer that he request an extension as the Board of Health has denied the plan and the Planning Board cannot approve a plan under this circumstance.

MAIN STREET - ANR PLAN: A Plan of Land in Medfield, dated May 2, 1990, drawn by Landmark Engineering and owned by Hoover Realty Trust showing a 3.32 acre parcel, was presented to the Board for review.

VOTED: To sign the sheet 1 of 2 of the plan.

The plan was signed.

OVERFIELD MODIFICATION: An amended definitive plan of Overfield Estates was received by the Board. The Board's

items in the certificate of action dated April 3, 1990, have resulted in the revised plan dated April 25, 1990. A letter from Oxbow Realty was received enumerating the changes made in the plan. Whitman & Howard has also reviewed the plan and changes requested by them have been included.

An amendment to the Covenant was also provided.

Mrs. Bancroft asked about the water pressure. Mr. Burke said that it would be all right as a new 12" water pipe has been installed.

VOTED: To sign the plan and the covenant.

The plan and the covenant were signed.

REVISED PINE STREET IMPROVEMENTS PLAN: Mr. Burke presented a Pine Street Improvements plan showing a 2% superelevation along the "s" curve. The resulting radius is five feet less than what it previously was. The turn itself has been widened out over the years. There was a width to work with so that we could add the superelevation and stay within the confines of the existing roadway. He said that a major safety problem is telephone poles too close to the used way. Many of the pole locations will have to be changed.

Mrs. Bancroft asked if underground electric had been considered.

Mr. Burke said that the cost would be extraordinary. He did say, however, that it was his intention to have electricity from the poles go underground to the individual homes.

Mrs. Bancroft requested that the poles be placed as far away from the pavement as possible.

CRANBERRY PARK DEFINITIVE SUBDIVISION PLAN: The Board is in receipt of a request to extend the time within which a decision must be made on the Cranberry Park Definitive Subdivision plan to June 13, 1990.

VOTED: To allow the extension.

Messrs. Codispoti and Parker voted in favor. Mrs. Bancroft abstained.

DOE ACRES ESTATES: The town meeting accepted the Farm Street end of Hickory Drive at the 1990 Annual Town meeting.

VOTED: To return \$1000 plus interest for Hickory Drive from Farm Street to Station 13+49 Hickory Drive held in South Shore Multibank Acct. 413-013-4 in the name

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of H.S.C.

SURETY TO BE CALLED: A letter will be sent to Town Counsel requesting that the surety be called for Hickory Drive, Westbridge Estates and Castle I.

CLAYPIT ROAD: A certificate of action will be drawn up for Claypit Road which will include as conditions that there shall be no puddling on Causeway Street, the road must be kept open and a connection must be made to Mrs. Champagne's driveway to the new street.

PHILIP STREET - ANR PLAN: The Board has received a Plan of Land in Medfield dated May 3, 1990, showing three lots on Philip Street. This plan was drawn by Paul Robinson and is owned by John Cebrowski.

VOTED: To sign the plan.

The plan was signed.

BREEN SITE PLAN: The Board is in receipt of Whitman & Howard's report on the Breen Site Plan. There are four items which need to be revised. The Board would like to have the roof drainage go into an enclosed area and not sheet onto the parking lot.

Mrs. Willis will call Mr. Breen to be sure that he will be prepared to answer the Whitman & Howard concerns at the Planning Board meeting on May 14th.

GRIST MILL ESTATES: The Board plans to walk Grist Mill Estates on Saturday, May 12th at 9:00 a.m. Ralph Costello will be invited to walk the area with the Board.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
May 14, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Engineers Lisa Carrozza and Donald Nilsen and Developer Ralph Costello; Charles Breen.

The meeting was called to order at 8:00 p.m. by Chairman Codispoti and the following business was transacted:

GRIST MILL POND ESTATES: Chairman Codispoti reported that Mrs. Bancroft, Mr. Gagliani and himself walked the Grist Mill Pond Estates site on Saturday, May 12th, with Mr. Costello.

The purpose of this meeting was to go over the Whitman & Howard May 7th report on Grist Mill Pond Estates, as follows:

1. Change the labeling of Knollwood Road and place South Street label on the locus plan on the north side of the railroad tracks.

Ms. Carrozza said this change had been made.

2. The drainage system has no provisions for attenuation of the peak flow from the subdivision. The applicant should discuss with the Planning Board and the Board of Health to determine if either of them will require that the proposed subdivision provide attenuation of the proposed peak storm runoff equal to or less than the existing conditions.

Mr. Gagliani agrees that there is a problem with the drainage going onto Town property. The possibility of a second outfall located between lots 1 and 2 was discussed.

Mr. Nilsen said that the drainage proposed is in accordance with Regulations showing a catchbasin at the entrance on South Street. The drainage system will be designed to collect water that isn't totally theirs.

Mr. Codispoti asked if for informational purposes calculations could be made to isolate the water that is going through.

Mr. Gagliani perceives this as a safety issue and is totally against any water sheeting across any intersection.

Mrs. Bancroft said that she would like to look at all the issues - drainage, length of cul de sac, capacity of the

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pipe under Spring Street, protecting the bank of the pond, reviewing upstream and downstream runoff, including Nantasket Brook to the Stop River flood plain, request an easement on the embankment to protect the view of the pond from Spring Street and to ensure that trees of a certain size couldn't be cut down.

Mr. Nilsen suggested the possibility of a detention basin to attenuate the runoff if the Spring Street culvert proves to be too small.

Mr. Parker said that for the definitive plan he would like to see the culvert examined under many circumstances. The Board will want to be certain that it is safe at the 50-year storm level. Analysis of the impact on the Spring Street culvert for pre- and postcondition with and without a drainage control for up to a ten-year storm.

Mr. Gagliani invited the developer to come in for a discussion after they have completed their drainage calculations and before a definitive plan is filed.

Mrs. Bancroft said it is a requirement to show all large trees on the plan.

Mr. Gagliani said he is completely adverse to underground detention systems.

Mr. Parker suggested that the Board should outline now what we consider the natural water way. Do we want him to just go to the culvert on Spring Street?

Mr. Gagliani said we should look both upstream and downstream.

Mr. Parker asked if the water is going to be ponding on the west side of Spring Street how far down stream do you have to go to determine the effect of the additional water.

Mr. Nilsen said that a large system like this holds a high volume of water.

Mrs. Bancroft asked what happens on the other side of Spring Street where this volume exits?

Mr. Gagliani said there are two houses in the flood plain that get flooded out. This goes into a 20-acre flood plain.

**3. The available site distance at the proposed intersection should be discussed.**

Ms. Carrozza said that existing sight distance is approximately 180 feet. In order to obtain adequate sight distance the stonewall will have to be realigned.

Mr. Costello said that it is not a dangerous point because the traffic just about stops before going across the track.

Mr. Nilsen said that a general rule is a speed of 10 miles an hour is allowed for each 100 feet of sight distance. We will have to come up with an analysis. The sight distance is marginal. It is at the breaking point. Maybe clearing the brush and moving a small section of wall might take care of it. Right now sight distance is about 180 feet in one direction and over 400 feet in the other direction.

Mr. Gagliani suggested that the wall be moved and rebuilt.

Mr. Nilsen asked if it will be necessary to come up with a detailed traffic analysis.

Mr. Nolan said that there are specific guidelines for a traffic report in the Planning Board Rules & Regulations.

**4. Ken Feeney has requested that catch basins not be located on radius portions or roads.**

The catchbasin has been moved back from the point of tangency.

**5. Abutters on the south side of South Street should be shown on the definitive plans. (This has been done.)**

Mr. Codispoti reiterated that items of concern are the drainage, sight distance and length of cul de sac.

Mr. Gagliani recommended that a sidewalk be constructed on Mr. Costello's frontage on South Street. He is not required to do this but as a citizen Mr. Gagliani urged Mr. Costello to consider this.

Mr. Costello said he would consider doing this if it appeared to be feasible.

Mrs. Bancroft raised the issue of preserving the bank and placement of the houses.

Mr. Costello said he is interested in aesthetics. It is a beautiful site overlooking the pond. It is even more

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attractive looking through very large trees. He agreed that something should be done to preserve the trees as it relates to this plan. If it means shortening the cul de sac that might be what we have to do. A conservation easement for preservation of trees and scenic view could be written.

Mr. Gagliani suggested that all trees at a certain elevation (164/165) be saved.

Mrs. Bancroft suggested that all trees of 8" diameter be shown on the plan.

Mr. Nilsen said that trees of diameter 12" could be pinpointed.

Mr. Gagliani said he would like an elevation not tree size.

Mr. Parker asked about the trees along the railroad track. The railroad must put herbicides on them and also cut them at regular intervals.

Mr. Codispoti noted that a decision be rendered on this plan next week. It was suggested that an appointment to discuss drainage be made before the definitive plan is submitted.

Mr. Gagliani said that two discharge points should be considered so that there wouldn't be as much discharge at one point.

TALLWOODS: In accordance with Mr. Costello's request surety has been set at \$90,000 to release lots 1 through 6 on Tallwood Drive. Whitman & Howard's May 14th report itemized the following items that need to be completed:

1. General Clean Up
2. Clean and Flush Drainage System
3. Concrete Bounds
4. Street Trees
5. Street Signs
6. Loam & Seed Planting Strip
7. Grade, loam and seed area outside of r.o.w. for Erosion Protection
8. Fine grade and install two 1-1/2" layers of Bituminous Concrete for Sidewalk
9. Sidewalk Gravel
10. 6" Bituminous Curbing
11. Radius Grade Curb VA-4
12. Granite Curb Inlets
13. 1-1/2" Bituminous Concrete Wearing Course
14. Riprap
15. Security Bars

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16. Headwall
17. Electric and Telephone
18. Catchbasins
19. Manhole
20. 15" RCP Drain Pipe
21. 12" RCP Drain Pipe
22. 3" Binder Roadway Patch
23. 1" Overlay Granite Street

COMARK SITE PLAN: Mr. Breen appeared before the Planning Board to discuss Whitman & Howard's May 4th report regarding his site plan.

Mr. Breen said that he had the rear and side setbacks certified by a surveyor. He said that the proposed contouring is now shown in relation to the existing contours.

The May 4th report requested that the watershed area of each retention basin (including any offsite area that directs water to the retention basins) be delineated on a plan. Volume calculations for these specific drainage areas should be shown to be held in the specific retention basin or to flow into other retention basins.

Mr. Breen said that his revised plan contains this information.

Mr. Breen said he had complied with Whitman & Howard's request and has calculated peak flow for the 100-year storm for the roof runoff. He also said that this flow has been shown to be carried by the 6" and 8" pipe line to the retention basin. Pipe inverts and slopes have been provided.

Whitman & Howard suspect that these pipes are too small for this size storm.

The Board will send the revised plan to Whitman & Howard for a final review. A decision must be made on this plan by May 25th.

THE MEADOWS: The Board is in receipt of a memorandum from Town Counsel regarding the Conservation Restriction of The Meadows. The Board requires changes in the document. These changes were sent to Town Counsel.

MOBIL STATION - NORTH AND MAIN STREETS: The Board was asked to determine if adding a snack bar within the already in place station would be a change of use and require parking provisions and a special permit.

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It was the Board's consensus that so long as the area in which business is done is not expanded beyond the existing room, it would not be a change of use.

**PLANTATION ROAD SUBDIVISION:** The Board is in receipt of a letter dated May 8, 1990, requesting an extension of the time within which to make a decision on the Plantation Road Definitive Subdivision Plan to June 6, 1990.

VOTED: To extend in accordance with the request.

**WOODCLIFF ESTATES:** The Board is in receipt of a letter from Ralph C. Good, Jr., dated May 10, 1990, requesting an extension of time within which to make a decision on the Woodcliff Estates Subdivision Plan to June 6, 1990.

VOTED: To extend in accordance with the request.

The Board is in receipt of a copy of a letter from James Sullivan containing his opinion regarding drainage.

**CLAYPIT ROAD SUBDIVISION:** The Board is in receipt of a letter from Cynthia Warren dated May 14, 1990, requesting an extension of time within which to make a decision on the Claypit Road Subdivision to June 6, 1990.

**CRANBERRY PARK:** The Board is in receipt of a revised plan of Cranberry Park. The Board did not wish to review the plan as a quick review seemed to indicate that it was unsafe.

The Board suggested that they look into constructing the sidewalk on the other side of the street.

**SUMMER SCHEDULE:** The Planning Board will meet on June 4, 18, July 9, 23, August 6, 20 and September 10th.

**ELECTION:** The Planning Board elected the following officers:

Chairman, Stephen M. Nolan; Vice Chairman, Joseph R. Parker, Jr.,; Secretary, Margaret E. Bancroft; Other members Joseph D. Codispoti and John K. Gagliani.

**HIGH STREET - ANR PLAN:** Mr. Carlo Musto submitted a Plan of Land in Medfield showing three lots on High Street, dated May 3, 1990, drawn by Rim Engineering of Mansfield.

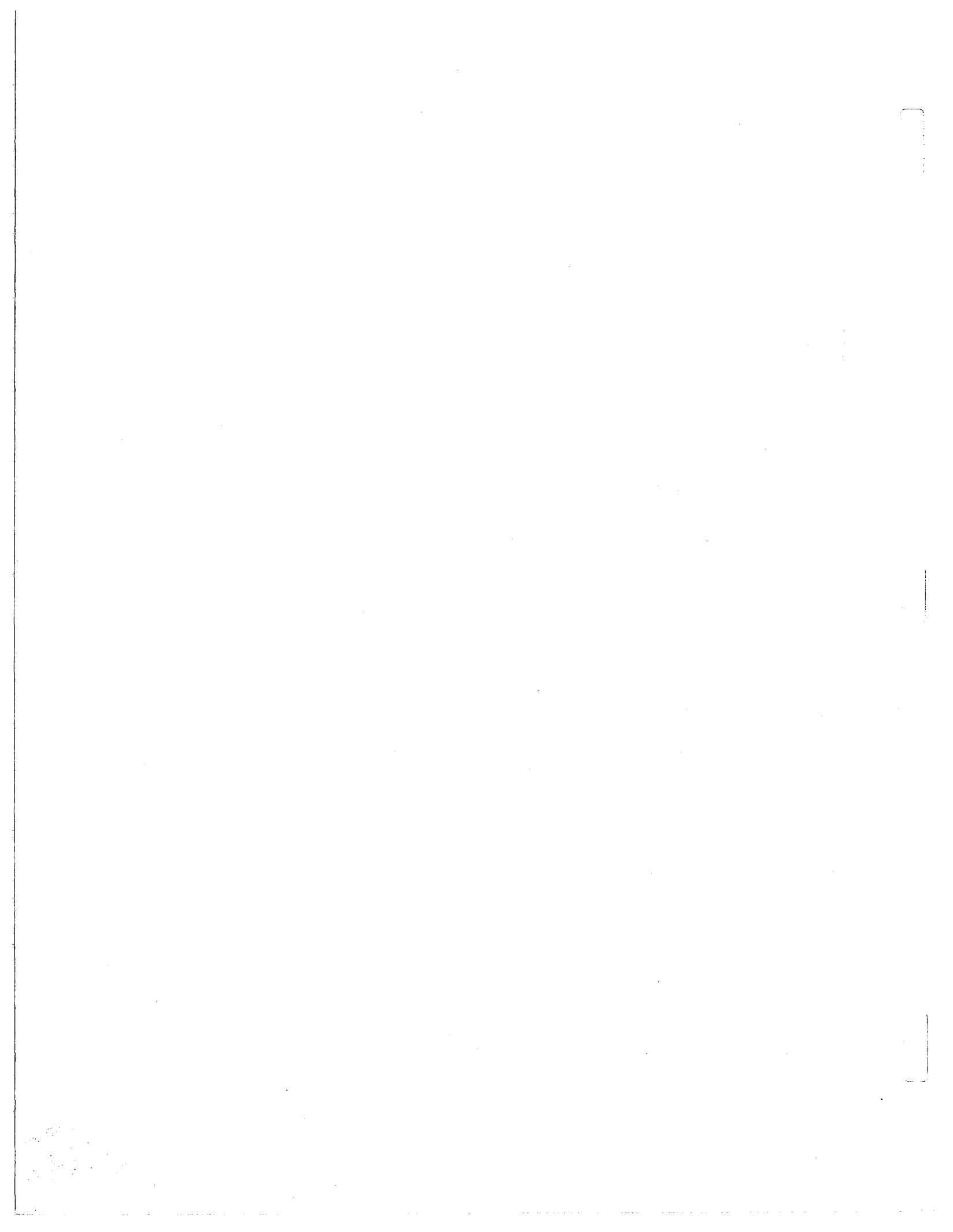
VOTED: To sign the above-described plan.

The plan was signed.

The hearing was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
June 4, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Matthew Smith; William Bancroft, Roy Boudette and Sydney Vaughan; Ken Enright and Larry Boyd; Charles Breen.

Chairman Nolan called the meeting to order at 8:00 p.m. and the following business was transacted:

PLANTATION ROAD DEFINITIVE SUBDIVISION PLAN: Matthew Smith of Norwood Engineering met with the Board to discuss items which had been completed as a result of the Board of Health's approval and Whitman & Howard's reports of February 2 and 22, 1990.

Mr. Smith said that the basement floors of the proposed homes are required to be two feet above high water line and the septic systems are required to be four feet above. He stated that the septic systems would be in filled land. He will have to go before the Board of Health again for final approval of the septic systems.

VOTED: To approve a definitive subdivision plan entitled: "A Definitive Subdivision Plan in Medfield, Massachusetts"; by Norwood Engineering Company, Inc.,; dated September 29, 1989, and revised to April 26, 1990; submitted and owned by Ralph Manganiello, Medfield; concerning property located off Liberty Road and showing two building lots, with the following conditions:

1. That the Lebaron Catchbasin Trap Model L-202 or equal shall be used throughout the subdivision.
2. That all requirements of other Boards be met.

A list of all waivers granted by the Board shall be shown on the plan preceded by the following statement: "Except for the following waivers granted by the Planning Board, this plan conforms to the Subdivision Rules and Regulations of the Town of Medfield."

A waiver from Table 1- Street Design Standards - to allow minimum radius at centerline of 126 feet has been granted.

Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a covenant duly executed and approved, to be noted on the plan and recorded with the Norfolk County Registry of Deeds. Said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the Board.

Mrs. Bancroft exited from the room during the discussion regarding Cranberry Park.

CRANBERRY PARK SUBDIVISION PLAN: Messrs. Bancroft, Boudette and Vaughan met with the Board to discuss alternative subdivision plans and the waivers which would be required for such alternative plans.

Mr. Bancroft said that he had discussed construction easements with the abutters. He had success with one abutter who indicated his willingness to allow a construction easement, but he did not have success with the other abutter. He said he offered extensive landscaping to be done immediately and completed quickly to enhance the property.

Mr. Bancroft said that they are not asking for any waivers which have not been granted elsewhere in the town over the last several months.

The major problem is that the Country Way stub was not constructed and construction easements were not obtained.

Mr. Vaughan explained that the plan shows basically a sidewalk on the left side that would conform as nearly as possible to the left side line so as not to change the grades. The sidewalk is two feet in from the layout itself and is just below the road. Within that two feet the applicant would be asking the Board for 1-to-4 slope for 25 feet to avoid the need for a construction easement. A Walpole Woodworkers' guardrail fence would be installed wherever the wall was more than 30" in height. According to Mr. Bancroft this fence is of good quality, would last a long time and would have a minimal impact on the neighborhood. The only drainage that would go on the Sugrue property would be from the two-foot wide grass strip from Station 0+50 to 2+24, which would be less than current.

Mr. Vaughan said that they had tried putting the sidewalk on the right-hand side, but it offsets the roadway by two feet.

Drainage would still do the same thing as it does now. He explained that the dip in the street line grade would not hold water nor be obvious.

Mr. Codispoti stated that he felt that the proposal is a significant deviation from the Subdivision Rules & Regulations.

The second plan that was reviewed showed a 51" high wall for about 100 feet starting at Station 0+25 and placed two feet inside the layout. This would give a more conventional appearance to the street. It may be necessary to drive steel rods and pour a concrete wall.

It was suggested that the road not be centered in the layout and that the street width be reduced to 24 feet.

A revised plan will be submitted for discussion on June 18th.

**VOTED:** To extend the time within which a decision is to be made on the Cranberry Park plan to August 22.

ACORN CIRCLE: Messrs. Enright and Boyd met with the Board to discuss the detention basin on Acorn Circle. It was suggested that a channel be made on the bottom of the detention basin so that the water will flow out of the 8" pipe and not remain in the detention basin.

**VOTED:** That the Board authorize the developers to grade the bottom of the detention basin so that the water is channelled into the outfall pipe and to riprap the channel as a slight modification of the original plan and requested that an as-built drawing be submitted when the work is completed.

COMARK SITE PLAN - BREEN: Mr. Breen met with the Board to discuss the issue of wetlands and the detention basin.

Mr. Breen said he was in contact with Conrail and has requested that he be allowed to put 30 yards of fill on Conrail property for his drainage. He said it would cost between \$2,000 and \$3,000 for a watershed analysis and asked if it is necessary.

Mr. Gagliani's concern is that the wetlands are being disturbed and it would be necessary for both Conservation Commission and Board of Appeals approval.

Mr. Breen stated that the drainage would have no effect on the wetlands. It is all roof drainage that is being collected.

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Mr. Nolan said that the plan has merit; however, it would be necessary to develop the plan to meet the Whitman & Howard requirements. To do that would require the detention basin to be constructed.

Mr. Codispoti stated that the drainage area should be kept as natural as possible.

Mr. Parker noted that phases 1 and 2 were part of the original submission. Phase 3 drainage has not been considered. Oil or gas traps should be installed to assure that the wetlands would not be polluted.

Mr. Gagliani said that if the basin were filled to elevation 128 instead of 124 there would be a reversing problem and drainage would back onto Mr. Breen's site.

Chairman Nolan said that this creates the issue of flood storage. He expressed concern about the over-all effect if it were left natural. He asked Mr. Breen what his preference is.

Mr. Breen said he would like to protect himself from inversion of the water running back to his property. He would prefer to hold water on his property.

Mr. Breen's plan would be subject to Board of Appeals and Conservation Commission approval.

Mr. Nolan polled the Board members for their opinions regarding the treatment of the drainage.

Mr. Codispoti - leave as is.

Mrs. Bancroft - leave as is. It is giving everybody a fair shake. To connect across to the railroad where the area floods, it would protect one at the expense of the others.

Mr. Nolan agreed with Mrs. Bancroft. Preference - no construction since this construction is artificial.

Mr. Parker agreed to either do nothing or protect to 128 elevation.

Mr. Gagliani said he would rather see nothing done. I don't know where the 128 elevation came from. Concern if parking lot drains into the area some storage should be constructed.

Mr. Nolan asked that calculations be submitted regarding the amount of drainage to be added to the area as a result of the additional building and parking area.

Mr. Breen is meeting with the Conservation Commission on Thursday, June 7th.

VOTED: To send letter to Conservation Commission so that they will have a clear understanding of the Planning Board's position.

Mr. Breen would like to put up a barrier with a weir to prevent flood storage on his lot.

VOTED: To mutually agree to an extension for the Board's decision to July 11, 1990.

CLAYPIT ROAD: The Board is in receipt of a letter from Cynthia Warren requesting an extension to July 10th for a decision on the Claypit Road subdivision.

VOTED: To grant the extension.

TURNER HILL ROAD:

VOTED: To send a letter to Mr. Fickeisen requesting that the proper procedure be followed regarding release of surety.

WOODCLIFF ESTATES: The Board is in receipt of a letter requesting an extension of time within which to make a decision on the Woodcliff Estates subdivision plan to June 20th.

VOTED: To approve extension to June 20th.

VOTED: To send a letter to Town Counsel with the following questions:

1. A definitive plan for a 23-lot subdivision is before the Planning Board. This will eventually be a 99-lot subdivision. The Planning Board would like to have a traffic study which would require improvements to be performed for the total subdivision at this time.

2. If not, can the Board require improvements to Route 109 be performed when the next phase of the development is improved, even though this phase will not abut Main Street?

The Board prefers the improvements to Route 109 be done with the first phase.

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UNDERGROUND WIRES - PINE STREET: Mrs. Bancroft suggested that the Planning Board go to the Selectmen to request that the utility poles on Pine Street be moved outside of the layout. The poles should be 3 to 4 feet back from the pavement for safety reasons. This may require the removal of additional trees.

Mrs. Bancroft said that Russell Burke, project manager for Oxbow, discussed underground utilities with Boston Edison. If the wires were put underground there would be a 2% surcharge on the entire town. The cost of putting utilities underground would far exceed the cost of relocating the poles.

SOUTHERN ACRES - STREET NAMES: The Board reviewed the street names and did not like "Symphony Drive" but suggested that the main road be made "Loeffler Drive". For "B" Road it was suggested that "Monks Way" be used and that the street now named "Loeffler" crossing to "Innes" be called the same name.

Mr. Beard and Mr. Desorgher will be contacted.

TOCCI-DORFMAN SUBDIVISION: The Board is in receipt of a letter from Shocket and Dockser regarding the completion of the Tocci-Dorfman Subdivision.

The Board will take the following steps:

- a. Request Ken Feeney to write up specs and put them out to bid for completion of Hickory Drive.
- b. In order to be sure that the work is done this paving year, the Board will pursue a parallel track.
- c. A stamped, engineering plan certifying that the headwall is on the Tocci land is required.
- d. A plan for Whitman & Howard's review and a satisfactory timetable for completion by mid August.

ORCHARD STREET - ANR PLAN: A "Plan of Land" on Orchard Street, Medfield, dated April 26, 1990, drawn by Cheney Engineering Company, Needham, showing Lots 1 and 2 was reviewed by the Board.

VOTED: To sign the plan.

The plan was signed.

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MAIN STREET - ANR PLAN: The Board is in receipt of a Plan of Land in Medfield dated May 15, 1990, drawn by Salvetti Surveying and Engineering Assoc., Franklin, showing one lot which did not meet Medfield's frontage requirement.

VOTED: To deny the plan and request that a statement be inscribed on the plan that the lot as shown is not buildable.

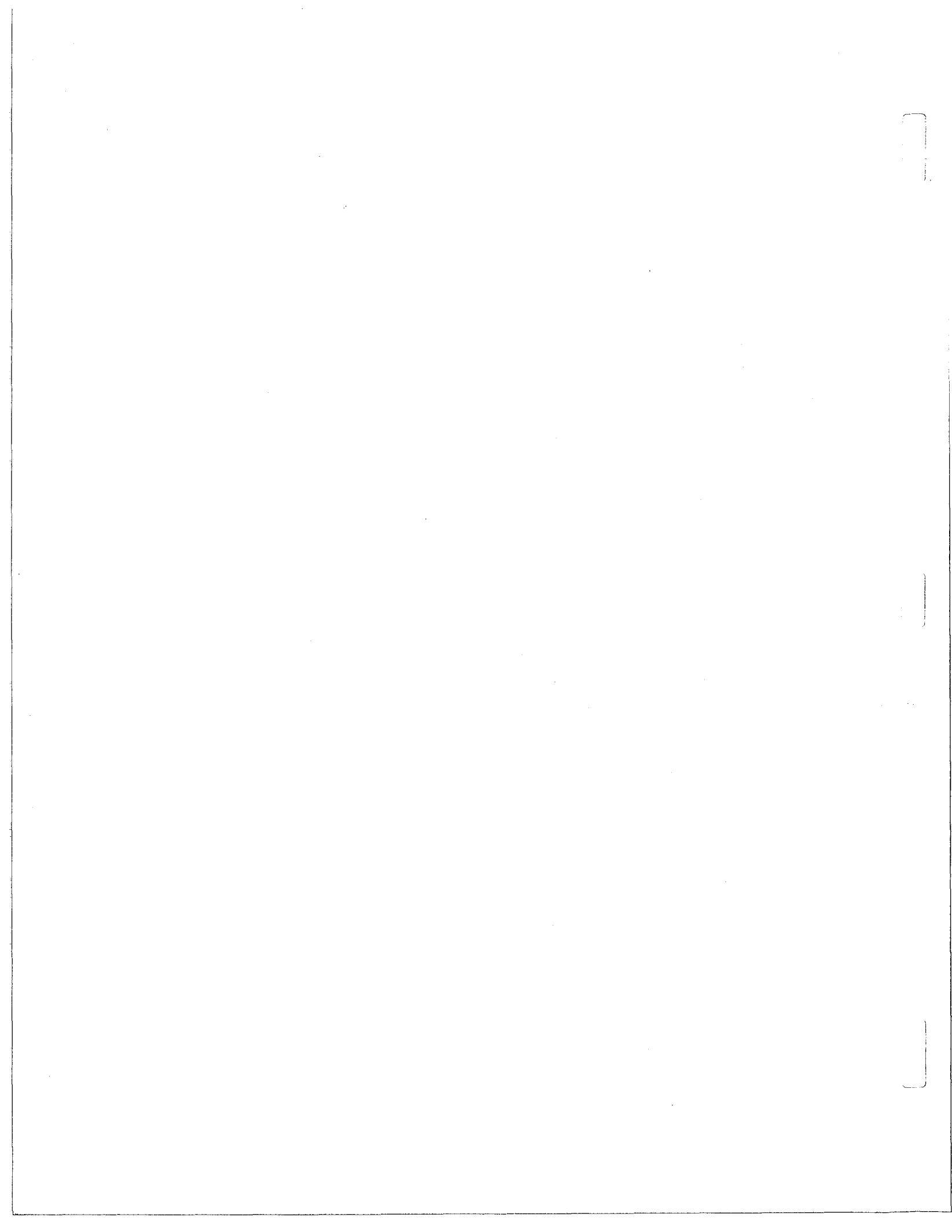
CLAYTON DRIVE: It was brought to the Board's attention by Bruce Clark on Clayton Drive that the bounds were being installed six inches above the ground, making it difficult to mow the grass.

VOTED: To send a letter to the developer asking that the bounds be installed flush with the ground.

The meeting was adjourned at 12:10 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
June 18, 1990

Members present: Bancroft, Gagliani, Nolan and Parker. Others attending: Ronald Tocci Jr., Mark Dorfman, Attorney Michael Rosen and Engineer George Giunta; Messrs. Roy Boudette and Sidney Vaughan; Richard DeSorgher, Patricia Walsh, David Temple, Robert Kinsman, Ann Thompson, Harold Pritoni, John Ganley, and Police Chief Robert Hurley; Messrs. Scott and Calvin Colwell and William Butler.

The Planning Board meeting was called to order at 8:10 p.m. by Chairman Nolan and the following business was transacted:

TOCCI-DORFMAN SUBDIVISION: Messrs. Tocci and Dorfman, Attorney Rosen and Engineer Giunta met with the Board to discuss the completion of Hickory Drive.

George Giunta said that the headwall has been correctly located and referred to his letter of June 6, 1988, wherein he enumerated solutions for the puddling on Hickory Drive. He suggested that the brook channel be excavated by shovel to the elevation required so that Conservation Commission approval would not be necessary.

Mr. Giunta said that no siltation controls were used when working within the wetlands during this project.

Mrs. Bancroft stated that siltation controls are required when working within the wetlands and should have been used.

The list of items to be completed as stated in Mr. Rosen's letter of June 4, 1990, were discussed. The letter was revised to state that the items will be completed within four weeks following a Planning Board vote allowing Mr. Tocci to go forward.

Attorney Rosen suggested that there is agreement on points 1 through 7 and that the Board hold \$10,000 for the pipe and siltation as described in item 8.

**VOTED:** To rescind the vote to call the bond for completion of Hickory Drive until July 23, 1990, allowing Mr. Tocci an opportunity to complete the work within 30 days.

When the work is completed and return of funds is requested, Mr. Tocci will present a signed construction card and check for \$300 for final review. Mrs. Bancroft exited the room while the Board discussed the proposed Cranberry Park subdivision.

CRANBERRY PARK: Messrs. Roy Boudette and Sidney Vaughan met with the Board to discuss ways acceptable for extending Country Way without sloping easements on an abutting property.

Models demonstrating ways of constructing the subdivision without sloping easements were shown as proposed solutions.

Mr. Parker said his preference was to have the sidewalk at road level with the wall at the outer edge. He suggested that the paved way be twenty-four feet in width, which would allow greater flexibility for road placement within the fifty-foot layout.

Mr. Boudette said he would prefer not to lessen the width of the road. It was pointed out that the existing portion of Country Way is 28 feet in width.

The examples of ways to construct the road without a sloping easement would depend upon a waiver for placement of the road within the layout. The highest wall proposed would be three feet in height.

Mr. Gagliani asked if all the walls would be stonewalled.

Mr. Vaughan said it might be necessary to have a poured concrete wall; however it could be faced with stone.

Mr. Boudette stated that he felt that the subdivision plan originally filed with the Board was the best plan.

Mr. Parker's choice of the models shown would be an 11-foot 4-to-1 grass strip, with a five-foot wide sidewalk, a 9" high wall and a three-foot grass strip with low-growing bushes.

Mr. Gagliani stated he might be able to go along with this.

Chairman Nolan suggested that the matter be discussed with Kenneth Feeney at the next Planning Board meeting before full design is submitted by the developer.

Mr. Parker asked that it be conveyed to Mr. Boudette's client that he prefers the first plan submitted.

Mr. Vaughan left his models for Ken Feeney and the Board to study.

**COMMITTEE TO STUDY MEMORIALS:** Richard DeSorgher, Patricia Walsh, David Temple and Robert Kinsman, members of the Committee to Study Memorials, Selectmen Thompson, Ganley and Pritoni and Police Chief Hurley met with the Board to discuss the selection of street names.

Spokesman DeSorgher said that there were 21 war casualties from Medfield with nothing named after them. The Committee has requested that street names be changed in the following subdivisions:

**Woodcliff Estates:** Mr. DeSorgher asked that "Wayside Drive", the main street into Woodcliff Estates, be renamed "Pederzini Drive" in honor of Mario Pederzini, a Medfield conservationist. He requested that "Bridle Path" be changed to "Boyden Way" to honor Jabez Boyden, the only Medfield resident to be killed in the Revolutionary War, and suggested that Mine Hill Road or Shiretown Road be used for the third street.

Mr. Colwell expressed concern that changing the names of the streets would involve a considerable expense.

It was the consensus of the Board to recommend that the suggestions made by Mr. DeSorgher be implemented.

**Parkview Estates:** The emergency personnel present were concerned that the street name "Parkview" could, in time of stress, be mistaken for other street names already in use in town; namely, "Pondview" or "Park" streets. A new name should be chosen from the street list now included with the Subdivision Rules & Regulations.

**Wampatuck Estates:** Selectman Thompson, an EMT, and Police Chief Hurley requested a change in the name "Wampatuck" because of the possibility of confusion between the streets in Indian Hill and Wampatuck. Streets recommended are Garrison Road (several garrisons were built around town); Fork Factory Road; Herd House Road (East Main Street area); Clapboard Street (colonial construction of homes common); and Great Gun Road (Great gun was purchased by the Town). It was felt that Trailside Road is an appropriate name for the area and it is recommended that two additional street names be chosen.

**Overfield Estates:** The Committee to Study Memorials did not feel that the name "Hunters Close" should be used and suggested in its place the name "Derby Lane," after Richard Derby who was killed in the Civil War.

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June 18, 1990

The Planning Board will notify the developers of the above recommendations by the Committee to Study Memorials.

WOODCLIFF ESTATES: Messrs. Scott and Calvin Colwell and William Butler met with the Board to discuss the drainage scheme which has again been turned down by the Board of Health and the additional traffic study information requested by the Planning Board.

They reported that they had met with Mr. Domey, the Board of Health's consultant, and discussed items which were not satisfactory to him. One of the changes required appears to unnecessarily disturb the land. Another change requested was additional riprap in the stream. Mr. Domey has suggested that leaching basins be constructed. The size of the leaching basin would be determined by the amount of flow going into the basin and the permeability rate. There will be oil traps in each one of the basins.

The leaching basins will be discussed with Superintendent Feeney.

Mr. Scott Colwell asked the Board to explain what they are looking for from the traffic study.

Mrs. Bancroft suggested that the asphalt be widened so that traffic can flow when cars are stopped for a left-hand turn.

Mr. Colwell said he would be willing to construct a bypass lane.

The Board asked that a plan be drawn for the intersection. Mr. Feeney will be consulted and asked to review the plan.

Mr. Parker suggested that he would like to see a bypass lane on both sides of the street in the area of the intersection to take care of the subdivision under review and the subdivision which will be extended in the future.

MOTION: That the intersection be completed at this time, including a bypass lane on both sides of the street.

This vote was recorded Messrs. Parker and Gagliani in favor; Mrs. Bancroft in opposition; Mr. Nolan would like Ken Feeney's input before making a decision.

Mr. Feeney will be asked to meet with the Board at 8:00 p.m. July 9th to discuss this and other matters.

CLAYPIT ROAD SUBDIVISION: The Board is in receipt of a memorandum dated May 10, 1990, from Town Counsel regarding the Claypit Road court case.

Upon reviewing the latest Claypit Road Subdivision plan, it is not clear that all the Board's requirements have been satisfied.

The Board's concerns are that (1) the plan has not been resubmitted to Whitman & Howard; (2) the problem with possibility of drainage onto Causeway has not been solved and (3) although not a requirement of the Planning Board, it is their thought that before work is started to complete Claypit Road to the Planning Board's satisfaction, the Conservation Commission should be asked by the developer to make its determination as to whether or not it appears to be a buildable lot.

LIBERTY ROAD:

VOTED: To release Merchants Bank of Boston Agreement regarding Construction of Ways and Installation of Municipal Services in the amount of \$60,000 in exchange for a new surety in the amount of \$6200.

The \$6200 is to include raking and reseeding the planting strip, additional riprap at the headwall, cleaning the catchbasins and the as-built and acceptance plans.

MAIN STREET ANR LOT: The Board is in receipt of an amended Plan of Land in Medfield, dated May 15, 1990, and revised June 8, 1990, owned by Arthur Stivaletta, and drawn by Salvetti, Surveying & Engineering Asso., 10 Emmons Street, Franklin, Massachusetts. A note had been added "Lot 159 is not a buildable lot it is to be combined with the Eleanor A. Sullivan Lot."

VOTED: To sign the plan.

The plan was signed.

OFF HARDING STREET - ANR PLAN: The Board is in receipt of a Plan of Land in Medfield, drawn by Cheney Engineering Co., Needham, dated May 30, 1990, and owned by Steven A. & Valerie Cohen. The lot does not have frontage on a public way, but lots 2A and 2B are labelled "Not a building lot."

VOTED: To sign the plan.

The plan was signed.

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June 18, 1990

ANR PLAN - HIGH STREET (MEDFIELD)/ELM STREET (WALPOLE): The Board is in receipt of a Plan of Land in Walpole & Medfield Mass., dated June 5, 1990, drawn by John R. Anderson & Associates, 128 Mylod Street, Walpole, showing Parcel "A-1", a small portion of which is in Medfield. The plan has previously been signed by the Walpole Planning Board.

VOTED: To sign the plan.

The plan was signed.

LEDGEWOOD ACRES: The Board is in receipt of a letter from the liquidator of Home National Bank of Milford, from Baybank and from Town Counsel on this matter. This matter will be discussed at the Planning Board's July 9th meeting.

The meeting was adjourned at 12:00M.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD

July 9, 1990

Members present: Bancroft, Gagliani, Nolan and Parker.  
Others present: Kenneth Feeney; W. N. Bancroft; Mr. & Mrs. Robert Rowean, Ralph Good and Fran Gaboriault.

The meeting was called to order at 8:10 p.m. by Chairman Nolan and the following business was transacted:

BREEN SITE PLAN - WEST STREET: The Board is in receipt of a request for an extension of time within which to make a decision on the Breen Site Plan.

VOTED: To mutually agree to the grant of an extension to act on the Breen site plan until July 25, 1990.

HICKORY DRIVE: Superintendent Feeney met with the Board to discuss work completed and to be completed on Hickory Drive. Shocket & Dockser's June 4th letter was reviewed as follows:

1. The existing basin about 250' in from Harding Street has been regraded so that it catches water.
2. A crown has been established on Hickory Drive to make catchbasins fully workable.
3. The Town has reshaped Harding Street from curb to curb and reshaped and reestablished the crown with levelling courses at a cost of \$3,378 to be reimbursed by the developer.
4. The granite radius located at the intersection of Harding Street and Hickory Drive has been repaired.
5. The manhole approximately 250 feet in on Hickory Drive has been raised and made level with the pavement now existing on Hickory Drive.
6. The catchbasin located in the drainage easement has been reloamed and sodded so that all off-street drainage will flow into the catchbasin.
7. The trench located on the street and sidewalk has been paved to match the existing grade of the street and sidewalk.

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8. The problem with the headwall has not been resolved. It has been determined by the developer that the headwall was built and located according to plan and does not encroach upon other property. Messrs. Tocci and Dorfman plan to install approximately 50 square feet of riprap with the approval of the Conservation Commission and probably the Board of Appeals.

Mr. Gagliani reported that he had visited the site and is of the opinion that the capacity of the pipe has been diminished. He felt that the stream would have to be lowered down to the brook.

Whitman & Howard will be consulted to review again whether there would be a problem with the ten-year storm "as is."

9. The necessity of slurry-sealing the entire road to make it uniform is still under discussion. Superintendent Feeney doesn't think it is necessary as the patch job is good.

It will be necessary for Messrs. Tocci and Dorfman to submit a check to the Board so that Whitman & Howard will be authorized to make an inspection and report.

WOODBRIDGE ESTATES: Superintendent Feeney reported that he had met with Cal Colwell and Bob Kennedy regarding the construction of a turnoff for Pederzini Way. Because people use the shoulder for walking, it will be a long gradual bypass. The turnoff will be shown on a plan for approval before being constructed.

Mr. Parker asked if there is a plan for sidewalks on Route 109.

Superintendent Feeney said it was on the "dream sheet."

CLAYPIT ROAD: The possibility of drainage problems on Causeway Street because of its connection with Claypit Road were discussed. This matter will be straightened out by Mr. Feeney when a street opening permit is requested.

CRANBERRY PARK: Mrs. Bancroft excused herself from this discussion and exited the room.

The Board again reviewed the models of Country Way extension. The model that met with the Board's approval was the one with the 9" wall, with 3-to-1 sloping to the property line. The

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berm and sidewalk pitch would be toward the street. Water will follow to the catchbasins. This would be for a section of road 150 feet at the most. Mr. Feeney suggested that the 9" wall be a 9" granite curb and that clover be planted in the grass strips.

Mr. Bancroft said that Mrs. Shugrue does not want to have her property encumbered in any way which is the reason for the proposed street construction. He asked the Board for an indication that he is going in the right direction.

Mr. Parker said that he was concerned with the wall next to the sidewalk. He felt that curbing would be a solution and suggested that the sloping be 2 to 1.

It was noted that the road grade would be running 6% or possibly 8%. The grass area would be 2 to 1 at the edge and 3.6 to 1 on the grass strip.

Chairman Nolan said that there was a consensus to go with this proposal.

Mr. Bancroft said that he will come back to the Board with a revised plan. This plan would be submitted to Whitman & Howard for comment. The abutters will be notified when the revised plan will be discussed.

LAWRENCE/HOMESTEAD: Attorney Ralph Good reviewed the history of the Rowean subdivision. He said that a negative Order of Conditions had been issued by the Conservation Commission and the DEP had agreed with the Conservation Commission.

Engineer Gaboriault said that the current plan proposes two lots. In order to work out the economics, we would like to utilize the 40-foot roadway with two separate driveways going to the houses. It was requested that the Planning Board waive the construction of a roadway.

Chairman Nolan asked if he is proposing to modify the current plan.

Mr. Gaboriault said that he would use the new plan if the fire chief, police chief and superintendent of streets were in agreement with the "hammerhead" and Town Counsel could assure the Board that they could waive the frontage requirements.

Mr. Sparrow felt that the plan discussed was an improvement and has come a long way to protecting the natural resources. Mr. Sparrow noted concern regarding all the riprap shown at the end of Lawrence Circle.

Chairman Nolan asked that the whole proposal be viewed by the new Fire Chief. The reason for the ripraping is to preserve the 2 to 1 sloping.

Mr. Nolan stated that if they did not wish to construct the road frontage a variance would have to be obtained from the Board of Appeals.

Mr. Gagliani did not feel that the impact of 90 feet of pavement would be much different from two asphalt driveways.

Mrs. Bancroft said that she would like to see the cul de sac not constructed.

Mr. Gaboriault said that the actual pavement would be less than 90 feet as the pavement would abut the property line. The purpose of the hammerhead is for the ladder truck, emergency vehicles and school busses to turn around.

There was a discussion whether frontage could be used on a "paper street." In the past this has not been allowed.

Messrs. Parker and Gagliani would like to have the cul de sac constructed and proper frontage provided.

Mrs. Bancroft noted that it would be more detrimental to the land to put in the cul de sac. The safety and convenience of access could be fulfilled with the hammerhead.

Chairman Nolan said he would like to hear Town Counsel's view of the matter. The Board of Appeals would have to allow a variance in order to obtain a building permit if the Planning Board waived frontage. The hammerhead will be checked with the Fire and Police Chiefs and Superintendent of Streets.

Mrs. Bancroft expressed concern regarding the impact of a cul de sac on the abutting wetlands.

Mr. Sparrow said that it would be within the 100-foot buffer and hay bales, etc., would have to be used. Mr. Sparrow stated no objection to the construction of a cul de sac. He asked the Roweans when they plan to file a notice of intent.

Mr. Rowean said that they were prepared to amend the plans and file a notice of intent in short order.

Mr. Sparrow asked that the notice of intent be submitted to the Conservation Commission as soon as possible so that the Conservation Commission can have as much lead time as possible.

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Attorney Good asked if the Board is content that this would be an amended subdivision plan.

The Board agreed that an amended plan would be acceptable. However, it is necessary to have a public hearing and follow the procedure for a subdivision amended plan.

DRIVEWAY AT STOPLIGHT ON MAIN STREET: Mr. Gagliani expressed concern that there is a zoning violation at 441/439 Main Street as a parking lot has been constructed for more than five cars which is within 150 feet of an intersecting street.

The Board is in receipt of a copy of a May 30, 1990, from Town Counsel to the Board of Selectmen on this subject.

The Planning Board feels that this driveway might be grandfathered for a single-family house but as a six-unit apartment building it is beyond grandfathering. The grandfathering was limited to a different parcel and a different building.

CLAYPIT ROAD SUBDIVISION PLAN:

VOTED: To approve a subdivision plan entitled "Definitive Plan of Land in Medfield, Mass." drawn by Cheney Engineering Company, Inc., Needham, dated March 15, 1989, and revised to April 2, 1990; owned by Robert J. Borrelli, Medfield; originally filed with the Planning Board on December 20, 1989, concerning Claypit Road and Lot 1, with the following conditions:

1. Superintendent of DPW must be satisfied that puddling on Causeway Street will not occur.
2. Drainage shall be extended to a drain manhole at Causeway Street.
3. Claypit Road must be kept passable during construction.
4. A connection shall be made from the newly constructed street to Mrs. Champagne's driveway.
5. All requirements of other town boards must be met.

The following waivers have been granted:

1. Section 4.2.1(j) - Environmental Impact Statement
2. Sections 5.2.1.4(b)(d) - 40' layout, 24' paved way
3. Section 5.2.1(d) - Sidewalk

Endorsement of the approval is conditional upon actual construction of the way. If alternative form of performance guarantee is sought by the applicant, offsite easements for construction must be provided.

LEDGEWOOD ACRES: A copy of the letter of credit which the Board accepted from George Pyne will be available for the next Board meeting.

The Town Counsel will be asked if the Board should file a claim within 90 days regarding surety held and what the procedure is to obtain alternative surety.

RELEASE OF LOT 13 Nauset Street and 55 Indian Hill Road:

VOTED: To sign lot releases.

AMENDMENT OF MEDFIELD TECHNOLOGY PARK PLAN:

VOTED: To send a letter to Mr. George Basile stating the Board agrees with the suggestion that has been made for amending the plan and would like to see a plan on which to take action.

PLANTATION ROAD SUBDIVISION PLAN AND COVENANT:

VOTED: To sign the subdivision plan and covenant as the 20-day appeal period has passed and no appeal has been received by the Town Clerk.

PROCEDURE FOR CHANGING MPIC TO LONG-RANGE PLANNING COMMITTEE:  
The Planning Board is in receipt of a letter from Ralph Copeland recommending that the Board seek Town Counsel's advice regarding this procedure.

ROCKY ACRES: The Board is in receipt of a letter from Richard Merrikin requesting information regarding whether or access to a property must be obtained over the frontage.

VOTED: To send a letter to Mr. Merrikin enclosing EOCD information regarding the matter. The Board suggested that the applicant's attorney be contacted for his interpretation.

The meeting was adjourned at 12M.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
July 23, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Wade Williams and Robert Loverad; W. N. Bancroft, Sidney Vaughan and Roy Boudette; Ronald T. Tocci and Mark Dorfman.

The meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

WILLIAMS PROPERTY - HIGH STREET: Mr. Wade Williams stated that he represents the family and his father's estate, explaining that the estate is in debt because of hospital bills. They are trying to figure out a way to realize some cash out of the land to pay off some of the bills. The family feels strongly about not letting someone buy the land and "bulldoze" it. He contacted Mr. Loverad, an Urban Planner, to view the property and devise some sort of responsible development. The family would like to partition off some of the lots that are on High Street and put them on the market. Before doing that they wanted to determine if that made sense. He wanted the feel of the Board before going to the neighbors and putting lots up for sale that could block their ability to develop the backland.

Mr. Loverad shared with the Board what they looked at on the land as well as a plan that incorporates a subdivision plan with ANR lots. There are about 50 acres of land off High Street. Haven Road comes in at the upper part of the lot. He showed a study of the symmetry of the land; the darker colors are the higher elevations with the lighter colors denoting the lower elevations. The land slopes down to a wetland zone in the middle. From the railroad track it is flat and pitches down a bit to the pond and the wetlands. The Flood Plain goes through the area. The plan shows two-foot and ten-foot contours. Next was the clinography of the land, which is the slope gradiance. The lightest yellow is from 0-3%, basically flat; the next darkest yellow is from 3-8%; then from 8-15%, 15-25%. The dark brown overlooking the pond is over 25% wet. This indicates that a road should not be put there even though it would be a wonderful overlook down toward the pond. The study looked at the drainage of the property which follows the contours of the land sloping to the wetlands, the cranberry bog and the pond. He pointed out the watershed areas and then looked at the Flood Plain District. He said that the FEMA map shows the flood plain going 25 feet in, which he did not feel was accurate. Next they looked at the SES Soils, which indicated that the soil is very sandy next to the railroad tracks with a good

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percolation rate. Another area is muck and wetland soil. There is loamy, sandy soil which is good for drainage. Another area of the land is subject to periodic flooding. There may be a certain amount of ledge. In looking at the wetlands and the various setbacks, they found a 100-foot setback from the major wetlands and a 100-foot setback from the area of isolated flooding. They did a vegetation study which they plotted from the aerial maps which showed various types of fields and trees. The darkest greens indicated soft woods; the hard woods are the lightest green and the mixed forest is the intermediate green. The W's are for wetland areas. There is a field around the homestead area where the house is located. He also pointed out the location of the tennis court. They then looked at the landscape ecology which is an extremely rich parcel with very important eco systems coming down through town and culminating in the pond. There is a thatched area with interference including houses and railroad tracks. These force the animals and wild life to other sections of the property. They would want to be sensitive to the major corridor which follows the flood plain and the wetlands in an east/west direction past the property. They have indicated species of animals and wild life that are likely to be found in the area. They then did a perceptual analysis of the land which showed if they stood in the middle of the field, there is a wonderful 360-degree view; views that go down to the pond as well as the cranberry bog. He pointed out an area that would need enhancement.

By taking all the maps and overlaying them as well as taking into consideration all the legal constraints, he came up with a development which should meet town approval. The yellow area indicates the setbacks required by the town regulations. The orange are setbacks required by the wetlands. There are two aquifer zones - Zone 1 which, by special permit, allows two-acre development - Zone 2 where 40,000 s.f. lots are permitted. They considered two cul de sacs - one coming in from High Street and the other from Haven Road. This would help to preserve the important natural resources including a portion of the eco system. There would also be some ANR lots along High Street. Mrs. Williams wants to deed a portion of the land to the Town. A concern is the length of the cul de sacs.

Mr. Loverad continued, stating that Mr. Ritchie, who owns a neighboring property, wants to be able to purchase from the Williams Estate some land that would give him additional frontage so that he could develop lots which would obtain access from another location. As a trade he would give the

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Williams Estate some property to complete one of the lots. He also stated that they wanted to site the sewage disposal fields and wells a minimum of 200 feet apart.

Mrs. Bancroft pointed out that the town does not permit wells in subdivisions.

They expressed concern since there is no water available in the area, which they thought was probably due to the ledge along High Street. The water goes to Granite Street and Haven Road. There is an interceptor near Walpole. The water takes a back route.

Mr. Gagliani stated that the Board cannot control the ANR lots and wells could be used for the ANR lots if they met Board of Health regulations.

Mr. Loverad stated that the water coming from Haven Road would not be a problem if the pipe has sufficient capacity. His concern was with the other lots.

Mr. Gagliani pointed out that they could go overland with easements, following a property line.

Mr. Loverad asked when the Town plans to extend water down High Street. The Board responded, "Not in the near future."

Mr. Parker suggested that they should contact the Water & Sewerage Commission for further information on the extension of the water line.

Mr. Loverad noted he did not know exactly how wet the area was but mentioned the possibility of making a loop with the water.

Mr. Gagliani stated it would be advantageous, even if they did not build the subdivision but just had the ANR lots, to setup an easement on the front lot so that in the future the water can be brought in where there is no ledge.

Mrs. Bancroft pointed out that they would need a special permit from the Board of Appeals to work in the Aquifer Zone.

Mr. Loverad asked the Board if the plan as shown would be a base for ANR lots. They did not wish to lock in the placement of the cul de sac on High Street if the egress were not acceptable.

Mr. Parker expressed concern about adding more driveways to this section of High Street as the traffic is getting worse and the sight distance is not the best.

Mr. Loverad stated that there is a 1000-foot sight distance in each direction. A discussion of kind of trees to be located within the subdivision roadway followed.

Mr. Gagliani stated one of the advantages of the ANR lots would be the common driveway, thus cutting down on the number of driveways.

Mrs. Bancroft asked that consideration be given to bringing the driveways of the ANR lots to the subdivision street instead of Route 27.

Mr. Loverad stated that would be in Phase 2. They then discussed further development of the driveways, including easements.

Mrs. Bancroft asked if they had considered open space zoning. Mr. Loverad responded that they had an appraisal done and the appraiser suggested the highest and best possible results would be obtained through the use of regular lots.

After walking the land and viewing the aerials, they were unsure of the market acceptance of the "cluster" nor would it provide the "up front" cash they were seeking. The answer is market driven. In 1985 the market was more favorable but at that time the estate did not want to be in the development business. They would like to have ANR endorsements so that they could sell the front lots. Since there is a cash flow problem, they would plan to come back with this ANR plan if the Board felt they would be willing to support a waiver for the length of the roads. They would come back to the Board with a subdivision plan when they sold a lot. They would also seek the Planning Board's support when they went before the Board of Appeals for a special permit to work in the Aquifer Zone.

Mr. Parker explained that nothing would be binding until the plan is submitted and is approved even though this Board stated that they like different facets of the plan. In a couple of years there could be a different Board or different circumstances and items which seem to have tacit approval tonight would no longer be valid. He recommended drawing the ANR lots and the subdivision as a package; however, there is nothing to prevent going ahead with the separate ANR lots.

Mr. Gagliani felt the best point of access to the backland would be easily recognizable. Whether the Board agrees to the length of the cul de sac is a separate issue.

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Mr. Loverad discussed the alternative as coming out at the same location and going through the wetlands. It would solve the loop for the water and for the road, but it would bring more cars onto High Street and would cut through the wildlife corridor. They would like to keep the road the absolute minimum of pavement. They want to maintain good visual corridors by cutting back the trees a little bit.

Mr. Gagliani asked if the length of the cul de sac could be shortened by going to minimum frontage on the lots and still end up with large lots.

Mr. Loverad stated that they did look at that. In terms of creating value, it would not happen. They would lose about 20%.

A discussion ensued over frontage setback requirements. Required width at the 40-foot setback is 175 feet. Some lots have 200 feet of width and more going around the cul de sac.

Mr. Gagliani asked if there would be deed restrictions on the lots to prevent them from being divided and Mr. Williams responded that there would be. Mr. Nolan stated that most restrictions expire in 30 years.

A discussion followed with respect to the abutters with the explanation that the Board requires developers to provide access to unsubdivided adjacent lots.

The Board advised that a preliminary plan be submitted where the Board would be reviewing drainage. They expressed some of their concerns as points of access, driveways, back land and the length of the cul de sacs.

CRANBERRY PARK: Mrs. Margaret E. Bancroft excused herself for the duration of this presentation.

Mr. Bancroft stated that Sheet 1 does not reflect any change. Sheet 2, the Sugrue easement is eliminated and the McKeever easement is substantially the same (two feet wider). An agreement does not exist on the McKeever easement at this time. The Board said that they could vote on the plan without the easement but they would not be able to sign it without the easement. If the plan is approved any changes to the plan would then be an amendment. When the plan is voted, the decision is filed with the Town Clerk and the 20-day appeal period begins. In reviewing the plans they established that the critical point in the cross section is at Station 1+80 (the model). In order to have the sidewalk

match the Sugrue land as closely as possible, they have moved the roadway over in an arch so that there is a substantial push at station 1+80 to maximize the distance. The curbing would be three feet off the side line at this point. Sheet 4 reflects much the same grading with the stationing changed slightly. The sidewalk stays straight and the street curves away from it. Viewing the cross sections at Station 1+0 and pitching the sidewalk and the grass plot down into the street at Station 1+25 it reverses and the grass plot pitches down toward the sidewalk and the sidewalk is pitching in, away from the Sugrue land. From the sidewalk to the sideline is approximately the same as a normal cross section. The cross section returns to normal at Station 2+75. At Station 2+90 there are a pair of basins. A waiver from the cross section would be required in order to accomplish this change. The slopes go to 2:1 in a few places but for the most part the slopes are flatter. This precludes having to build walls. Mr. Gagliani expressed concern that a 2:1 slope would not hold grass. Prior discussions noted that bark mulch and junipers should be planted to hold the slopes.

Mr. Vaughan said that about 1/40th of the water that already reaches the abutting property will be getting there under this plan. There is an 813-foot radius, with the reverse being 1745.

The abutters had the opportunity to review the plan. The developer will be working with Mr. McKeever in an effort to work out the best possible terms. He stated he discussed with Mr. Bancroft and his engineer the possibility of a narrower road which may or may not be workable. He is concerned about the safety aspect. The curve moves the road closer to his house. If the road were narrower the reduction in width would come from Mrs. Sugrue's side and there would probably be a better slope. He was concerned about going from a wide country way into a narrower one.

Mr. Gagliani said it was discussed before and the decision at that time was that a 28-foot road was appropriate to match up with the existing pavement across the way.

Mr. Boudette addressed Mr. McKeever's concerns by stating the safety issue is not so much a car riding up over a curb as a child running onto the roadway. He felt they could address that issue with a fence or very thick hedges and perhaps some grading on his land.

Chairman Nolan further explained that the Board looked at that and, based on consultation with Superintendent Feeney and the fact that the roadway is 28 feet, for the purpose of

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continuity they required that width to maintain the entrance line to the extent vehicles could move straight across the street.

Mr. Gagliani explained a six-inch curb won't stop a child from running into the street but it will somewhat deflect a vehicle and that is the reason the Board requires them.

Mr. McKeever stated his concern that the road as shown is seven feet closer to his property. He is more concerned with a child jumping into the road than a car jumping the curb.

Mr. Bancroft will work out an agreement with Mr. McKeever in regard to the easement rights.

Mr. Gagliani said that a straight road built on a true cul de sac with the necessary easement would be in the best interest of the town.

HICKORY DRIVE - TOCCI & DORFMAN: Mrs. Bancroft returned for the remainder of the meeting.

The Board reviewed Whitman & Howard's letter dated July 23, 1990 as follows:

1. The Board will ask Whitman & Howard to define more specifically the section of road where the grass plot is located.
2. This is a matter that comes up in every letter. Mr. Tocci said he would show the eight bounds to Superintendent Feeney.
3. Mr. Tocci said he waited until receiving this letter to submit an application to the Conservation Commission. He further stated he is in the process of obtaining an easement from the Acorn Circle property owner. He would propose a 200-foot area. He allowed himself room if he has to pull the headwall backwards out of the water. He can correct the water problem.
4. Not needed in Medfield. Mr. Tocci volunteered to put security bars on if necessary.
5. Mr. Tocci will show Superintendent Feeney the location of the water gate valve boxes.
6. Standard.

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Mr. Tocci stated he would be able to have the as-built plans finished. He needs to get the headwall done. The drainage needs to be changed a little. The drainage basins have been installed in accordance with the plan. The only thing that will change is a basin and a manhole have been added. Mr. Feeney has the sign-off sheet.

VOTED: Unanimously to reset surety for the Tocci-Dorfman portion of Hickory Drive to \$12,000.

Mr. Nolan requested that they send a copy of their filings with Conservation and let the Board know the timetable.

COMARK SITE PLAN - BREEN:

VOTED: Unanimously to grant an extension to August 8, 1990, to make a decision on the Breen Site Plan.

COMMITTEE TO STUDY MEMORIALS: The Board is in receipt of a copy of a letter from Richard DeSorgher concerning street names for the proposed affordable housing project on Dale Street. In consistency with other memorials, Mrs. Bancroft suggested that the entire name be used. It was further suggested that women's names be considered who have made a significant contribution to society.

JORIE LANE: The town will need "as-builts" to accept its portion of the road. There is concern for a section of the wall that has not been rebuilt.

THE MEADOWS: It was requested that the following sentence be added to page one of The Meadows Covenant to clarify the term "underground": as any work to be performed pursuant to the foregoing shall be located underground.

OXBOW:

VOTED: Unanimously to sign the "Second Amendment to Covenant" with Oxbow Realty Trust regarding Overfield Estates making Lots P-5R, P-11R, and P-18R subject to the provisions of this covenant since their legal frontage is not derived from Pine Street but will be from subdivision streets they abut.

LEDGEWOOD ACRES: Mr. Pyne met with the Board and, following a discussion concerning the lack of surety for Ledgewood Acres and in an effort to protect the Town in view of the closing of the bank providing surety, the Board

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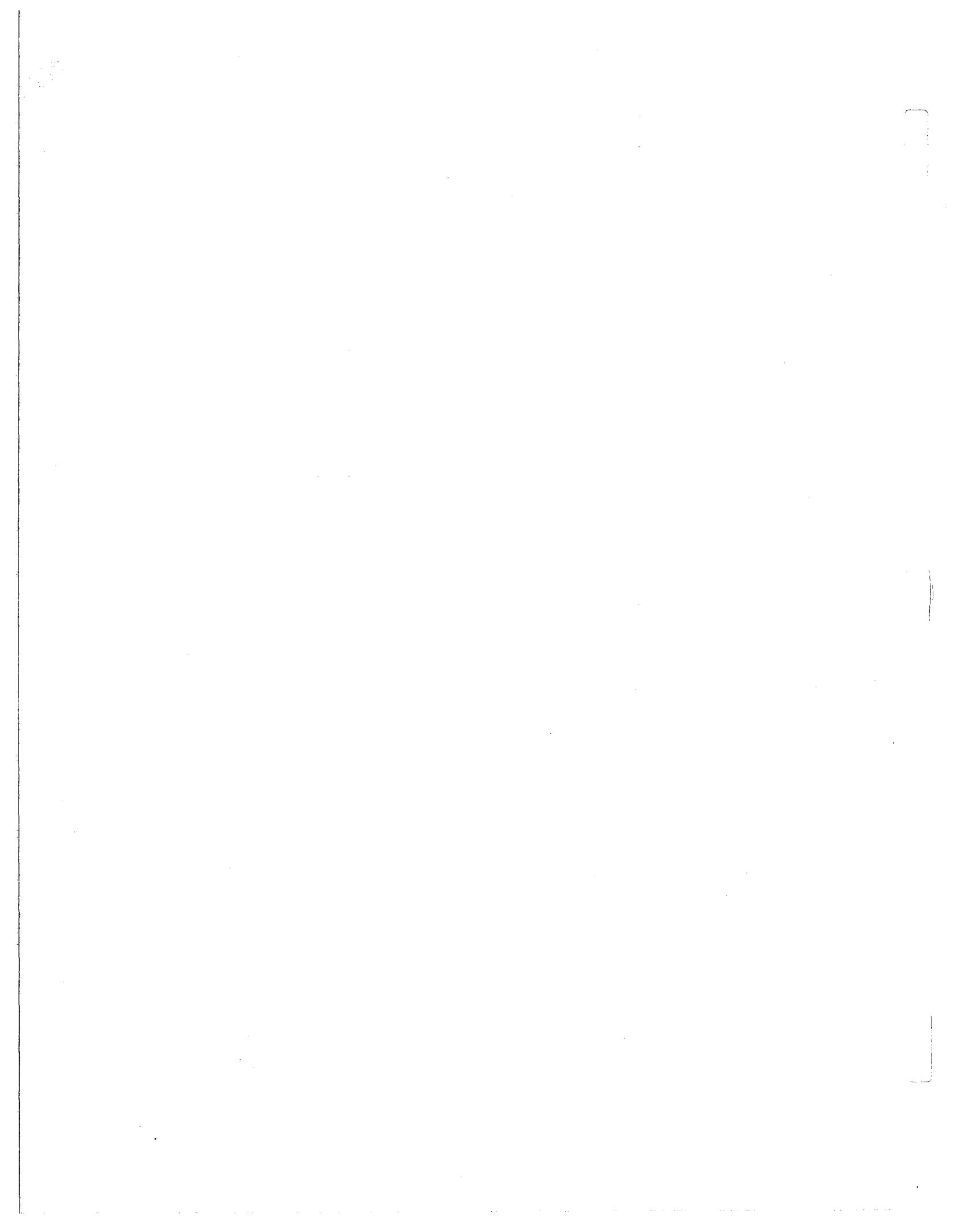
VOTED: Unanimously to rescind the Release of Lots for  
Ledgewood Acres and file same with the Norfolk County  
Registry of Deeds, subject to discussion with Town  
Counsel.

Mr. Nolan will draft the rescission. The assessors will be  
asked to determine if any of the lots have been sold.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
August 6, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: George Pyne, Sr., George Pyne, Jr.; Charles Breen; John Copeland.

The meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

BREEN SITE PLAN: Mr. Charles Breen met with the Board to discuss the status of his plan and reported that he has received Conservation Commission's decision approving Option "B" which reads as follows "Do nothing - just build Phase III and make minimal modifications to site. This is an option proposed by the planning board. It is an acceptable option to Breen Realty Trust. Landscaping the area i.e., minor grading and top soil would allow for a finished look and would cover exposed 'bricks'/remnants of 'fill' work done by brick yard." If the MBTA grants permission, option "A" may then be executed; namely, "Create retention pond by grading to 128' grade line on MBTA property. Actual work consists of adding approximately 30 yards of clean fill to site and grading of existing fill. The MBTA must supply permission to achieve this. It's unknown when approval will be granted."

Mr. Breen's next step is to go before the Board of Appeals to request permission to work in the Aquifer District and the Flood Plain District.

Mr. Breen said he had obtained information regarding the location of the AT&T easement and that the easement will be abandoned in the near future as AT&T will be putting fiber optics in the line.

The watershed study which the Planning Board requested has not yet been submitted.

Mr. Breen requested an extension for a decision on his plan to September 12, 1990.

VOTED: Mutually to agree to extend the decision date for the Breen Site Plan Extension to September 12, 1990.

LAKEWOOD II: John Copeland and Linda Baldini met with the Planning Board to discuss the Lakewood II subdivision.

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Mr. Copeland said that he had been asked by the Fire Chief to place the fire hydrant before the rounding of the cul de sac. The Board will request a letter from the Fire Chief verifying this action.

The Board asked that a construction easement be shown on the plan and explained that in the past such easements were omitted, lots were sold, and a problem then ensued.

Mr. Copeland asked if he could change the elevation of Lakewood Terrace and use the existing road elevation. This would change the grade from 1% to .5%.

Mrs. Bancroft said that the road would have to have a 1% grade, or there would be puddling in the street.

Mr. Copeland said he would like to start constructing the road in a week and one-half and asked if he had to wait until all the utilities were in before the lots were released.

Mr. Nolan stated that lots could be released at any time but the more work that was completed the lower the surety for release of lots would be.

ANR PLAN - MILL STONES: The Planning Board is in receipt of a Plan of Land in Medfield, Massachusetts., dated June 22, 1990, drawn by Needham Survey Associates, Needham, showing lots 1A, 1B and lot 2. Lot 1B will be given to the Town as requested by the Historical Commission.

VOTED: To sign the above-described plan.

The plan was signed.

THE MEADOWS: The Board is in receipt of a letter from Ralph Copeland enclosing a revised page one of the Conservation Restriction to be substituted for the page one the Board holds. The wording had been changed in accordance with the Board's letter of July 25th.

VOTED: To sign the Conservation Restriction for The Meadows.

VOTED: To have Chairman Stephen M. Nolan sign the document.

LAWRENCE CIRCLE/HOMESTEAD DRIVE: The Roweans had requested that a "hammerhead" be constructed at the end of Lawrence Circle instead of the required cul de sac.

Mr. Gagliani asked why this waiver should be granted.

Mr. Nolan said its purpose was to lessen impact on the

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wetlands.

Mr. Gagliani suggested pulling the cul de sac back ten feet further from the wetlands than shown on the plan which is being discussed. This would cause much less intrusion of the wetlands.

**VOTED:** To send a letter to the Roweans/Good stating that the Board needs more definitive information regarding the hammerhead. The Fire and Police Chiefs feel it would work for their emergency vehicles. Superintendent Feeney needs to know where the driveways will be placed before he can give his opinion on the hammerhead. It appears that the cul de sac at the end of Homestead will have to be constructed.

WOODCLIFF ESTATES: The Board is in receipt of a request from Scott Colwell to extend the time within which a decision is to be made on the Woodcliff Estates Subdivision Plan to August 22, 1990.

**VOTED:** To approve the extension to August 22, 1990.

CLAYPIT SUBDIVISION: Mr. Robert Borrelli called the office and asked that his plan be signed.

The Board could not sign the plan as the approval read "Endorsement of the approval is conditional upon actual construction of the way. If alternative form of performance guarantee is sought by the applicant, offsite easements for construction must be provided."

PRENTISS PLACE: Mrs. Bancroft reported that Mr. Nyren had called her and asked if the Special Permit for Prentiss Place was still in effect.

Mr. Nolan said that the Board's interpretation is that he is diligently doing the work and, therefore, the permit is still in effect.

PLANNING MAP: Prices were submitted for the new planning maps. Pip in Walpole will copy sheets at \$4.95 each if more than ten is ordered.

The Woodshed in Franklin will drymount and shrinkwrap the maps for \$65 each.

Mrs. Willis will call those interested in obtaining the maps to determine whether to order drymounted plans in addition to the unmounted copies.

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PARKVIEW ESTATES: The Board is in receipt of a report from Whitman & Howard regarding completion of Parkview Estates.

A letter will be sent to Mr. Costello requesting that his engineer certify that the galleys are placed in accordance with the plan.

VOTED: To set surety at \$70,000 to release all lots on Parkview Road upon receipt of certification that the galleys are placed correctly.

ANR LOTS - PINE STREET: The Board is in receipt of revised ANR plans for Pine Street drawn by The BSC Group, showing 16 lots, dated July 30, 1990.

VOTED: To sign the plans.

The plans were signed.

MINUTES: VOTED: To approve the minutes of December 18, 1989, April 9, and 23, 1990.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD

August 20, 1990

Members present: Bancroft, Codispoti, Gagliani, Nolan and Parker. Others attending: Wade Williams and engineer; Mr. & Mrs. Robert Rowan, Ralph Good, Jr. and Francis Gaboriault; Scott Colwell; George Pyne and son.

The meeting was called to order at 8:10 p.m. by Chairman Nolan and the following business was transacted:

HIGH STREET - ANR PLAN: The Board is in receipt of a Plan of Land - High Street - Medfield - drawn by Commonwealth Engineers & Consultants, dated 8/14/90, showing seven lots on High Street, owned by Estate of John Williams.

VOTED: To sign the above described plan.

The mylar was signed. The copies will be signed at the Board's next meeting.

In order to avoid too many driveways constructed onto High Street, Mr. Williams said that they would like to have driveways to the lots which will abut a proposed street be constructed off that street.

HIGH STREET - MASTER PLAN OF LAND: Mr. Williams asked for a preliminary conceptual review of his proposal before going to the expense of having a complete preliminary plan drawn.

Mr. Parker suggested that the extension of Homestead Drive be constructed to the abutting property. The Holmquist land will be reviewed as to its topography to determine if it is usable land.

Mr. Codispoti asked if the centerline radius of the proposed ways meet Subdivision Rules.

Concern was expressed as to the length of the proposed cul de sacs and the Board will obtain information from Whitman & Howard as to the number of houses that can be safely constructed on a deadend street. Chiefs Hurley and Kingsbury will be invited to the Board's September 17th meeting to discuss this matter.

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Mr. Williams will take the Board's concerns into consideration when having his preliminary plan engineered.

ROWEAN SUBDIVISION: Mr. & Mrs. Rowean, Attorney Ralph Good Jr., and Engineer Francis Gaboriault met with the Board to discuss a revised subdivision plan which would be acceptable to the Board.

The Board has received correspondence from the Police and Fire Chiefs stating that the "hammerhead" would be adequate for emergency vehicles to turn around.

A hammerhead would be constructed at the end of Lawrence Circle and the proposed frontage for the lots would be the street line of the cul de sac. A waiver not to construct the entire cul de sac would have to be granted. This would allow a natural four-to-one slope at the end of the cul de sac and riprap would not then be required.

Mrs. Bancroft suggested that the topography should be kept as natural as possible.

A question was raised regarding snow storage. There would be a levelling beyond the hammerhead for storage of snow. Drainage in the flat area will be discussed with Ken Feeney.

Attorney Good said that a waiver will be requested so that it will not be necessary to construct the cul de sac at the end of Homestead Drive.

Chairman Nolan said that what is being discussed is a good planning objective; however, the Board has reservations about the frontage issue.

Mr. Gagliani asked about the impact of the street drainage.

Mr. Nolan said that grading should be shown.

Mr. Gagliani was concerned about setting a precedent which would allow shorter cul de sacs with long driveways. The Board's problem, if they waive the construction of the cul de sacs for this subdivision is when a future developer comes in with a similar situation. This Board cannot consider the economics of any project.

Chairman Nolan thinks that this would be a "limited fact" situation. Two houses are to be constructed. He is not afraid of the precedent setting argument.

Mrs. Bancroft stated that by granting this waiver it would require these house lots to be served by driveways which are

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much longer than normal. She stated that part of her reluctance is that we are thwarting the Subdivision Control Law which states that convenient access must be provided.

Attorney Good said that "convenience of access" is usually safety. This would be easily satisfied by the driveways. He said that 50% of the original proposal is now being designed for Planning Board approval. He felt that looking at the topography of the land it is unnecessary to construct the cul de sac.

Mr. Gagliani would like the cul de sac to be built. If the town owns the paper cul de sac residents could require the town to build it. He could not vote in favor of such a deviation from the Subdivision Rules & Regulations.

Mr. Parker noted that what you are trying to achieve is to construct two houses without proper frontage. As a Planning Board member he feels it is inappropriate for the Planning Board to be voting on this. It is a Board of Appeals matter. The Planning Board should not approve a plan which does not meet zoning. He believes in principle but doesn't believe it is the Planning Board's role.

Chairman Nolan said that a waiver does not in any way mean that this is adequate for zoning purposes. A clarifying statement should be shown on the plan that approval must be obtained from either the Building Inspector or the Board of Appeals before a house can be constructed.

Mrs. Bancroft noted that adding two more driveways to the cul de sac would be a burden to the abutters.

Mr. Nolan commented that everybody has given their opinion on the proposal so that you can draw your plan and you will not have to invest your time and money and have the plan turned down.

Mr. Codispoti said that submitting a plan showing two lots (one lot 1 and 1/2 acres and the second lot 3 and 1/2 acres) instead of four will minimize the destruction of the land.

Attorney Good expressed concern about preempting the Zoning Officer. He reminded the Board that their areas of authority are completely different.

Mr. Parker said he would prefer not to vote against the plan. He thinks it is a good plan but there is not proper frontage and he said he could not vote for a plan that does not meet zoning.

Mr. Gagliani noted that it would be out of order to take a

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vote on this plan before a public hearing is held.

Chairman Nolan agreed. He said it would be a subversion of the planning process to vote before the public hearing. Anything we say now is our best point of view without seeing the plan.

Attorney Good said that the plan to be submitted will be a revised plan and will show alternative proposals.

Mrs. Bancroft suggested that the plan show the paved cul de sac and then request a waiver from the pavement.

Mr. Gaboriault asked if the hammerhead would provide frontage.

This question was not answered.

Mr. Codispoti suggested that the plan be designed and built.

Mr. Gaboriault said that they will submit an amended subdivision plan.

WOODCLIFF ESTATES: Mr. Scott Colwell met with the Board and reviewed Whitman & Howard's August 20th report.

1. The developer was asked to outline the physical improvements that would be necessary to obtain the entering sight distance of 660 feet in the easterly direction along Main Street. (It was noted that the developer's figure was 580. In previous correspondence Whitman & Howard asked that this figure be corrected. The Board asked that the developer's traffic engineer prove why he thinks his figures are correct and Whitman & Howard's are wrong.)

2. Whitman & Howard noted the proposed four-foot pavement widening along Main Street and asked to discuss the item to determine if the design is adequate for safety. (The Board felt that this was OK without being returned to Whitman & Howard for future review.)

3. The granite curbing along Main Street must have transition pieces that will lower the curb from six inches to zero inches. (Mr. Colwell agreed to have this change made.)

4. Whitman & Howard requested that the six-inch bituminous concrete berm be placed at the end of Pederzini Way to insure that all runoff flows to the catch basins. This berm will be removed if the road is extended.

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5. Whitman & Howard requested that appropriate changes be made so that the underdrain outlet pipe connected to the catchbasin at Station 12+50 Wayside Road is not submerged below the catchbasin outlet pipe. (The underdrain should be put under the planting strip.)

6. The construction details for the proposed work at the control dam and at the downstream control outlet structure should be included on the definitive plans. We ask the Board to reserve the right for us to have a structural engineer review the proposed alteration of the existing control dam. (The Board suggested that the developer have the plan stamped by a structural engineer and then reviewed by Whitman & Howard.)

Regarding the traffic study the traffic engineer should demonstrate the 580 feet vs. 660 feet and why he thinks it is sufficient.

Chairman Nolan said that his reaction is to go with the Board's expert's opinion regarding sight distance. The other issue is not resolved is certification of the dam and the placing of the control structures on the plan. He said he would like an approved structural review before approving the plan.

Scott Colwell presented a letter to the Board requesting an extension of time within which to make his decision to September 12, 1990.

VOTED: To approve the extension to September 12, 1990, for the Board's decision on this plan.

Mr. Colwell said that they would like Planning Board approval to change some of the street names which have been discussed; namely, Pederzini Way. He would like that to be renamed "Kennedy Drive" after the late Joseph Kennedy.

Mr. Nolan said that in order to change any street names it would be necessary to go through the Committee to Study Memorials, which is chaired by Richard P. DeSorgher.

Mr. Colwell will come back before the Board again on September 10th at 8:00 p.m.

LEDGEWOOD ACRES: Mr. George Pyne and his son met with the Board to discuss the release of lots on Hawthorne Drive. The Board is in receipt of Whitman & Howard's August 20, 1990, report on the Ledgewood Acres Subdivision.

The Board had requested that Whitman & Howard look at the retaining wall on the east side of Hawthorne Drive near the entrance. They reported that the entrance is massive enough to appear satisfactory for the intended use. However, they did not see any evidence of a below-grade footing. It is recommended that the developer provide a sketch showing the cross section and depth of the wall below grade. Until this information is verified Whitman & Howard cannot certify that the wall is satisfactory. The wall is not complete and until further information is obtained it is necessary to include the total estimate for the wall in the surety calculations.

Whitman & Howard had a question about whether the slope of the ledge behind the hydrant near the cul de sac was adequate. An allowance of \$1,000 has been included to cover the extra cost to blast this ledge.

The electric, cable and telephone appear to have been installed. However, there are some damaged above-grade structures and some below-grade structures that require manhole covers. An allowance of \$2,000 has been provided for this item.

The manhole structures on Hawthorne Drive are not at grade and a figure of \$350 has been included to install manhole castings to grade. A cost of \$1,000 to cover the cut across the binder for electric cables and other damaged paving areas.

Whitman & Howard's projection of cost for completion of the project in 1992 is \$343,700.

Mr. Pyne said that there is only one way that he can do this which is to have the surety set at \$150,000.

Regarding the approximate figure of \$130,000 for the pumping station, Mr. Pyne said he had an agreement with Oxbow Realty to pay for half of the station. He also felt that the figure of \$53,320 for the loaming and seeding was a very inflated cost. He further noted that there is an additional cost of approximately \$85,000 for contingencies and engineering.

Mr. Pyne said he had worked out a three-party agreement among Chestnut Hill Bank, the Town of Medfield and himself. He said he would be able to give \$150,000 in surety, putting up a lot for the additional \$150,000. In his opinion the real cost of the work to be done is about \$150,000.

Mr. Nolan said that if the pumping station were segregated the amount of the surety would be \$150,000. It was thought that a partial lot release could be approved.

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Mr. Pyne said he would like flexibility regarding lot releases.

Mr. Nolan said he would be in favor of flexibility of release of lots. However, the Board would need assurance from the Water & Sewer Board that the lots to be released do not need added water pressure from the pumping station.

Mrs. Bancroft said that she would be inclined to give more than the rest of the Board as she thinks the pumping station is between the Bank and Mr. Pyne. If he has an agreement with Mr. Bayer, she would be prepared to release all of the lots without bonding the pumping station.

Mr. Codispoti said that if there is a contract between Mr. Pyne and Oxbow, it is a private matter and asked why the Planning Board should be involved?

Mr. Gagliani suggested that if we are going to bond the road not the pumping station, the lot should be turned over to the town so that no one is "held hostage."

Mr. Pyne said that he has limited possibilities and the worse thing we can do is all wind up with nothing. He said he was trying to work the situation out.

Chairman Nolan said that the Board is trying to be flexible and we have to be accountable as well.

Mr. Parker said he agreed with various things that have been said. He said he was concerned about the discrepancy between \$200,000 figure and the \$150,000 which he can provide.

VOTED: To set surety at \$204,300 for a partial release of lots on Hawthorne Drive upon completion of the following contingencies:

- 1) That the Planning Board be in receipt of a letter from the Water & Sewerage Board stating which of the lots (if any) can be serviced with water prior to the construction of the pumping station which will provide the flexibility of lots for release within the subdivision.
- 2) That water main chlorination and testing must be signed off before the release of lots.
- 3) That an agreement satisfactory to the Planning Board be executed by the Developer regarding the conveyance of the pumping station lot or the pumping station to the Town.

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The partial release shall be related to up to six lots selected by the Developer from those identified by the Water & Sewerage Board as being serviceable prior to construction of the pumping station. The Developer shall have the right to resubmit one or more of the released lots to the covenant in exchange for release of alternative lots from among those identified by the Water and Sewerage Board on a one-for-one basis.

WEST STREET AUTO SALES: The Board is in receipt of a memorandum from the Selectmen regarding the issuance of a used car dealer's license to an automobile repair shop on West Street.

VOTED: To send a memorandum as follows: "In reply to your memorandum dated August 9, 1990, Section 5.4.4.4 of Medfield's Zoning Bylaw shows that car dealerships are not allowed in the Industrial-Extensive Zoning District. This has been in effect since April 1968.

"Had the district allowed car dealerships, the following would have to be observed: 'Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories . . . .'

"It is the Board's opinion that a license to sell used cars should not be granted."

CRANBERRY PARK: (Mrs. Bancroft did not participate in this action.) The Board is in receipt of a letter dated August 6, 1990, requesting an extension of time within which to make a decision on the Cranberry Park Subdivision to September 25, 1990.

VOTED: To allow the requested extension to September 25, 1990.

The meeting was adjourned at 12M.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
September 10, 1990

Members present: Bancroft, Gagliani, Nolan and Parker.  
Others attending: Charles Breen; Peter Fickeisen; Scott Colwell; Mr. & Mrs. Keigan; George Pyne and son; William Bancroft.

The Planning Board meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

**BREEN - SITE PLAN - 93 WEST STREET:** Mr. Charles Breen met with the Board to discuss the final phases of his site plan. Mr. Breen felt he was in a "ketch 22" if all three alternatives set forth by the Board were rejected.

The "do nothing" alternative was approved by the Planning Board and the Conservation Commission.

Mr. Parker noted that the Planning Board cannot dictate wetlands policy. That is the responsibility of the Conservation Commission and the Board of Appeals.

**VOTED:** To approve Sheets 1 and 2 only of Site Plan of Land in Medfield dated 3/31/90 and revised 8/24/90, with the condition that the Board of Appeals approve work within Flood Plain Elevation 125 and the Aquifer Zoning District.

**ORCHARD PARK:** Mr. Peter Fickeisen met with the Board to request that surety be released on Turner Hill Road.

The Board is in receipt of Whitman & Howard's report of September 10, 1990, regarding Turner Hill Road stating that the concrete monument at the north side of Turner Hill Road and Route 27 could not be located and that four trees appear to be dying.

**VOTED:** To release Needham Cooperative Acct. No. 2-013396 in the amount of \$8,000 and return to Mr. Fickeisen \$4400 for work completed on Turner Hill Road, returning to the Town a bank book in the amount of \$3600.

Mr. Fickeisen said he would seek the Tree Warden's opinion regarding the trees and he would ask Norwood Engineers to

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either unearth the "missing" concrete monument or to put it into place. When this has been done he will ask for return of additional funds.

**WOODCLIFF ESTATES:** Mr. Scott Colwell met with the Board and requested that a decision be made on the Woodcliff Estates Definitive Subdivision plan.

**VOTED:** To approve the Woodcliff Estates Subdivision Plan drawn by Landmark Engineering of New England, Inc., Norfolk, MA. dated January 16, 1990, and revised to 6/28/90; submitted and owned by Scott and Calvin Colwell, 434 Canton Street, Westwood, MA; concerning property located off Main Street and showing twenty-four proposed lots, with the following waivers:

1. Section 5.2.1.a. - Length of two Deadend Roadways - Boyden Road 11+01.92 and Pederzini Drive 15+37.98.
2. Table 1 - Vertical Alignment - "K" value for Boyden Road K-40 allowed.
3. Table 1 - 30-foot radius at northerly curve rounding at intersection Pederzini Drive and Boyden Road.
4. Section 5.2.1.9 - Side Slopes - At the cul de sac end of Pederzini Drive 2-to-1 sloping allowed to preserve trees to be shown on Definitive Plan.

with the following conditions:

1. That the developer remove shrubs and obstructions, including the shopping center sign, along Main Street under the supervision of Superintendent Feeney with the objective of creating a sight distance of 660 feet in an easterly direction.
2. That details from Whitman & Howard's letter of September 6th regarding the control structure be added to the plan.
3. That the street names be known as Pederzini Drive, Boyden Road and Stub A.

**ACORN CIRCLE:** Mr. & Mrs. Paul Keigan, 3 Acorn Circle, met with the Board to express their concern regarding a solution to a water problem on their lot and in their cellar. They said that a "big river of water" goes through their backyard when it rains and there is a lot of pressure on their basement wall with some water coming into the basement.

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Mr. Parker looked at the Acorn Circle subdivision plan and asked if the swale shown on the plan was constructed. A question was also raised if the catchbasin was attached to the street drainage.

Chairman Nolan said that the plan was designed to have water flow overland around the house at 3 Acorn Circle. He asked the Keigans how the builder is responding to their complaint.

Mrs. Keigan reported that the builder "seemed shocked" at the amount of water, but he did not offer any solution. Mr. Keigan expressed concern with the water seeping through the basement walls.

Mr. Gagliani said he would look at the Acorn Circle area during the week.

Messrs. Boyd and Enright will be invited to meet with the Board to discuss this matter at 9:00 p.m., September 24th.

It was noted that the swale doesn't show as an easement on the plan. The developer has the responsibility to be sure the swale is in existence and working.

Mr. Parker suggested that an engineer review this to determine whether the upstream areas were considered in the drainage calculations.

Mr. Pyne recommended that a lawyer write a letter to the developer as all P&S say you have to have a dry basement for one year.

LEDGEWOOD ACRES: Mr. Pyne and his son met with the Board and informed the Board that the bank had agreed to allow them \$204,300 surety for release of lots on Hawthorne Drive as required by the Board and that he would have no problem with deeding the lot for the pumping station to the Town.

The Board reminded Mr. Pyne that the \$204,300 figure is only if the Water & Sewerage Board can allow six lots to be built upon without the pumping station being in operation.

Chairman Nolan suggested that an easement be given for the pumping station lot and a time limit of two years to build the pumping station and complete the road should be set.

The retaining wall needs to be reviewed in the field by Whitman & Howard with a Planning Board member and the developer present.

**VOTED:** That the "Agreement Regarding Construction of Ways and Installation of Municipal Services" is

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acceptable to the Planning Board, subject to the prior conditions of the Board's vote. The Board requires an easement for the pumping station, which must be constructed within two years.

Mrs. Bancroft exited the meeting at this time.

**CRANBERRY PARK:** Mr. Bancroft met with the Board and informed them that a grant of a temporary slope and construction easement has been obtained from the McKeevers. When the easement is in place, the plans will be sent to Whitman & Howard for review.

Mr. Bancroft said he will do some work on the McKeever's lot; namely, to take down some trees, do some grading, loaming and seeding of a portion of the back yard.

A letter requesting an extension of time within which the Board must make its decision on the Cranberry Park plan to January 23, 1991, was received.

**VOTED:** To extend to January 23, 1991, the date within which the Board will make its decision on the Cranberry Park plan.

**DUTTON PARK - JORIE LANE:** The Board received a request for the release of the portions of lots 1 and 10 in Dutton Park. The Board is in receipt of a memorandum from Superintendent Feeney stating that all the work there had been satisfactorily completed.

Mr. Parker expressed concern regarding the condition of a portion of the stone wall. This will be further reviewed.

**TOCCI-DORFMAN SUBDIVISION:** It was brought to the Board's attention that the \$300 check for the inspection of Hickory Drive came back "insufficient funds." Efforts to obtain the funds to date were unsuccessful.

**VOTED:** To seek a criminal complaint against Ronald T. Tocci.

**PONDVIEW ESTATES:**

**VOTED:** To send a letter to Messrs. Allison and Aramo regarding the completion of streets within Pondview Estates.

**BOARD OF HEALTH:**

**VOTED:** To send a letter to the Board of Health requesting that they meet with the Planning Board on October 1st regarding a policy on drainage.

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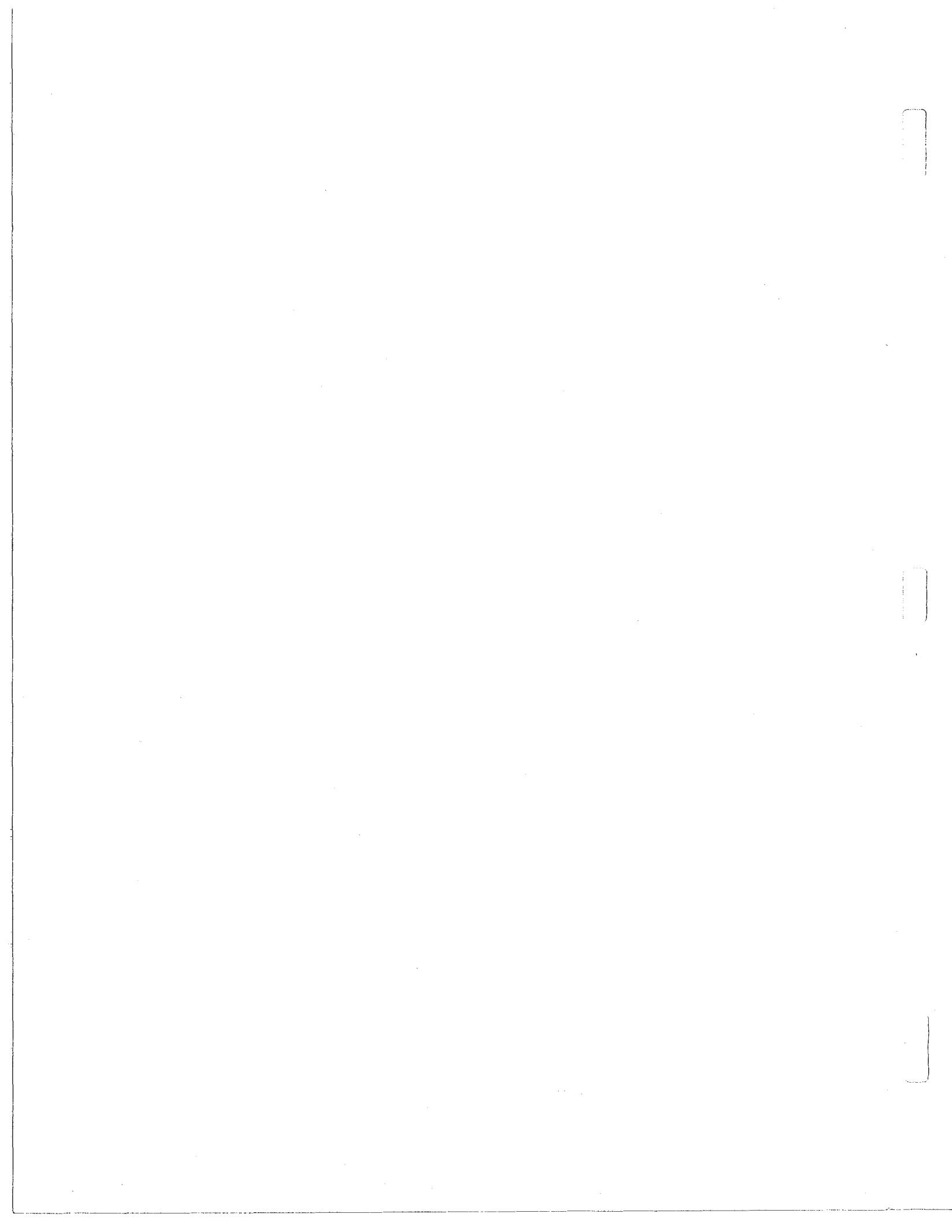
CLAYPIT ROAD:

VOTED: To set surety on Claypit Road at \$71,000 for a one-year period.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
September 17, 1990

Members present: Bancroft, Codispoti, Nolan and Parker.  
Others present: Fire Chief Kingsbury and Police Chief Hurley.

The meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

LENGTH OF CUL DE SACS: Chairman Nolan stated that the police and fire chiefs had been invited to the Planning Board meeting to discuss hammerhead turnarounds and the length of cul de sacs.

Chief Kingsbury reported hammerhead turnarounds could be used for both fire trucks and ambulances with no problem.

Chief Hurley said that the hammerheads would not be a problem for police vehicles; however, school busses are not allowed by law to back up without someone watching. It is a real problem which has not been addressed.

Both chiefs agreed that the length of cul de sacs does not make any difference unless the street was narrow, was blocked at the beginning and an ambulance had to enter the street, which they felt was a highly improbable combination of circumstances. Vehicles could go over lawns to bypass a fallen tree or an accident to get to their destination.

The real problem is with school busses. All students who live on a cul de sac must walk to the abutting street to be picked up by a school bus. If you have a half mile cul de sac, the residents will want to have their children picked up at the door.

Chief Hurley said that currently school busses are 37 feet long. Next year they will be 39 feet in length to accommodate more students.

Mr. Parker asked what the turning radius is for the busses now in operation.

Chief Hurley reported that at least an 83-foot diameter is required. That is a big turning radius but will not work if a car is parked or some other obstruction is on the circle.

Chief Kingsbury said that the turning radius for fire trucks is 72 feet.

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Chief Hurley said that if a cul de sac were 18 or 20 feet in width, it would be difficult to enter if there was a fallen tree and an ambulance were called for a heart attack further down the street. He felt a 26-foot wide road could be entered even if there were a problem.

Chief Kingsbury stated that the Town requires good shoulders which is helpful especially in emergency situations.

Mr. Codispoti suggested that the Board may want to ask the School Committee to look at the bussing.

Mr. Parker recommended that the size of the cul de sac turnaround be increased or an offset cul de sac be required.

Mrs. Bancroft said it has always been the Board's policy to interconnect streets. People, however, like to live on cul de sacs.

Mr. Codispoti noted that the road width standard is 28 feet. He suggested that some streets 24 feet in width make sense.

Chief Hurley said that the problem we get involved in is overnight parking. The 24-foot width would be O.K. as long as cars are kept from parking on the street. However, street width should be the highway department's area.

Chief Hurley added that if there were sidewalks within one and one-half miles of the school, it could eliminate two school busses. With today's budget restrictions that could become very important.

There was a discussion of straight vs. curved streets. Chief Hurley said that safetywise straight is better.

Chief Kingsbury asked about the fire flows and asked how the Water & Sewer Board feels about cul de sacs. He said it is a problem to know if the water is turned on in newly installed hydrants. The water system should be in place for fire protection; however, he suggested that if the hydrants are not usable that they be bagged or marked in some way.

Chairman Nolan thanked the chiefs for meeting with the Board.

**MEDFIELD TECHNOLOGY PARK:** Mr. Basile cancelled his meeting with the Board as he felt it would be necessary to have a field review first.

Mr. Basile and his engineer will be asked to meet with the Board and explain the changes they would like to make in the plan. Following that meeting, the Board will request a fee from Mr. Basile and will meet with Mr. Basile, his engineer and the Planning Board's engineer on the site.

**JORIE LANE:**

VOTED: To release from the covenant the portions of lots 1 and 10 which are in Medfield as according to Superintendent Feeney all work has been completed as required.

The vote was recorded three in favor with Mr. Parker abstaining as he still was not convinced that the wall had been properly completed.

**ORIOLE AND LIBERTY ROADS and BUTTERFIELD LANE:** The Board is in receipt of a copy of the releases and the as-built plans of Oriole and Liberty Roads and Butterfield Lane.

VOTED: To request a fee for final inspection.

**HICKORY DRIVE:**

VOTED: To call the surety on Hickory Drive and complete the work.

Superintendent Feeney will be asked if he could do the work and complete it this season. The Board will ask Town Counsel to call the bankbook within two weeks.

The Board will ask Whitman & Howard to do the design work.

**TOWN MEETING ARTICLES:** The Board will sponsor a town meeting article to change the MPIC to the Long Range Planning Committee.

**ASSOCIATE PLANNING BOARD MEMBER:**

VOTED: To appoint Daniel W. Nye as Associate Member for a one-year period.

The Board nominated Mr. Nye with enthusiasm.

**DEERFIELD DRIVE:** Mrs. Bancroft said that one item which still needs to be done on Deerfield Drive is the planting of Rosa Ragosa on the hill. Also, the loaming and seeding had not taken hold.

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Within the next two weeks the Board wants to deposit the certified checks that are being held and contract out to a landscaping company the planting.

LEUDERS LANDSCAPING:

VOTED: To request that the Zoning Enforcing Officer give a cease and desist order to Leuders as the paving still has not been completed on his site as he promised to do the paving in the spring.

CONSULTANT CONTRACT: The Planning Board will review the former procedure followed to obtain a planning consultant. A new contract is required under State Law.

HOMESTEAD ESTATES - MODIFIED PLAN: The Board is in receipt of a modified plan for Homestead Estates. The public hearing has been scheduled for October 15, 1990.

MAC CREADY/BEARD/BASILE PARKING AREA: The Board is in receipt of copies of letters on this subject. No action was taken.

MINUTES: The following minutes were approved: January 29, February 5, 12 and 26; March 5, 12 and 19; May 7 and 14; July 9 and 23.

STREET NAMES: Mr. Richard DeSorgher, Chairman of the Committee to Study Memorials, requested that the Board followup on their June 20, 1990, letter to Anthony Delapa and Ralph Costello.

VOTED: To request an answer to the letter now that the developers have had time to think about the street name changes and would like to hear their thoughts as to whether or not they are interested.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

PLANNING MEETING  
SEPTEMBER 24, 1990  
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*Change  
M. Nolan  
Copy of*

Meeting convened at 8:00 p.m.

Present: Planning Board members Stephen Nolan, Joseph Parker, Margaret Bancroft, Joseph Codispoti, John Gagliani; Secretary Norma Matczak.

MPIC

Present: Martha L. Smick

The Board accepted with regret a letter of resignation from MPIC committee member Michael Alpher who has had a change in jobs with the possibility of a move from town. A letter of appreciation will be sent to Mr. Alpher.

Mr. Alpher's resignation leaves the committee in need of two members.

Mrs. Smick explained that the committee's progress has slowed of late due, in part, to an unexpected commitment on her part which may involve more of her time at least until February of 1991. She expressed concern for the progress of the committee. The map has been completed and as soon as they have a copy of the new one they will be able to transfer information onto the new map. They have received information from the Housing Authority, Open Space Committee, and Conservation Commission, although they still need to inform the committee as to parcels they wish to see remain for conservation purposes. They still need input from the Affordable Housing Committee. They will check input from the Water and Sewer Commission as well. Her biggest concern is for the next nine months. She has met with her committee and expressed a need for a very active co-chair or someone to take over the committee. There is not anyone among the committee who felt they could take on this task at this time. They will be meeting again in two weeks.

The committee has talked with four land use planners that have been through similar processes to consider whether or not, assuming funding were obtainable, they could become involved in the process. To keep the project moving help is needed from people who have daily experience in the field. The committee has interviewed four planners and have asked each to submit a proposal that could go over two town fiscal years. This is at no obligation to the Planning Board or the town. They are asking for participation in one of the five stages they are involved with: 1) final production of the map; 2) help with a build out model based on existing zoning of the underdeveloped parcels; 3) analysis of the fiscal impact on the infrastructure of the town; 4) production of

1. The first step in the process of determining the best way to use a new technique is to identify the problem that the technique is intended to solve. This involves a careful analysis of the current situation and the identification of the specific needs and goals that the new technique is intended to address. This step is crucial because it helps to ensure that the new technique is used effectively and efficiently to achieve the desired results.

2. The second step is to identify the specific requirements of the new technique. This involves a detailed examination of the technical specifications and requirements of the new technique, including its performance characteristics, compatibility with existing systems, and any specific constraints or limitations. This step is important because it helps to ensure that the new technique is used in a way that is consistent with its intended purpose and that it is not used in a way that could lead to negative outcomes.

3. The third step is to evaluate the potential benefits and risks of the new technique. This involves a careful assessment of the potential benefits that the new technique could bring, as well as the potential risks and challenges that it may pose. This step is crucial because it helps to ensure that the new technique is used in a way that is safe and effective, and that it does not pose any unnecessary risks to the organization or its stakeholders.

4. The fourth step is to develop a plan for implementing the new technique. This involves a detailed plan for how the new technique will be implemented, including the specific steps that will be taken, the resources that will be required, and the timeline for implementation. This step is important because it helps to ensure that the new technique is implemented in a way that is feasible and practical, and that it is used in a way that is consistent with the organization's goals and objectives.

5. The fifth step is to monitor and evaluate the performance of the new technique. This involves a continuous monitoring and evaluation of the performance of the new technique, including its effectiveness, efficiency, and safety. This step is crucial because it helps to ensure that the new technique is used in a way that is effective and efficient, and that it is used in a way that is safe and reliable.

6. The final step is to make any necessary adjustments or improvements to the new technique. This involves a continuous process of improvement and refinement, based on the feedback and results obtained from the monitoring and evaluation of the new technique. This step is important because it helps to ensure that the new technique is used in a way that is constantly improving and adapting to the changing needs and requirements of the organization.

PLANNING MEETING  
SEPTEMBER 24, 1990  
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materials and other things necessary to do a land use conference; 5) based on the above, take a look at zoning. She stated she does have some private citizens who have funding to offer and expressed the idea of matching funds from the town.

Mrs. Smick will write a brief article for the SUBURBAN PRESS detailing some of the works of the committee and expressing a desire to fill the two vacant positions.

A brief discussion ensued concerning the Planning Board budget and the possible availability of such funds to the MPIC. Denise Yurkofsky of the MPIC will pursue the possibility of state funding. The Board will meet with the MPIC again October 29th at 8 P.M.

Mr. Codispoti suggested the Board send a letter to the MPIC commending them on their good work and encouraging them to continue. He will write the letter.

The MPIC needs a paper copy, not mounted, of the map to work on.

#### ACORN CIRCLE

Present: Mr. Boyd and Mr. Enright, the builders; Mr. and Mrs. Keigan

Mr. Gagliani explained he had gone to the area and viewed the catch basin with a four inch pvc pipe exiting as well as a swale which was not fully developed. Discussion ensued over the amounts and flow of water in the Keigan's backyard with suggestions to drain across the yard to the front or to drain straight along the stone wall out to the catchbasin. The water has been eroding the topsoil. Mrs. Keigan explained they would not have purchased the house if they had known there was going to be so much water and mud. Mr. Gagliani suggested a 12 inch drain pipe. The Board requested the developers consult with their engineer as to a possible solution to the problem and return within 30 days with a plan.

#### COOPERWOOD ROAD

Present: Frank Farrae, 8 Cooperwood Road; Richard W. Scullary, 9 Cooperwood Road; Osler L. Peterson, 10 Cooperwood Road; Carole E. and John Kushkowski, 7 Cooperwood Road; other unidentified neighbors.



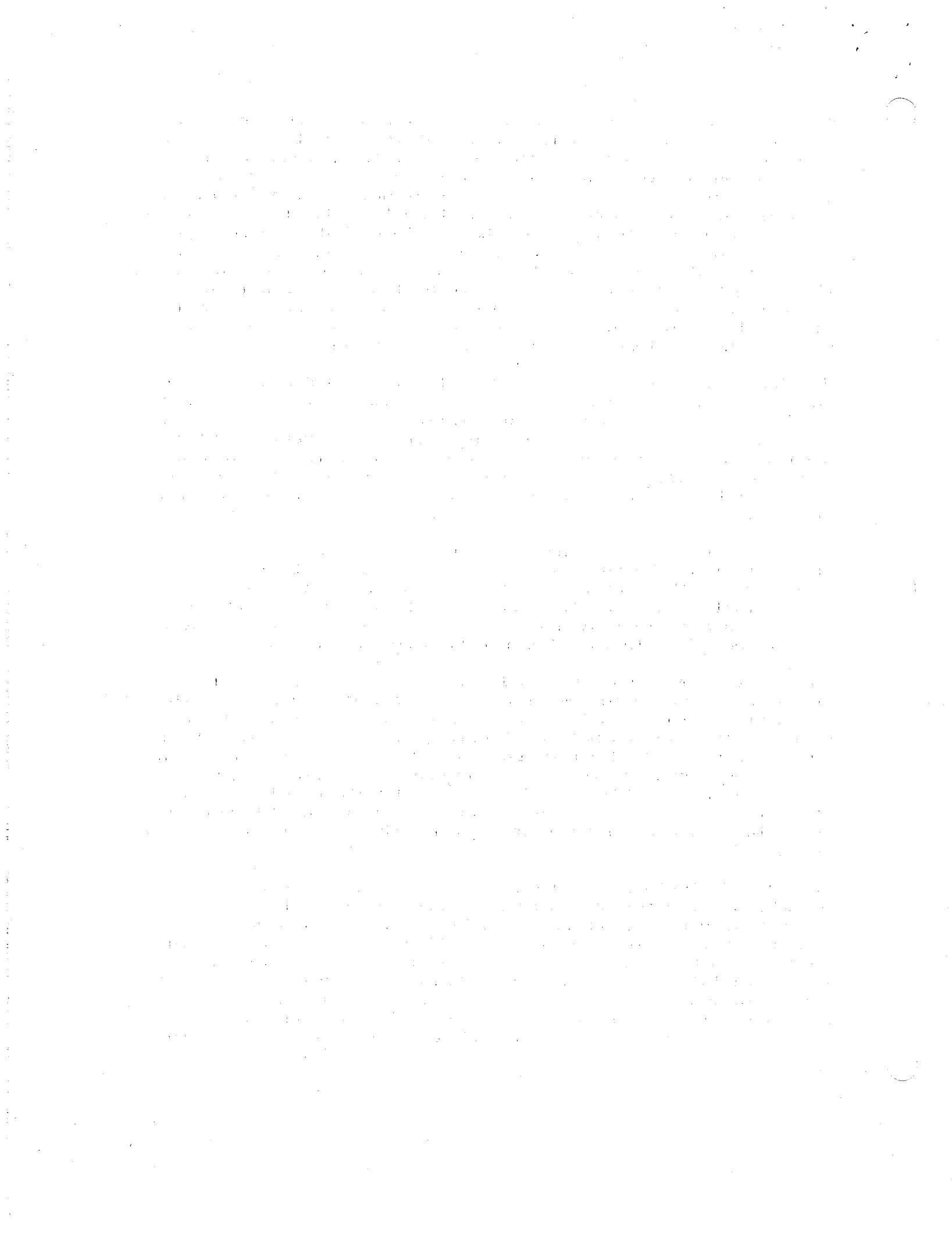
Mr. Farraye, spokesperson for the neighbors, outlined four specific concerns: 1) the status of the street - does it need another top coat? 2) the status of the retention device for the end of the road which still appears to hold water; 3) the status of the street trees that Mr. Basile promised several of the homeowners at the time the development was approved; 4) the buffer zone that would go into the adjacent lots if Mr. Basile decides to go ahead and develop the Industrial Park - is that contingent on the development of the Industrial Park or is it something that can be put in now so that in several years it would look good. The neighbors stated that many of these concerns were verbal agreements made by the developer but not followed through.

With respect to the status of the street, the Board replied that the street becomes the responsibility of the town once accepted at Town Meeting. Superintendent of Public Works, Kenneth P. Feeney, and Superintendent of Streets, Robert Kennedy, have viewed the street and feel that the patches are adequate. They are concerned that the slurry seal would not be acceptable. Mr. Parker explained the street acceptance process.

Mr. Gagliani stated he had gone out with Mr. Feeney to check the detention basin, the large one which still is not resolved. The basin is key to both the Cooperwood development as well as the Industrial Park. Mr. Basile does have an appointment with the Board for October 15th. There is some puddling in the street following rainstorms.

This development was approved prior to the bylaw requiring trees thus such an agreement rests between Mr. Basile and the residents of the street. Mrs. Bancroft suggested they talk with the Tree Warden before planting trees. Mr. Peterson of 10 Cooperwood Road asked about a Modification of the Plan which could require the trees and Chairman Nolan explained the development falls under the grandfather clause with respect to the trees. In addition the Board would not be able to initiate a Modification since the property has been mortgaged.

The Board further discussed the fourth concern of the neighbors, the buffer between the housing and the proposed Industrial Park, finding that it cannot require a buffer be planted before work is begun on the Industrial Park. The Board is in receipt of a letter from Mr. Basile stating that the installation of a landscape blind at the cul-de-sac would take place as soon as possible. The Board would like Mr. Basile to clarify "as soon as possible." Further the Board will send a MEMO to the Building Inspector to insure the



buffer be planted once Mr. Basile commits to the to the development of the Industrial Park.

UNFINISHED BUSINESS

MACREADY/BEARD/BASILE PARKING AREA - MAIN STREET

Placed on next week's agenda for further discussion. The site plan does for Mr. Basile's property does not include this driveway. The fruit stand uses the driveway for loading and unloading as well as customers. Town bylaw dictates unregistered cars may remain on the property for only 2 weeks without a special permit from the Selectmen. The Board will need more information from Town Counsel and the Building Inspector.

CONSULTING CONTRACT

The Board will review the old request for proposals and modify it and send it out for bid. The contract has not been reviewed for the past 8 - 10 years. Whitman and Howard has been advised that the town was advising that the Board needed to review the contract. Further discussion will continue at the next meeting.

RELEASE OF LOTS - HAWTHORNE DRIVE

The developer will send an executed agreement before the release of lots can take place. The Board discussed the lots where the houses would be above elevation 250. The Water and Sewer Commission will not approve lots with houses built above elevation 250 unless there were individual busters until such time as the pumping station is built. Mr. Gagliani questioned whether the Board would rescind the subdivision if the developer did not comply with the Water and Sewer Commission. The town still holds six lots. The remaining lots have been mortgaged.

NEW BUSINESS

ANR PLAN - 18 HEARTHSTONE DRIVE

VOTED unanimously to approve a plan by Cheney Engineering dated September 18, 1990 entitled "Plan of Land in Medfield, Mass, owned by: Kenneth A. & Gail D. Backer." Property is located at 18 Hearthstone Drive, Medfield, MA.



CRANBERRY PARK

Mrs. Bancroft excused herself from the meeting for the length of the discussion on Cranberry Park.

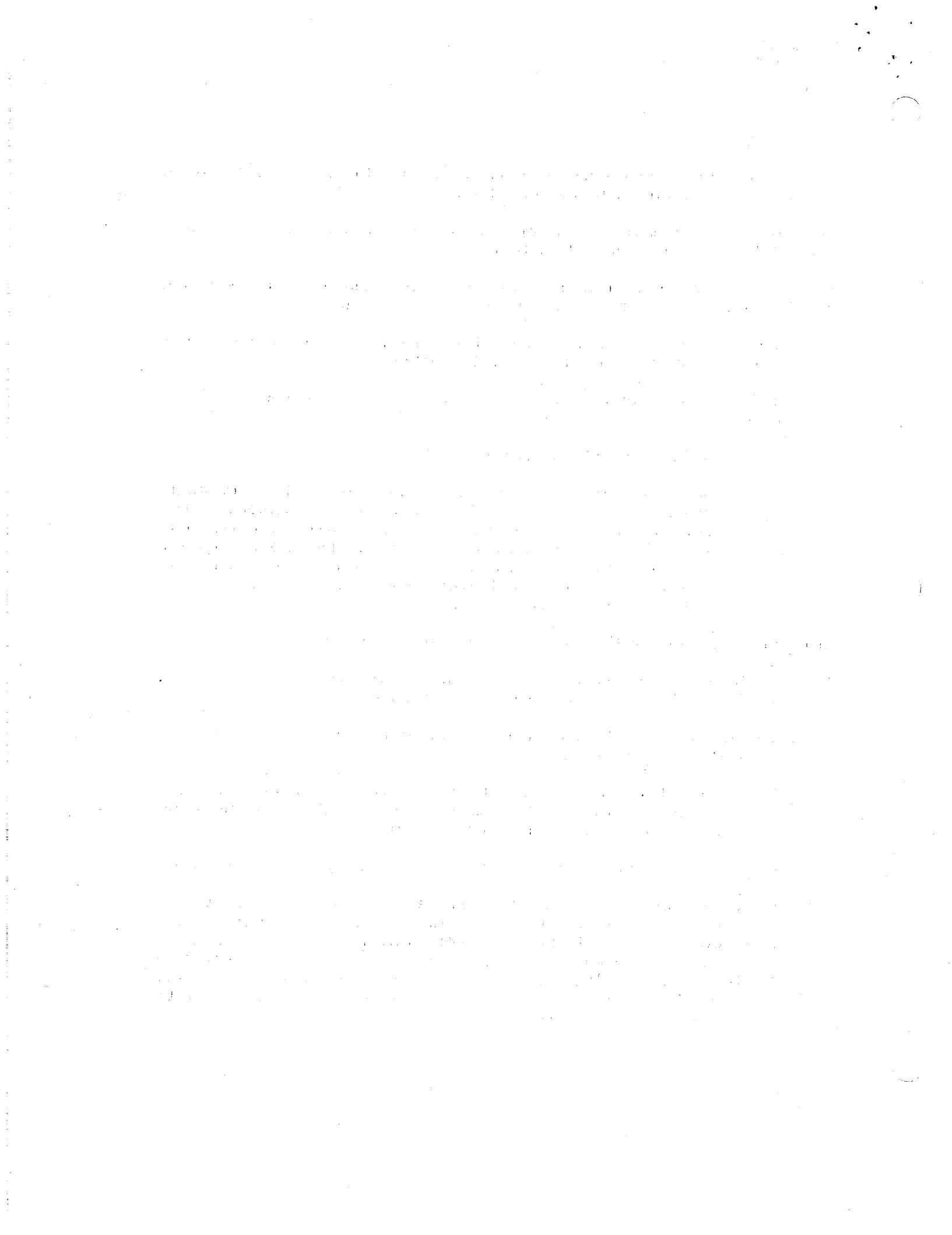
Present: William N. Bancroft, speaking for the developer and John McKeever, 112 Wood End Lane.

The Board reviewed with Mr. Bancroft the letter from Whitman and Howard dated September 24, 1990 as follows:

1. The concerns are not specific enough. The Board will review the letter of March 21, 1990.
2. The Board is aware the road does not follow the standard cross-section.
3.
  - a. The Board will leave this alone.
  - b. The Board will discussed the potential for washout during a storm as well as snow in the winter. The town will not be plowing the sidewalk during the winter. Mr. McKeever stated the neighbors do not plow the sidewalk either. Everyone walks in the street. The Board decided the plan, as it stands, is the better alternative.

Whitman and Howard letter dated March 21, 1990:

1. With regard to the security bar, this is just a change in the detail and not much of an issue.
2. The detail of the bituminous concrete curb Mr. Bancroft stated it could be done.
3. The note for the paving of the intersection be changed to require surface treatment (S.T. mix) bituminous concrete. Mr. Bancroft said this will be done.
4. Use of the LeBaron L-202 Catch Basin Traps - no problem.
5. Filter fabric be placed in the bottom of the proposed temporary sediment basin - Mr. Bancroft stated his engineer suggested crushed stone which can be scooped up and placed somewhere as opposed to a nonbiodegradable filler fabric which would have to be taken up and treated separately and then disposing. The Board will accept the crushed stone.



6. Flooding history of the area. There is substantial wetland area in the back.

Mr. Gagliani asked what is happening on the other side of the sidewalk by Sugrue's land. Mr. Bancroft stated they would be just coming down to her boundary and planting yews or juniper. The Board asked that it be specified on the plan. There are 25 - 30 acres of wetland there. Mr. Bancroft stated there is a large cranberry bog located in the area - much of which is located in Walpole.

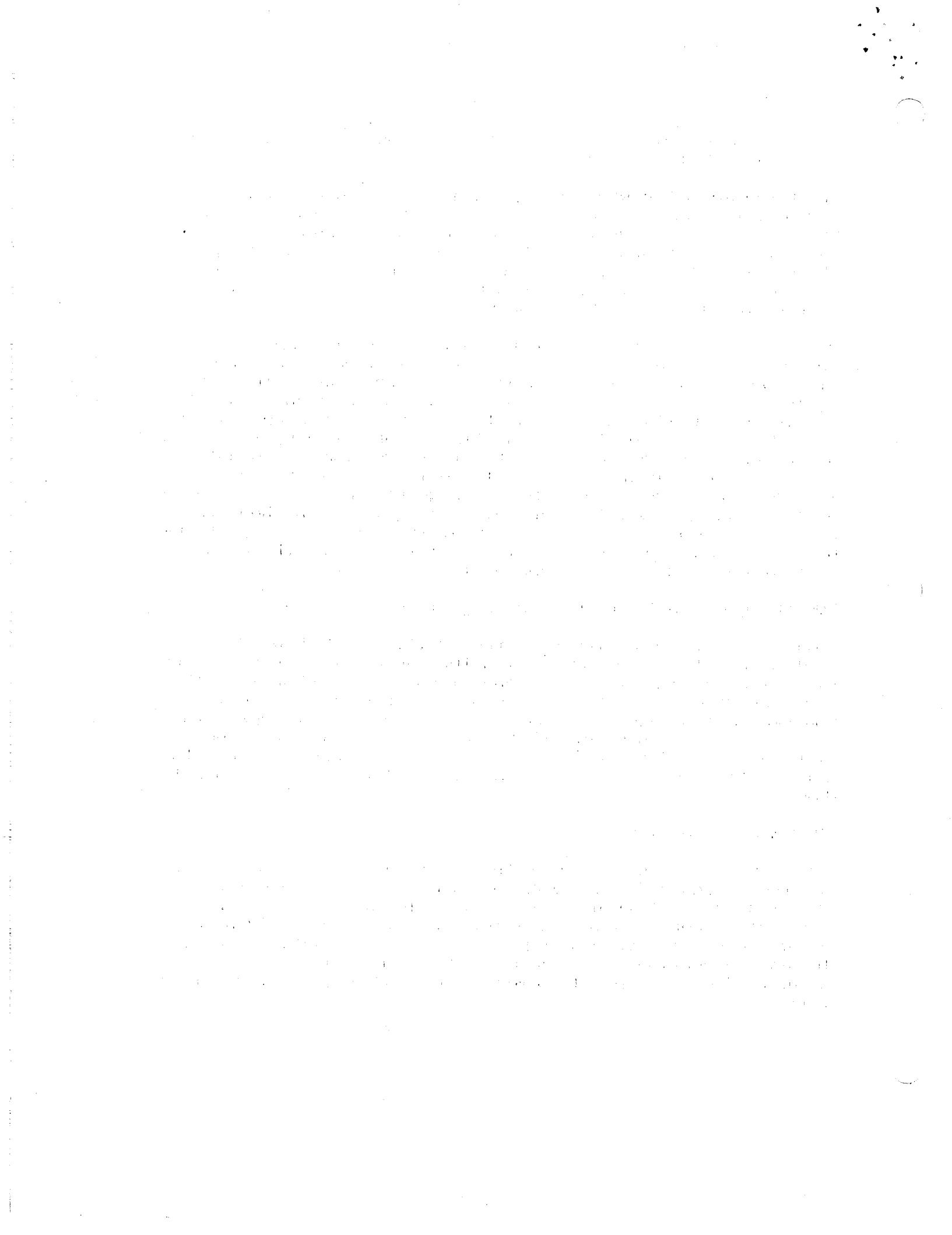
Mr. Bancroft stated they do not have the bank approval for the McKeever's slope easement. It will show on the plan and will be recorded simultaneously with the plan. The Board would require, as a condition of signing the plan, that the easements be obtained. In that way everything can be recorded at the Registry at one time. Mr. Bancroft stated his attorney would come in next with the easements completed and seek the Board's approval. All the waivers will be listed on the plan. Mr. McKeever questioned whether there would be enough room to plan the trees. The plan shows trees every forty feet. Discussion about the trees already there was discussed. The Board will take into account the existing vegetation at the time of approval.

#### WOODCLIFF ESTATES - OUTLET CONTROL STRUCTURE

Chairman Nolan read the note from Whitman and Howard dated September 21, 1990 and showing two suggested changes. The site plan was approved with conditions on September 10, 1990 that the developer submit the control structure for approval. Chairman Nolan suggested that they notify the developer that it is the consensus of the Board that the Control Outlet Structure was approved but the Board needs them to send the details for the proposed alterations to the existing concrete dam.

#### TOWN MEETING ARTICLES

There was a discussion of the possible revision of the "Perfect Square" section of the bylaw to include a stipulation that it not contain wetland or a slope greater than 20%. For example, the lot next to Kingsbury Pond area would have a perfect square of mostly wetland. The discussion continued that the perfect square was developed to prevent "pork chop" lots with homes sitting behind other homes.



PLANNING MEETING  
SEPTEMBER 24, 1990  
7

HICKORY DRIVE

Mr. Tocci's check which was returned for insufficient funds is a matter of criminal investigation at the time.

ANNUAL MEETINGS

Meetings in Worcester, October 13th, and Newport, January 25th & 26th, were read. No one expressed an interest in attending.

MINUTES APPROVED

September 17th - approved with three changes.  
August 6th, Executive Session - approved.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
October 1, 1990

Members present: Bancroft, Codispoti and Nolan. Others attending: John Copeland and Linda Baldini.

The meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

LAKWOOD II: Mr. Copeland met with the Board to request that surety be set for the release of lots on Lakewood Terrace. Mr. Copeland said that they want to install one sidewalk and put in a handicap ramp at the end of the granite curbing.

A letter of support to Superintendent of Streets will be drafted for the removal of the second sidewalk. Mr. Copeland will have to receive approval for changes in the roadway from Superintendent Feeney for the section of road which has been accepted by the Town.

Mr. Copeland said that lot 2 which will be sold will be filled two feet. The Board explained that when the lots are released and sold without a construction easement in place it is possible that the proper grading may not be allowed by the new owner. For that reason the Board requires the construction easement to be shown on the plan before the lots are released.

VOTED: To set surety at \$58,250.25 for a two-year period. The surety may be further reduced by the amounts shown in Whitman & Howard's October 1, 1990, report prior to the release of lots if those items meet Superintendent Feeney's approval and are signed off on the Construction Cards by October 12th and the construction easement is shown on the plan.

BOARD OF HEALTH - DRAINAGE: The Planning Board will request that a meeting of the Boards be held at 7:00 p.m., on October 15, 1990, as the Board cannot make a 6:30 p.m. meeting.

APPOINTMENTS: The Board will request that a notice be put in the paper recruiting members for the MPIC and the Sign Advisory Board.

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LUEDERS SITE PLAN: The Planning Board is in receipt of a letter from Zoning Enforcing Officer Calo asking the Board to allow three more months for Mr. Lueders to pave his site. The Board consented. Mrs. Bancroft suggested the possibility that the driveway not be paved but kept as is. This would require a variance from the Board of Appeals, however.

ANR PLAN - ADAMS STREET: The Board is in receipt of a Plan of Land in Medfield, dated May 31, 1990, drawn by Des Lauriers & Associates, Inc., East Walpole, MA. combining lots 17 and 17A on Adams Street, owned by L'Arell Realty.

VOTED: To sign the above-described plan.

The plan was signed.

ANR PLAN - SPRING STREET: The Board is in receipt of a Plan of Land in Medfield, dated September 27, 1990, drawn by GLM Engineering Consultants, Holliston, showing three lots on Spring Street, owned by Ralph Costello.

VOTED: To sign the above-described plan.

The plan was signed.

ROCKY ACRES - LOT RELEASE: The Board is in receipt of a letter dated September 21, 1990, from Richard F. Merrikin asking how lot 7 Vine Brook Road could be released from the covenant.

The Board concluded that to set surety for the release of lot 7 Vine Brook Road it will be necessary to include in the surety the upgrading of Vine Brook Road from the intersection with Cheney Pond Road. The Board also requires that the road be constructed to Station 1+70.03, the beginning of the granite curbing and that no piles of dirt and other debris remain. The book and page of the registered plan and covenant are required for the lot release. A fee of \$500 will be charged.

A letter containing the above will be sent to Mr. Merrikin.

STREET ACCEPTANCES: Letters will be sent to developers regarding street acceptances.

ZONING CHANGES: The following changes in the Zoning Bylaw for the 1991 Town Meeting were discussed:

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1. Section 5.3.3 of the Zoning Bylaw should be changed in part to read "no vehicular access to an Industrial District shall be on land that is zoned Residential and no vehicular access to a Residential District shall be on land that is zoned Industrial."
2. Section 11.2.1 should be changed in part to read "25 feet from normal high water line and from adjacent low marshy areas shown on the zoning map."
3. Section 13.1.3 should be changed in part to read "A Sign Advisory Board of five members will be appointed by the Planning Board."
4. "Buffers" should be added to Section 2 - Definitions.
5. Section 6.2.9 suggestion that "Buffers are to be planted before a building permit is issued." (This will be discussed with the Building Inspector.)
6. An article will be submitted to change MPIC to Long Range Planning Committee.

Changes in the Subdivision Rules & Regulations changes were discussed as follows:

1. Add to Bylaw: "When revised plans are submitted to the Planning Board, the applicant shall provide a written description of any changes or additions made to the plans. Further, the applicant will provide two extra sets of plans that have all the changes and additions highlighted with a yellow underliner. The applicant shall address point-by-point in writing any and all correspondence they have received from the Planning Board and/or its agents." As proposed by Dale MacKinnon.
2. Add to Section 3.1.4.7 "Construction easements in the roadway" Suggested wording "For all purposes for which roads are commonly used."
3. Add requirement to Section 2 to abandon old lines when lot dimensions are changed.

WOODCLIFF ESTATES: The Board signed the Woodcliff Estates Subdivision Plan and

VOTED: To approve and sign the covenant.

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BOOK FOR MINUTES: A minute book will be purchased for minutes of executive sessions.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

Medfield Planning Board  
October 15, 1990

The Planning Board, Superintendent Feeney, Engineer MacKinnon, Neil McKenzie, Heidi Groff and Marjorie Kilgoths met at 7:00 p.m. to discuss the possibility of a uniform drainage policy for the Town.

Chairman Nolan said that this discussion is for an appropriate drainage policy that would apply in subdivisions which could be a part of the Planning Board Rules & Regulations.

The Planning Board standards currently are as shown under Section 5.2.3 of the Rules & Regulations. There is no standard which states that "there will be no increase in flow during before and after conditions."

The question arose as to whether natural drainage areas be used or retention or detention areas be provided.  
be provided.

The board's philosophy has been to use natural retention areas if they are adequate to utilize storm runoff. Subdivisions have come in with detention systems. Better detention basin standards need to be developed.

Superintendent Feeney does not think that detention basins are an exact science.

Mr. Gagliani suggested that detention basins be limited to a depth of three feet.

The Board of Health submitted new rules which they are planning to adopt.

The Board of Health and Planning Board will meet again to discuss the subject of drainage at 7:30 p.m., November 19th.

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The regular Planning Board meeting convened at 8:00 p.m.

Members present: Codispoti, Gagliani, Nolan and Parker. Others attending: Attorney Good, Mr. & Mrs. Robert Rowean and Francis Gaboriault and abutters interested in Rowean Subdivision; George Basile and Peter Smith.

HOMESTEAD SUBDIVISION - PUBLIC HEARING: Chairman Nolan called the hearing to order at 8:00 p.m. Mr. Parker read the public hearing notice which appeared in the Suburban Press.

Attorney Ralph Good represented the Roweans and said that initially the original preliminary plan reflected a seven-lot subdivision. The ultimate plan which was sent to this Board was a six-lot subdivision with two lots at the end of Lawrence Circle and four lots at the end of Homestead Drive. The developer's engineer has redesigned the subdivision to make it a four-lot subdivision. The density was changed and the movement of earth was lessened and made to follow the existing topography. The changes were made to respond to both the Planning Board's and the Conservation Commission's concerns regarding sensitivity to the surrounding wetlands. This revised plan is adequately addressing the original concerns. In this plan the applicant is going to seek a waiver of construction of the roadway at the Homestead Drive end of the subdivision relying on the existing cul de sac. According to Attorney Good that roadway is not necessary to development the two lots and in the law there is authority by this Board to waive the paving requirement. It is not conclusive, but it is conclusive as far as the subdivision is concerned. Attorney Good requested that Mr. Gaboriault explain the plan in detail.

Mr. Gaboriault discussed the four-lot plan. The grading plan was shown with all of the proposed paving of the extension of Homestead Drive. A waiver from construction of that particular cul de sac will be requested. Septic systems on individual lots and town water is proposed. Adequate drainage at the end of the cul de sacs has been shown. Wetlands are left totally undisturbed. Two existing 8" corrugated pipes have mitigated increased runoff. There is grading proposed within the Conservation Commission buffer zone.

Mr. Codispoti asked if an offset cul de sac was proposed at the end of Lawrence Circle.

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Mr. Gaboriault answered that the profile sheets indicate that the pavement within the offset cul de sac will be the hammerhead. The cul de sac on Homestead Drive will be slightly modified.

Mr. Gagliani asked if the cul de sacs for Lawrence Circle and Homestead Drive have been engineered. An engineered plan showing the construction of the cul de sacs should be submitted so if the town had to build it in the future it would not have the expense of engineering the plan. He suggested that this be part of the submission, noting that these aren't to be built but the plan would be available for future reference.

Mr. Gagliani asked if the two lots on Lawrence Circle meet the perfect square requirement. It was that the perfect square was voted on April 25, 1989, and the subdivision was submitted before that date.

Town Counsel Fuller will be asked if a recent case which was approved in the Courts changes the freeze or if it still remains in effect.

The Board then reviewed Whitman & Howard's letter of October 15th as follows:

1. The proposed stub turnaround at the end of Lawrence Circle does not comply with the 1986 Land Subdivision Rules & Regulations of the Planning Board of the Town of Medfield and no request for waiver has been noted.

**The waiver request will be shown on the plan.**

2. If the stub turnaround is accepted, then the length, width, radius and survey information adequate to locate the stub should be placed on Sheet 2.

**The engineering of the stub and the topo will be shown on the plan.**

3. The proposed catchbasin location does not allow for a crown in Lawrence Circle.

Mr. Gaboriault told the Board that is the way Superintendent Feeney wanted it. The only place that a crown could be placed is at Station 0+0.

Mr. MacKinnon said that there will be a problem if you have an existing crown on Lawrence Circle as there will be a flat spot or a wet stop. If there is a 3% grade, it shouldn't be a problem.

4. The plans do not show the proposed grading within the right of way.

This will be added to the end of both Homestead and Lawrence Circle.

5. We cannot interpret the location of the proposed profile of Lawrence Circle. Add stationing, contouring and spot grades to adequately demonstrate the proposed grading on the plan view of Sheet 3.

Mr. Gaboriault will add this information.

6. Change the note on the precast concrete catchbasin for the catchbasin trap to be LeBaron Model L202.

Mr. Gaboriault will make this change.

7. The Medfield standard detail for the steel grate is for headwalls. Provide a detail that will work for a flared-end pipe section.

Mr. Gaboriault will make this change.

8. It appears on sheet 2 on the plan view of Lawrence Circle that the intent is to use a Cape Cod berm instead of the required 6" bituminous concrete curb. Please have the applicant describe their intentions. If this berm is acceptable to the Board, then a waiver will be necessary. Further, the detail of one or the other curbings should be removed from the plan, and the cross-section detail altered if necessary to show the correct curb.

Mr. Gaboriault said that Mr. Feeney requested the cape cod berm. He will request a waiver. He will change the cross section to show the 6" bituminous berm.

9. We request that the trees be located on the plans or the number of trees, as agreed to be the Planning Board, be placed in the appropriate note on the plans.

Mr. Gaboriault asked for a waiver from the tree requirement. He said there is no need to locate trees on plan if the tree requirement is waived.

The Board would like to have a note on the plan showing which trees will be destroyed.

Mr. Gaboriault said that, if this requirement is not waived and construction is not waived, they will go into a field and into the wetlands.

10. The radius of Homestead Drive requires a waiver for the portion of the road in the existing cul de sac area. With the new lotting, could this radius be improved to 400 feet?

Mr. Gaboriault said that the current established radii are 161 and 151 feet.

A waiver is required for the radii.

11. Is the blow-up of the survey detail in the lower right corner of sheet 1 still accurate? If the 0.66 ft. tangent is still used, then two more monuments are required than are currently shown.

The details will be revised and a waiver requested.

12. There is a sidewalk shown on the typical cross section, but none is shown on the plans. Show the limits of the sidewalk or obtain a waiver. The proposed grading within the right of way between Station (0+20) and 0+20 Homestead Drive does not allow for a sidewalk.

The Board would like to see the sidewalk extended.

Mr. Nolan asked if there was any reason that it couldn't be constructed?

Mr. Gaboriault said that they will ask to waive this requirement.

Mr. Gagliani said he would push to have the sidewalk extended if the street is extended.

Mr. Gaboriault said that the sidewalk would be relocated.

13. The proposed grading at the Homestead cul de sac does not allow for the typical 1/4" to 1 foot grading in the planting area outside the pavement. We recommend that temporary slope easements be obtained from Jones and Talerman as shown in the previous revision to allow this planting area or sidewalk to be constructed with the typical 1/4" to 1 foot cross slope. We suggest that the planting area around the perimeter of the cul de sac pavement be a minimum 5'6" so that it would match the proposed planting strip in the 40-foot right of way portion.

Mr. Gaboriault said there would be grading up to the perimeter of the pavement.

Mr. Nolan suggested that the sloping easements be put back into the plan to ensure that the proper sloping can be done.

Mr. Gagliani said that the layout should be flat.

Mr. Gaboriault objected saying that it would require the pavement to be moved further back into the cul de sac.

Mr. Gagliani said that the sloping starts at the layout, not the pavement.

Mr. Gaboriault said that they would request a waiver not to have the cul de sac flat to minimize grading.

Mr. Nolan noted that there would be no problem extending grading on your own property.

Mr. Gaboriault suggested that riprap with 12" rocks be installed instead of 1 and 1/2 to 1 foot slopes.

Mr. Gagliani suggested that a wall be constructed. This should be shown on the plan. Using the wall outside the layout you will be able to meet all requirements and not have to obtain easements from abutters.

14. If temporary slope easements are provided in the Jones and Talerman property, there is no need for any sloping other than 4-to-1 on Homestead Drive. The proposed grading at Lawrence Circle appears to match the existing grading at about 3-to-1. It appears that the request for a waiver to allow 2-to-1 grading could be reduced to 3-to-1 grading.

Mr. Gaboriault said he would do this.

15. It is good practice, when possible, to have storm water flow through existing vegetation or grass swales. However, the drainage pipes outlet on a 3-to-1 slope. The existing vegetation beyond the proposed riprap would be washed away because of the velocity caused by the steepness of the slopes. We recommend that the riprap be placed to the bottom of the slope to protect the wetlands from erosion problems.

Mr. Gaboriault said that they could extend the riprap somewhat. It was suggested that be done.

16. We have reviewed the drainage calculations and believe that they are a good engineering estimate of the hydrology for the existing and proposed conditions. We recommend that the cover sheet have a Registered Engineer's stamp, and the initials of the person doing the work and the checking should be shown on the respective worksheets.

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Mr. Gaboriault said that this would be no problem.

Mr. Nolan asked if there is any increase in the flow of the drainage.

Mr. Gaboriault said that there is an increase in flow by adding house lots developed on all four lots. In evaluating the developed runoff increase, raising the cart path will increase flooding on the Rowean property and we have actually reduced the flow to the downstream properties in a small storm and in a large storm. In the 100-year storm, the existing cartpath tops over and goes downstream at a fast rate. There will be a reduction to downstream abutters. The same amount of water goes through the downstream properties.

Mr. Nolan asked if there could be any additional construction in this area which could change this.

Mr. Gaboriault said that there is no area for expansion.

It was suggested that a 12" freeboard be provided to insure against toppling over of the cart path.

Mr. Codispoti asked if other drainage easements need to be obtained.

Mr. Gaboriault said that the entire easement is shown and should be granted to the town.

Mr. Nolan said we would want the rights not only for drainage purposes but to do other types of maintenance like the cart path.

Mr. Gaboriault said that if the cart path is not constructed it will remain as is.

Mr. Nolan said whether it is a private way or not, we would require an easement.

Mr. MacKinnon recommended that a metes and bounds easement that a backhoe could drive on be provided. It is better to find a real pathway to be followed so that a road doesn't have to be built.

Mr. Gaboriault said that there is a path there. It is an old existing cartpath that would be interrupted.

Mr. MacKinnon pointed out where the road should be located.

Mr. Nolan said it seems imperative after the entire drainage system is constructed that a way to get to it must be maintained so that you can get to it? The roadway doesn't

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have to be paved but it must meet the Planning Board standards for an easement.

Mr. Gaboriault pointed out access to the cart path. He said to set up metes and bounds at this time would not be practical because he does not know where the house will be located.

Mr. MacKinnon suggested that this information be provided now and relocated as necessary in the as-built plans.

Mr. Nolan said that we will need practical access to do the work. If we don't get it now we never will. He suggested that he should define the larger area with metes and bounds or an elevation. Six inches of additional water going into a wetland could have a significant impact.

Mr. Parker asked if this part of the project had been reviewed by the Conservation Commission.

Mr. Gaboriault said that the Conservation Commission hearing will be held on November 1, 1990.

Mrs. Rowean said that the Conservation Commission hearing will be held on November 1st. No work will be done within the buffer zone.

Mr. Parker asked if we allow the Roweans not to build Homestead Drive what about the easements for the right of way. If we allow you not to build Homestead, we should have a plan for the full layout.

Mr. Gaboriault said that this is the plan that will be recording the lots. We have a cul de sac with frontage for two lots. This would be a public way up to the extension. Lawrence Circle will continue to be a private way.

Mr. Nolan said that the town wants easements.

Mr. Parker reiterated that certainly on Homestead we would need an easement. The issue would be access for whatever purpose. An easement would not allow any permanent structures.

Attorney Good asked, in the interest of clarification if the applicant were to give general easements over the layouts, would that satisfy the easement?

The town must be able to get to the dam in case of a washout or maintenance. There must be a practical way to get to it.

Chairman Nolan asked for questions from the floor.

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Mrs. Talerman: No one has explained what the alternative is to building the new cul de sac.

Mr. Nolan: The cul de sac would not be built at all. At the end there would be two driveways. We have not given any indication that we would approve that requested waiver.

Mr. Talerman: 22 years ago I planted landscaping. They are now 30-foot high trees. It would affect me economically and aesthetically. My actual preference would be for no houses to be built beyond the cul de sac. He said that the train is 300 feet away and thinks the area may be on some kind of fault. He was also concerned that there would be the possibility of gas lines breaking as a result of large trucks going over them. Mrs. Jones has too spent a lot of time and money. The whole effect would be spoiled with 30 feet of grass. How will I restore this landscaping? Out of my own pocket?

Mr. Talerman: Originally the way the situation was set up we had no recourse but to accept the change in our property. Now I am told that will not be done if he has to cut through.

Mrs. Talerman said that she is in favor of two driveways.

Mrs. Jones: The other abutter. I feel exactly the same way. I have planted a lot of trees to keep a particular look. If you extended that cul de sac, there would be a real problem. Would the present look be restored?

Mr. Nolan: The trees to be planted would be 2" caliper trees.

Mr. Talerman again asked if that would be a hazard to gas pipes. I would like to see the town investigate what the problem is and if there could be a potential explosion from broken pipes.

Mr. Gaboriault: We did some soil testing on the site for septic systems. Mr. Rowean dug 20 feet deep. Loosely packed gravel would cause vibrations by something going through like a railroad car. You are just are getting a vibration there.

Mr. Gaboriault: If the railroad hasn't caused a problem yet, then the street would be okay.

Mr. Ehnes: I scrutinized the plan. Four pieces of property on a cul de sac. Does that come to a deadend or does it continue to Homestead Drive?

Mr. Gaboriault: Both ends will be deadends.

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Mr. Ehnes: If you put a pipe through and run off the water into a brook and then put South Street Extension at the end of the brook, what about checking people at the bottom of the hill to see if you are putting water in their basement.

Mr. Ehnes asked how high it would be - five feet, ten feet - 8" pipes? Where will the water go when it goes over the pipes?

Mr. Gaboriault: It goes downstream - down by High Street and South Street. By building up the cart path, downstream will not receive any more water in the smaller storms and in the larger storms as well.

Attorney Good: That all means it will be better for the residents downstream.

Mr. Richard Corey, abutter on Lawrence Circle. When my wife and I bought the property a year ago we gave a driveway easement. No one will need this for frontage.

Attorney Good: It will be used for a driveway.

Mr. Ehnes: There is a back lot along Mr. Corey's which runs at an angle back to my line. That is a 2 and 1/2 acre lot behind me. The engineers tell us this and your rules and regulations tell us something else. I just wanted to express my opinion.

Nancy Allen, 10 Lawrence Circle: Will they have to fill in at the end of Lawrence Circle? It pitches.

Mr. Gaboriault: Least amount of filling.

Mr. Ehnes asked if there was any other land available which would have to go through this same procedure again that is connected to this in some way?

Mr. Nolan: It is located in between the railroad and wetlands.

The hearing was closed at 9:40 p.m.

It should be noted that it was stated that an easement to allow access would be made available.

COPPERWOOD ESTATES: Messrs. George Basile and Peter Smith met with the Board to have two questions answered; namely:

1. When you take money in escrow can we put it in a money market account for optimum interest?

It should be noted that it is possible to do this.

2. What needs to be done in order for the detention basin to be completed and approved?

The Board will request a report from Whitman & Howard in order to answer that question.

Mr. Basile said he is transplanting trees and will plant the buffer right away. The capacity of the detention pond is to satisfy the water flow from Copperwood and the industrial park. He would like to have the slopes of the pond approved. He said he had ripped out a whole section from an inlet and built one-and-one/half foot stone pad. We will have to make some changes for the pad. If it comes in from the inlets, it goes through the stone bed. A retaining wall has been constructed on the outlet and put in a grate to keep objects from going through. I think we are ready to have some inspections. What I would like to have is a meeting with the Planning Board and get a list of items which need to be done.

The Board asked that it be demonstrated that what has been built conforms to the plan.

Messrs. George Basile and Peter Smith discussed with the Board items in Whitman & Howard's January 8, 1990, report to be completed within the Georgetown Subdivision.

1. Mr. Basile said that the sign is now in place.
2. The sidewalks have been redone.
3. It was determined that the road did not need to be slurry sealed.
4. The curb stop at 10 Copperwood has been brought flush with the existing grade.
5. The granite curb inlets have been installed.
6. The painting of the emergency barrier has been waived.
7. Mr. Basile was asked to demonstrate that the detention basin conforms to the plan. There was a question regarding the pollution of storm drainage.

Mr. Basile has asked for an inspection as he is of the opinion that the work has been completed.

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**DRIVEWAY - MAIN STREET:**

**VOTED:** To send a letter to the Selectmen regarding a question from Ms. Constance P. Seminare, 435 Main Street, stating that there is a question whether the grandfathering conforms as a six-unit apartment building as it formerly was a driveway for a one-family house and currently for used occasionally for a walk-in vegetable stand. There is some concern while it is a grandfathered opening, it is not grandfathered for a six-family apartment.

**ACORN ESTATES:** The Board is in receipt of the October 12th Whitman, & Howard report listing items to be completed.

Mr. Enright will meet with the Board on October 22nd to discuss completion of his subdivision.

**LEDGEWOOD ACRES:** The Building Department had a question regarding the Planning Board's rescission of the lot releases on Hawthorne Drive. It was reiterated that the rescission of the release of all lots had been made, which includes Lot 3. This information will be passed on to the Building Department.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

John K. Gagliani  
Joseph D. Codispoti  
Acting Secretaries

MEDFIELD PLANNING BOARD  
October 22, 1990

Members present: Codispoti, Gagliani, Nolan and Parker.  
Others attending: Richard Merrikin; Scott Colwell; Mr. & Mrs. Rowean, Attorney Good and Engineer Gaboriault.

The meeting was called to order at 8:05 p.m. by Chairman Nolan and the following business was transacted:

ROCKY ACRES: Mr. Richard Merrikin met with the Board and requested that the Land Court Plan be signed and the Rocky Acres Definitive Subdivision Plan of Land in Medfield, drawn by R. F. Merrikin Associates, East Walpole, dated November 20, 1986, and revised to November 19, 1987, be re-endorsed.

VOTED: To re-endorse the above-described Rocky Acres Subdivision Plan.

VOTED: To sign the Land Court Plan.

The above-described plans were signed.

WOODCLIFF ESTATES: Mr. Scott Colwell met with the Board to ask that an ANR Plan showing all the lots on one sheet be signed for the Woodcliff Subdivision for the Land Court.

As the original Woodcliff Estates plan had not been filed with the Registry of Deeds, the Board could not sign the ANR Plan until it was changed to be Supplemental Sheet 1A of the Woodcliff Estates Subdivision submission.

The plan was changed to comply with the Board's requirements.

VOTED: To sign Supplemental Sheet 1A of the Woodcliff Estates Subdivision Plan.

The plan was signed.

HOMESTEAD ESTATES: Messrs. Gaboriault, Good, Rowean and Mrs. Rowean met with the Board to review the changes which had been made on the Homestead Estates Subdivision plan.

Mr. Gaboriault said that the following have now been shown on the Homestead Estates Subdivision plan:

1. Waiver for hammerhead for Lawrence Circle has been shown.

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2. The engineering for the stub and the topo have been shown on the plan.
3. The grades have been added to the cul de sac so that there is a 1% pitch then a 3% grade which allows the runoff to go right to the catchbasin.
4. The grades have been added to both Homestead and Lawrence Circle.
5. Sheet 3 of the plan has been changed to demonstrate the proposed grading.
6. LeBaron Model L202 has been put on the plan.
7. A flared-end detail was submitted.
8. A waiver has been requested to allow cape cod berm.
9. A note has been placed on the plan regarding type and placement of trees upon approval of the Tree Warden. It was said that at the Lawrence Circle turnaround trees cannot be planted all around because of the steep slope.
10. It has been determined that radii cannot be changed and is not considered to be an issue.
11. Monuments have been shown on the plan.
12. The sidewalk will be extended to the first driveway. A waiver may be required.
13. A waiver for sloping has been requested; however, a request has been made to have sloping easements shown on the plan.
14. As there will be no change in the temporary cul de sac this has not been addressed.
15. The riprap will be extended to protect the wetlands from erosion problems caused by added velocity.
16. The drainage calculations have been supplied which were signed by a Registered Professional Engineer.

A 20-foot wide access easement has been shown on the plan with metes and bounds. Superintendent Feeney will be asked to check where the easement to the dam is proposed to ascertain that its location is feasible. He will also be requested to check the 8" corrugated pipe to be sure it is in good condition.

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Mr. Gaboriault said that he has shown the cart road one foot higher so that the runoff from a 100-year storm will remain on the Rowean property. He indicated that haybales required by the Conservation Commission are shown on the plan.

Temporary construction easements as well as other required easements must be provided.

Mr. Gagliani asked about the perfect square requirement.

Attorney Good said that it was his opinion that the plan is grandfathered because while a plan is in Court it holds continuum sufficient to maintain the grandfather protection.

The following waivers were requested by Mr. Gaboriault:

- "1. To allow the use of a hammerhead type turnaround at Lawrence Circle instead of a cul de sac.
- "2. To waive construction of sidewalks.
- "3. To allow use of Cape Cod berm on hammerhead turnaround.
- "4. To waive side slope requirements in order to minimize changes in topography."

It was noted that the Roweans had responded positively to the Planning Board requirements.

Chairman Nolan said he would entertain a motion to approve the Homestead Estates Subdivision and would like to have the waivers and grading requirements included.

Mr. Gagliani said he felt uncomfortable about the nonconstruction of Homestead Drive. Even though the neighbors do not want it constructed, it could be a real problem in the future.

Mr. Codispoti said that there is no safety issue in not building the cul de sac. He felt that the best planning would be not to construct the cul de sac.

Chairman Nolan said it was an environmentally sensitive subdivision and the nonconstruction would address environmental concerns.

Mr. Parker suggested that a statement be made in the decision to explain the environmental concerns of the Board when approving a plan which does not meet zoning.

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VOTED: To present a positive decision regarding the Homestead Estates Subdivision Plan with final approval within two weeks listing waivers and subject to review of easement, dam and 8" corrugated pipes by the Superintendent of Streets.

VOTED: To send a letter to Attorney Good regarding the Board's action.

VOTED: To table the Homestead Estates Subdivision plan until October 29th.

MASTER PLAN IMPLEMENTATION COMMITTEE:

VOTED: To appoint Geralyn Warren and Patrick Gordon to the MPIC.

RETURN OF SURETY: Mr. Manganiello requested additional release of surety as he has submitted his as-built and acceptance plans to the Boards as required.

VOTED: To reset surety on Liberty Road to \$2200.

VOTED: To reset surety on Butterfield Lane to \$1600.

LAKWOOD II: Mrs. Willis will call the Benjamin Franklin Bank to ask if the Town can deposit a certified check in John Copeland's account. The \$14,000 certified check to be addressed to the Town of Medfield is required for the release of lots on Lakewood Terrace. Upon acceptance of the check by the bank, the lot releases for Lakewood Terrace will be submitted to the developer.

SUGGESTED CHANGES FOR SUBDIVISION RULES & REGULATIONS: Mr. Gagliani suggested that the Rules & Regulations be revised to include independent drainage calculations by the Board's engineer instead of reviewing the calculations presented by the developer. A change in the fee schedule will have to be made.

Mr. Gagliani also suggested that a requirement for street lights at curves be added to the Rules & Regulations.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
October 29, 1990

Members present: Codispoti, Nolan and Parker. Others attending: Mrs. Martha Smick; Messrs. Kenneth Enright, William Boyd and Michael Dinapoli; Messrs. Rowean and Good.

The meeting was called to order at 8:05 p.m. by Chairman Nolan and the following business was transacted:

**MPIC - CHAIRMAN SMICK:** Mrs. Martha Smick met with the Board to report on the activities of the MPIC. She said that time constraints of the committee members and the necessity for professional expertise to insure the validity of the results of key tasks will require a land use consultant to complete the project.

She said that they had interviewed and requested proposals from Matlock Associates, Vanasse Hangen & Brustlin, Philip Herr & Associates, and Sasaki Associates. The only proposal received was from Philip Herr & Associates.

Mrs. Smick said that she received commitments for \$2100 for the project from private citizens with the stipulation that the town match these pledges on a two-for-one basis. If this is implemented it will be a private-public partnership.

The MPIC's interest is more in the area of the build-out analysis and fiscal modeling. Their goal is to present the results of the study at the 1992 Annual Town Meeting.

Chairman Nolan asked that the Planning Board look at the project with a view toward budget constraints. The project has to be justified to the town.

Mr. Codispoti asked what the MPIC could do without the consultants.

Mrs. Smick said that the committee members do not have the expertise to handle this project without professional help.

The Board will read the information submitted to them by Mrs. Smick and review this year's budget to determine if a stipend could be found for this project.

Mrs. Smick said that she had received a letter from Charles H. DeBevoise, 40 Elm Street, volunteering to be a member of the MPIC.

VOTED: To appoint Charles H. DeBevoise as a member of the MPIC to June 28, 1994.

The Board thanked Mrs. Smick for the progress being made on the MPIC study.

**ACORN CIRCLE:** Messrs. Enright, Boyd and Dinapoli met with the Board to discuss the release of surety on Acorn Circle. The Whitman & Howard report of October 12th was discussed as follows:

1. **The top of the dike around the basin is one foot below the design elevation. Please refer to our October 30, 1989, letter for details of this item. We recommend that no further bond reduction be made until this item is addressed.**

Mr. Dinapoli, road builder and general contractor for Acorn Estates, said he had met with Mrs. Bancroft and Mr. Kinsman about two years ago regarding the detention pond. The result of the onsite inspection was to construct the detention pond larger than shown on the plan but using the outlet pipes shown on the plan. Mr. Dinapoli also reported that he discovered that all the elevations were off by two feet.

2. **The emergency overflow has not been installed.**

Mr. Dinapoli did not think that the emergency overflow should be constructed because the overflow could cause problems down stream. Superintendent Feeney was also concerned that the installation of the emergency overflow might cause downstream problems.

Chairman Nolan asked if there would be a problem with the detention basin if the water overtopped it.

Superintendent Feeney said that he does not wish to have the overflow notch made. To date the detention pond has not topped over. He said that there is definitely a big problem on Marlyn Road, even though it was demonstrated by the original engineers that with the detention basin there would be less water running off the site. He recommended that no surety be reduced until the problem is solved.

Mr. Parker said that the engineers who designed the subdivision had to study the whole upstream watershed.

Superintendent Feeney said that an error could have occurred in the area of wetlands, soil types, or many other elements. The town is primarily looking to enlarge the pipes in Pheasant and Marlyn, down stream of the 12" pipe in Pheasant. The pipe coming out of the easement is about 36".

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Mrs. Willis was requested to send a note to Whitman & Howard asking for a determination of whether the detention basin capacity will be adequate.

3. We question whether the invert tables have been poured in the drain manholes. We checked one, and found several inches of sand below the invert of the pipe.

Inverts would increase drainage capacity. Pipes are not at full capacity. Should a problem arise in the future it can be corrected. Mr. Feeney does not think that the inverts should be constructed.

4. There is a 3- or 4-foot wide area next to the bituminous curbing in front of the detention basin that does not have grass vegetation.

Mr. Enright said that the grass will come up.

5. The 6-inch bituminous curb has a lot of aesthetic damage caused by tires and the like. All structurally damaged areas appear to have been repaired.

Mr. Enright said that all structural damage has been repaired.

6. The handicap ramp for the sidewalk at the west side of the intersection does not meet requirements for Architectural Access Board.

Mr. Enright said that the handicap ramp has not been addressed because he did not have the proper information.

7. We have previously recommended that a one-inch bituminous concrete overlay be placed over the intersection to cover the four trench patches on Hickory Road. As a minimum, the patch for the sewer and water trench should be removed and replaced.

Mr. Enright said that the road had been repaired today. Mr. Feeney will inspect the patches.

Mr. Enright stated that six of the seven items on the Whitman & Howard list had been completed and that the Board should hold some surety for the fixing of the handicap ramp. However, he felt that a good portion of the surety should be returned.

Mr. Codispoti asked if the problem with the Keigan lot had been addressed. A month ago Mr. Enright was asked to come back with a plan to fix the drainage swale around the Keigan

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house. The Board would like to see the action plan for fixing the problem.

Mr. Enright felt that this should be kept independent from the return of surety. He questioned whether the problem with the Keigan's lot was a Planning Board issue. He said that the requirements of the road and the lot had been met. He said that the perimeter drain from the Keigan property goes into the street drainage system.

There was a discussion regarding a stonewall which is the lot line between the Keigans and their neighbors. It was noted by Mr. Enright that stones were removed from the wall by others so that water could run through.

Superintendent Feeney noted that while we are talking about water flowing from Hickory to Acorn, there is a tremendous reluctance for developers to go beyond their immediate developments to design for detention basins. There is a lot of water flowing overland in this area. Developers have come in with their calculations and report that less water is flowing off the site, when there is obviously more. There will be a \$35,000 engineering study plus costs up to \$200,000 to remedy the Marilyn Road problem.

Mr. Enright suggested that the water be allowed to run overland from the Keigans' lot then over the sidewalk and into the street.

Mr. Nolan asked if running water down the street would be acceptable to the town.

Mr. Feeney said that there is a good possibility that this would cause icing and other problems in the street.

Mr. Parker asked about the pipe which is in the field.

No one knew the history of the pipe.

Mr. Feeney suggested that a second catchbasin be installed.

Mr. Parker asked if there was some way that water could be stored in leaching catchbasins.

Mr. Codispoti said that at our September 24th meeting, we requested that some specific action be submitted to take care of the problem on the Keigans' lot. He recommended that no action be taken on the surety until this problem has been solved.

Mr. Nolan said that surety is set to ensure that the drainage operates according to the plan. The drainage system is part

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of the subdivision and it is certainly within the purview of this Board to consider the problem with the Keigans' lot. This is a problem which unfortunately falls on the developers' shoulders.

Mr. Nolan told the Keigans that there may be legal claims against their neighbors for removing the stones and allowing additional water to drain onto the Keigan property. Perhaps when this was designed there wasn't that amount of drainage. It could be a legal battle between the owners of this land and the abutting land.

Mr. Codispoti suggested that someone discuss the matter with the neighbor.

Mr. Nolan recommended that figures be obtained for line items in the Whitman & Howard report and asked if in the meantime Mr. Enright would come up with a proposal to address the Keigan matter. We will reduce surety in line with what it costs to fix the Keigan lot when we receive and approve the proposal

Mr. Parker asked if Mr. Enright had an engineering review regarding the Keigans' property?

Mr. Enright said that an engineer has been out to look at the site but he could not resolve the problem without additional information.

Mr. Nolan said a solution could be to allow more water to run faster into the detention area.

Superintendent Feeney recommended that there be no further reduction of surety until the drainage problems have been solved. Somewhere along the line we are getting more water than the calculations showed. He said his engineers are working on solving the large problem. By holding the surety the Planning Board can get more cooperation on the matter. It is a trump card.

Mr. Nolan said that the Planning Board has certain constraints regarding surety which they must observe.

Mr. Parker noted that this whole drainage system depends on the natural storage area in which the subdivision drains. He stated that he would feel uncomfortable releasing any surety until we come closer to a solution to the town's and the Keigans' drainage problem.

**HOMESTEAD ESTATES:** Superintendent Feeney said that there have been a couple of 75-year storms in the last few months. He said he had inspected the 8" corrugated pipe. There was

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no evidence that the dam had topped over. He asked the Board why the town wanted an earthern dam. The town's insurance doesn't cover dams. If we have the drainage easement the abutters will be calling us. The town doesn't need to take on any more labor intensive work.

Mr. Rowean suggested that a statement be put in the deed that the dam has to be maintained by the owner of the lot on which it is located.

Mr. Parker noted that the reason this has become important is that the drainage calculations use the dam.

Mr. Nolan asked if the easement is passable enough to get to the dam.

Mr. Feeney said it was passable by foot.

Mr. Parker asked about downstream liability regarding drainage.

Mr. Rowean said that the water would have to rise 20 feet to cause a downstream problem.

Mr. Feeney said he had talked with Mr. Talerman, an abutter to the Homestead Estates cul-de-sac and he doesn't want either a new cul-de-sac or houses built. Mr. Feeney said if the Board gave a waiver not to construct the cul-de-sac he would only give a driveway permit for a single common driveway because of snow storage.

Member Gagliani could not be present at the meeting but asked that the following letter be read into the record:

"It is my opinion that a precedent is being set by not requiring the Roweans to build a cul-de-sac and remove the temporary cul-de-sac on Homestead Drive.

"I remind the Board of the decision requiring Mr. Robert Borrelli to construct Claypit Road in order to provide frontage for one building lot.

"In this light I cannot in good conscience vote in support of the Rowean development. I would like this to become part of the record and part of the vote."

Mr. Parker asked if the cul-de-sac is required to be built do we have all the engineering specified on the plan necessary to construct it.

VOTED: To remove the motion from the table regarding Homestead Estates.

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VOTED: To approve Homestead Estates Subdivision Plan drawn by GLM Engineering Consultants, Holliston; submitted and owned by R. P. Rowean Construction, Inc., Millis MA, concerning the property located off Lawrence Circle and Homestead Drive and showing four proposed lots, with the following waivers from Medfield's Land Subdivision Rules & Regulations:

1. Section 5.2.1.4.b - Construction of the rotary circle at the end of Homestead Drive is waived. If and only if the Homestead Drive rotary is not constructed, the removal of the temporary cul-de-sac (Section 5.2.1.4.e) and the construction of sidewalks (Section 5.3.1) in the existing turnaround are also waived.
2. Section 5.2.1.4.b - A hammerhead turnaround will be constructed at the end of Lawrence Circle in lieu of a rotary circle.
3. Section 5.2.1.5.a - Cape Cod berm will be used as indicated on the Lawrence Circle hammerhead turnaround.
4. Section 5.2.1.9.a - The areas in back of the sidewalk will be no steeper than 2-to-1 sloping.
5. Section 5.2.3.1.g - The access easement to the drainage will not be required to have a 12" base and 4" of loam and seed cover for the full 20-foot width but shall remain passable.

The following conditions must be met:

1. Approvals from all other Boards as needed must be obtained.
2. A deed covenant must be imposed on the relevant lots requiring maintenance by the lot owners of the cart path and corrugated pipe in substantially the condition shown on the definitive plan.

The waiver of construction of the Homestead Drive cul-de-sac is based on circumstances peculiar to this subdivision, including concern over topography and wetlands impacts, the fact that only two lots are served by the proposed cul-de-sac and the lack of any possibility of connection of the cul-de-sac to other undeveloped land. The foregoing waivers shall not be deemed an interpretation of the Planning Board as to the adequacy of an unconstructed cul-de-sac for providing frontage for zoning purposes to lots in the subdivision.

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**BUDGET:** In conjunction with the budget, Town Administrator Sullivan will be asked if town hall personnel is included when working with an enterprise fund.

Whitman & Howard will be asked how Plymouth obtains its fees.

**VIDEO STORES:** In answer to the Selectmen's query regarding protection from obscene videos, the Planning Board is of the opinion that the Town is protected under Section 14.10.6.i of the Zoning Bylaw, as referenced to Section 9A of Chapter 40A of the Massachusetts General Laws.

**441 MAIN STREET:** In response to the Constance Seminare, 435 Main Street, letter regarding zoning violations at 441 Main Street, the Board

**VOTED:** To send a memorandum to the Selectmen stating that the Board is of the opinion that the driveway at 441 Main Street is grandfathered for a one-family house but not for a six-unit dwelling. The single-family use may have been abandoned by nonuse and that safety concerns were one of the bases for the requirement in our site plan approval for Medfield Crossing that the driveway opening be closed.

**CRANBERRY PARK:** The Board is in receipt of a report from Whitman & Howard regarding Cranberry Park. Concern was expressed regarding flood storage.

Mrs. Willis will review previous minutes on this subject for the Board's review.

The Board has not received a report that the temporary construction easement has been given by the McKeevers.

**SURETY - BUTTERFIELD AND LIBERTY:**

**VOTED:** To send a letter to Mr. Ralph Manganiello stating that all of his obligations under the Merchants Bank of Boston agreement have been completed.

**HAWTHORNE ESTATES:** The Board is in receipt of a copy of a letter dated October 24, 1990, to George Pyne regarding his lots on Hawthorne Drive advising him that because the Planning Board has rescinded the release of this lot due to the failure of the security guaranteeing the construction of the way and the installation of municipal services, the Building Inspector will be unable to issue an occupancy permit for the premises at Lot 3 (7) Hawthorne Drive.

**SOUTHERN ACRES - INGERSLEV:** The Board is in receipt of a letter from Mr. LCF Ingerslev, Hong Kong, dated October 4, 1990. Mr. Ingerslev owns the property at 47 Granite Street

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and notes that the existing boundary between 47 Granite Street and the "Southern Acres" subdivision is an ancient stone wall.

VOTED: To forward the letter to Edward R. Beard, the developer of Southern Acres.

PINE STREET - ANR PLAN: The Board is in receipt of a Plan of Land in Medfield on Pine Street, currently owned by Ellis Allen, dated October 24, 1990, and drawn by Cheney Engineering, Needham.

VOTED: To sign the above-described plan.

The plan was signed.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Joseph D. Codispoti  
Secretary Pro-Tem



MEDFIELD PLANNING BOARD  
November 19, 1990

Members present: Codispoti, Nolan and Parker. Others attending: Members of Board of Health, Dale MacKinnon and Kenneth Feeney; DeStefano and Goldberg; John Copeland.

The Planning Board and Board of Health met at 7:30 p.m. to discuss a uniform drainage policy for the town. There are two parts to the issue: (1) over-all objectives and (2) procedures.

Mr. Neil MacKenzie suggested that a procedure be set up to have Ken Feeney, Dale MacKinnon and Bill Domey discuss drainage issues when a plan is submitted. Then hold a meeting with the developer to discuss concerns. After that an over-all policy regarding technical problems should be drawn up.

Mr. Nolan noted that the Planning Board would like to include the drainage regulations in the Subdivision Rules & Regulations when they have been agreed upon.

Mr. Feeney asked if the Board of Health's concern is strictly with the environmental aspect of subdivisions.

Mr. MacKenzie agreed that was their understanding.

It was suggested that a fund be set up for the future maintenance of the detention basins.

The Boards will meet again after the first of the year.

BULLARD'S MARKET - PARKING: Messrs. Goldberg and DeStefano met with the Board to determine the amount of parking available to the D&G Deli so that they would be able to have seating for 16.

The parking requirements were discussed. According to Mr. Goldberg, the "Breakfast Club" Restaurant will be using Unit 1, where they will have a 78-seat restaurant with 8 employees. This section of Unit 1 requires 30 parking spaces. Also in Unit 1 there is a second floor office requiring 4 parking spaces. Unit 2 is International Place with 450 square feet open to the public and two employees, or a total of 5 parking spaces; Unit 3 (Kevin's Sport Shop) feet with 450 feet open to the public and two employees also requires 5

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parking spaces. Unit 4 has been divided into two businesses. The deli/restaurant has requested seating for 16 people and will have 4 employees requiring a total of 8 spaces. Mr. Goldberg said that he has 1200 s.f. of space with 6 employees and his area requires 13 spaces - or a total of 65 spaces for the building as discussed. This leaves a shortage of two parking spaces. It was suggested that two seats be taken from the deli/restaurant.

The final decision will be made by the Building Inspector/Zoning Enforcing Officer when a building permit is requested.

The Building Inspector will measure space open to the public for Units 2, 3 and Mr. Goldberg's area of Unit 4 to determine the exact amount of spaces for these units. That total, plus the 34 for Unit 1 and 8 for the deli/restaurant, should not exceed 63 spaces. If it does, there will have to be a change in either the deli or the Breakfast Club restaurant seating.

The parking spaces as marked should also be counted.

LAKEWOOD II: Superintendent Feeney has a signed Construction Card for an additional item on Lakewood Terrace; namely, the binder coat.

Mr. Copeland asked that the Board return surety for that work.

VOTED: To reduce surety by \$9,000, leaving in the account \$30,000, plus interest.

APPOINTMENTS TO SIGN ADVISORY BOARD: The Board is in receipt of two talent bank forms requesting appointments to the Sign Advisory Board.

VOTED: To appoint Ann Grady and Paul Alfano to the Sign Advisory Board.

GEORGETOWN SUBDIVISION: A question was raised as to whether the emergency road from Copperwood to the Industrial Park was required to be paved in accordance with the plan.

It was thought that it was finally determined that six inches of gravel and four inches of loam be used instead of pavement.

INFORMATION FOR THE BUILDING INSPECTOR AND SUPERINTENDENT OF STREETS FOR PLACEMENT OF DRIVEWAYS: A memorandum will be sent to the Building Inspector and the Superintendent of Streets reinforcing the Board's policy that no driveway permits be issued on an unbonded street.

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**PONDVIEW ESTATES:** The Board is in receipt of a letter from Richard L. Piccolo and Mary M. Piccolo of 15 Pondview Avenue reporting to the Board that the roadway and sidewalk were not properly located within the right of way on his lot. The Piccolos have requested that the sidewalk be moved and the road if necessary so that their lot would be unencumbered. He is threatening a suit against both Alamo and the Town.

**VOTED:** To send a letter to the Piccolos stating "We appreciate the concerns expressed in your letter of November 4, 1990. We believe it is appropriate for you to take up your concern directly with the developer.

"The town has not taken any action to accept the roadway in light of the problems you noted."

**1992 BUDGET:** To be further discussed next week.

Dale MacKinnon suggested that the Board use the same procedure as Plymouth and some other towns which would require the developer to pay all expenses incurred.

The Board will review this when changes in the Subdivision Rules & Regulations are revised.

**ACORN CIRCLE:** The Board is in receipt of a letter from Whitman & Howard stating that the detention pond on Acorn Circle is not built in accordance with the approved plan.

Mr. Parker would like to hear from the Conservation Commission on the detention basin.

Mr. MacKinnon said that the change in the Acorn Circle detention pond will not help the downstream problems. The overflow has not been built.

Regarding the Keigans' property it was suggested that a drain inlet replace the catchbasin.

This matter will be kept on hold until information from the Conservation Commission is received.

**GRIST MILL ESTATES:**

**VOTED:** To send a letter to the Town Clerk asking that a plan not be accepted until it has gone through a Planning Board check list to determine that all the information required has been submitted.

**VOTED:** To inform Mr. Costello of problems with the plan

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submission and to inform him of the public hearing date, which is January 7, 1991.

CHECKLIST: Mrs. Willis will draw up a check list for items required in a subdivision submission.

SANDERS WAY: The Board is in receipt of a memorandum from Superintendent Feeney that Sanders Way is ready for town acceptance.

WOODCLIFF ESTATES PLAN: The Board is in receipt of a Plan of Land of Woodcliff Estates in Medfield showing information required by the Land Court. The plan was revised on November 14, 1990, and drawn by Landmark Engineers, Norfolk.

VOTED: To sign the above-described plan.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph D. Codispoti  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
November 26, 1990

Members present: Codispoti, Gagliani, Nolan and Parker.  
Others attending: Mr. & Mrs. Rowean; George Basile; Tom McGinnis and other person.

The meeting was called to order by Chairman Nolan at 8:00 p.m. and the following business was transacted:

**HOMESTEAD ESTATES:** Mrs. Rowean met with the Board and submitted a covenant and the original plans to be signed.

**VOTED:** To approve and sign the covenant and to sign the plans of Homestead Estates dated April 10, 1989, revised to November 7, 1990, drawn by GLM Engineering, Holliston, and owned by the Roweans.

The vote was recorded three in favor with Mr. Gagliani abstaining because he is opposed to granting of waivers.

**GEORGETOWN ESTATES - COPPERWOOD DRIVE:** Mr. George Basile met with the Board to discuss the completion of his subdivision. The Board reviewed the Whitman & Howard report of October 31, 1990, as follows:

- 1) Detention Basin which collects drainage from Copperwood, Bishop and Clayton Streets. The detention basin will have to be constructed in accordance with the approved Medfield Industrial Park subdivision plan. Board members will look at the basin and will ask Superintendent Feeney to look at it to determine if it is built according to specifications.
- 2) The six-foot, green vinyl-coated chainlink fence must be installed.
- 3) Mr. Basile will fix the road settlement across the street from house #1 Copperwood Road.
- 4) The granite curb inlets will be installed.
- 5) The emergency access road will be 12 feet wide with additional two-foot shoulders with 12" of gravel and 4" of loam & seed in accordance with discussions between Mr. Basile and the Board on April 7, 1986.

6) Mr. Basile said that the neighbors were planting street trees.

**JANES AVENUE:** Mr. Tom McGinnis and his foreman met with the Board to determine what use could be made of the property adjacent to Wills Hardware. The lot has 5360 s.f. and is within a Business Zoning District. The F.A.R. could be 75% of the lot and 5% would have to be set aside for green space. It was determined that a 3500 s.f. building could be constructed as an accessory building to the hardware store. It was further noted that any other use would be severely restricted because of the size of the lot.

ZONING ARTICLES FOR 1991 TOWN MEETING:

Section 5.3.3 shall be changed to read: "No parking for an Industrial-Extensive (IE), Business-Industrial (BI), or Business (B) District and no vehicular access to an Industrial-Extensive, Business-Industrial or Business shall be on land that is zoned Residential. Vehicular access to Industrial, Business-Industrial or Business District shall be over a public way."

Section 11.2.1 shall be changed to read: "The Watershed Protection District is superimposed over any other District established by this Bylaw. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25 feet from the normal high water line and from adjacent low, marshy areas. The names of the brooks included within the District are as follows: Great Pond Brook, Mill Brook, North Brook, Saw Mill Brook, Sewall Brook, Nantasket Brook, Turtle Brook, Vine Brook, Winter Brook, Brooks "A" through "J" inclusive, and all other brooks in the Town of Medfield."

Section 11.2.2 shall be changed to read: "The Watershed Protection District shall include all land that lies within a horizontal distance of 25 feet from the normal high water line of the following major water bodies: Baker's Pond, Cemetery Pond, Chickering Lake, Danielson Pond, Echo Lake, Flynn's Pond, Hinkley Pond, Holt's Pond, Jewell's Pond, June Pond, Kingsbury Pond, Little Chickering Lake, Notch Pond, Parker's Pond, and all other ponds that are in the Town of Medfield."

The first paragraph of Section 13.1.3 shall be changed to read: "A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of three residents at large and two business persons."

A definition for "Buffers" should be added to Section 2.x, as follows: "A buffer is to provide a visual barrier between zoning districts."

**VOTED:** To send a letter to Richard Moon, Chairman of the Sign Advisory Board, informing him that the Board would like to tighten up the Sign Bylaw in respect to temporary signs and asked if he or any members of his committee had any suggestions. Input is needed by December 17th. They will also be advised that a change in the composition of the Board will be submitted for Town Meeting approval.

An article will be submitted to change MPIC to Long-Range Planning Committee.

**RONALD TOCCI:** **VOTED:** To request that a criminal complaint be filed against Mr. Tocci as his check of July was not honored by the bank and to date he has not made restitution.

**CAD SYSTEM:** **VOTED:** To request the Selectmen to reactivate the Committee.

**1992 BUDGET:** The following budget was approved by the Board:

601 Postage	\$ 350
602 General Office Supplies	200
603 Consultant	17,000
604 Advertising	730
605 Outside Services	1,500
606 Travel & Meals	200
607 Membership, Dues	150
608 Planning	
Total	\$20,130

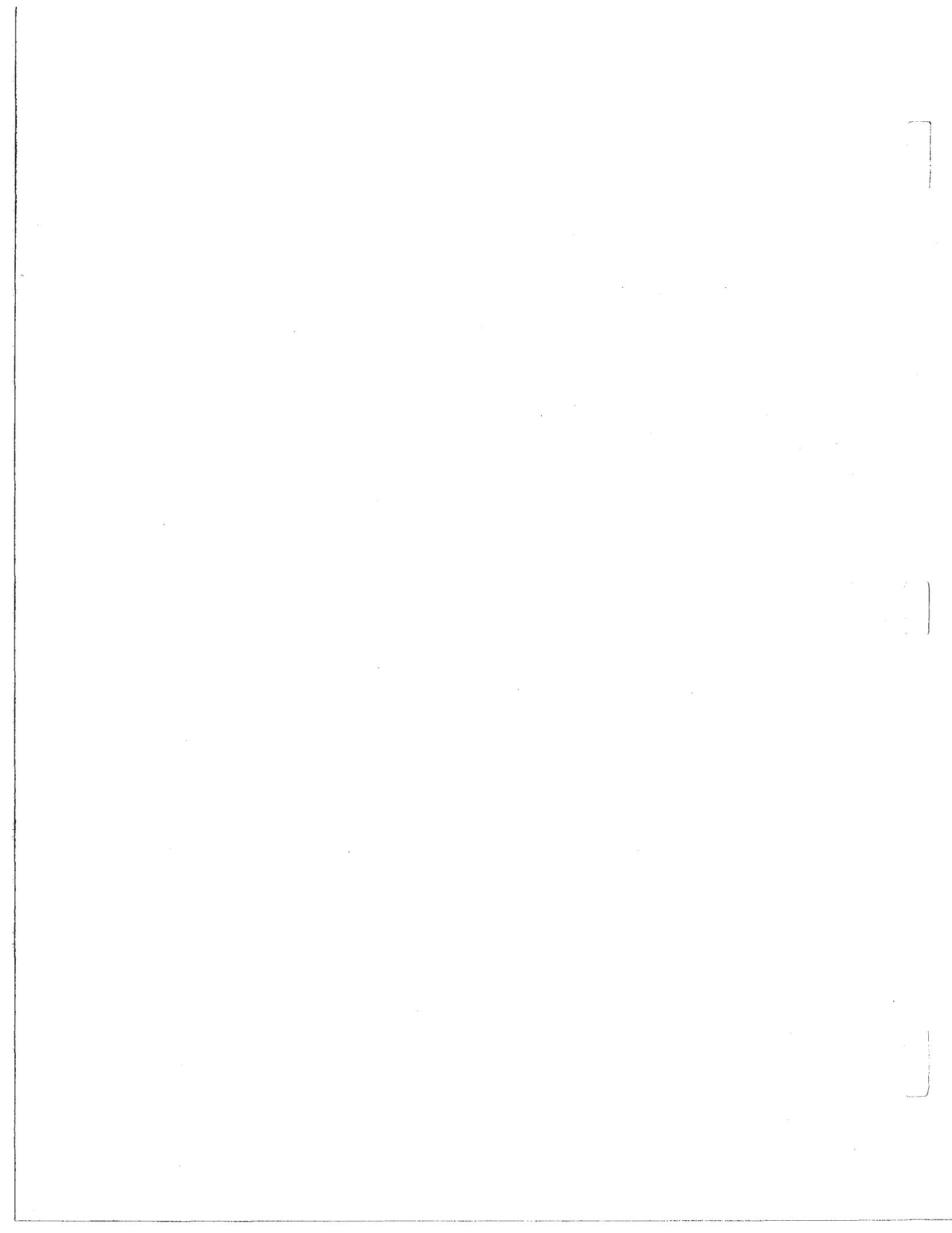
**ACCEPTANCE OF SUBDIVISION PLANS:** The Board have suggested that a checklist be devised for subdivision plan acceptance and that before a plan is accepted by the Town Clerk it be reviewed by the Planning Board.

**MINUTES:** Minutes will be reviewed as follows: JP 10/1 and 10/29; JC 10/15 and 11/19; SN 10/22; JG 11/26.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem



MEDFIELD PLANNING BOARD  
December 3, 1990

Members present: Gagliani, Nolan and Parker. Others present: Richard DeSorgher and Paul Curran.

The meeting was called to order at 8:00 p.m. by Chairman Nolan and the following business was transacted:

**COMMITTEE TO STUDY MEMORIALS:** Richard DeSorgher, Chairman, and Paul Curran met with the Board to discuss the changing of street names for Wampatuck Estates and Parkview Estates. Letters requesting that street name changes be made were sent to Anthony Delapa and Ralph Costello in June and September. No reply was received.

Chairman Nolan suggested that this matter be brought before the Selectmen by his committee as the Planning Board has no further action it can take as the Subdivision Rules & Regulations were changed to include historical street names after the Wampatuck and Parkview subdivisions were submitted.

The final course of action to change the streets names would be at Town Meeting when the streets are accepted as public ways. This would be an action by the Selectmen.

**CHANGE IN PAYMENT OF CONSULTING FEES:** Whitman & Howard will be contacted to determine the procedure Plymouth follows for fee payments by subdividers.

**CONSULTANT CONTRACT:** The status of the consulting contract will be checked with Town Administrator Sullivan.

**ACORN CIRCLE:** The Planning Board is in receipt of a registered letter dated November 21, 1990, received November 28, 1990, from Stephen David, lawyer for Boyd and Enright, developers of Acorn Circle, requesting return of surety under M.G.L. Chapter 41, Section 81-U.

**VOTED:** To reply by registered mail enumerating work to be completed before surety is released, as follows:

1. Electricity to be signed by Boston Edison
2. Gas - if any - by Bay State Gas
3. Telephone - New England Telephone
4. Compaction Test - Superintendent of Streets
5. Castings and Curb Inlets - "

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6. Bituminous concrete surface course - Supt.
7. Curbing Installation - Supt. of Streets
8. Sideslopes/retaining walls - "
9. Shoulders - loamed and seeded - "
10. Trees planted - Superintendent of Streets
11. Bounds - Superintendent of Streets
12. Cleanup and final inspection - "
13. Certification of Bounds and Inverts

Also, the detention basin does not meet the design requirements of the approved subdivision plan.

A copy of Whitman & Howard's letter of November 12, 1990, regarding the detention basin will be forwarded to Boyd & Enright.

**CRANBERRY PARK ESTATES:** The Board will inspect Cranberry Park during the week. Mrs. Willis will request that the end of the cul de sac and the drainage outfall be marked. (Mr. Boudette will mark as requested, but he will mark the center of the cul de sac not the end.)

**ORCHARD PARK:**

**VOTED:** To send a letter to Peter Fickeisen stating that upon receipt of updated acceptance plans for Turner Hill Road, the Board will release all surety except for \$1000 to be held until the street is accepted.

**MINUTES:** **VOTED:** To approve the minutes of June 18, 1990.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
December 10, 1990

Members present: Codispoti, Gagliani, Nolan and Parker.

Chairman Nolan called the meeting to order at 8:00 p.m. and the following business was transacted:

**ACORN CIRCLE SURETY:** The Board discussed the reply to Stephen David's letter requesting return of Acorn Circle surety. It will be sent certified mail on December 11th.

**CRANBERRY PARK SUBDIVISION:**

**VOTED:** To approve the Cranberry Park Subdivision plan dated November 15, 1989, and revised to October 3, 1990, owned by Jean T. Swaim and engineered by Cheney Engineering, with the following conditions:

1. That the planting strip between the sidewalk and the street be revised to show creeping junipers four-foot on center with soil stabilization to be determined in the field by the Superintendent of Streets.
2. That all easements be executed prior to the endorsement of the definitive plan in accordance with Section 3.1.4.6 of the Land Subdivision Rules & Regulations, including temporary construction easements and sloping easements (Section 3.1.4.4) on McKeever's and subdivision lots.
3. That all rules and regulations of other Town boards must be followed.

The Board has voted to allow the following waivers:

1. Table 1 - Street Design Standards:  
K value for crest vertical curve 24  
K value for sag 39 and 29
2. Section 5.2.1.3 - Allow the road to be placed to the right within the layout from Station 0+60 to Station 3+50 as shown on the plan.
3. Plate 5 - Allow cul de sac to be offset.

KEIGANS: Mrs. Keigan requested the following minutes from the Planning Board: September 10, 24, October 15, 22 and 29. These minutes have not been approved but will be sent to the Keigans marked "draft."

PARKING - BULLARDS:

VOTED: To send a letter to the Selectmen stating that using the figures which the Board currently has and the uses, counter space and employees, it was noted that there are insufficient parking spaces. (Footnote: since this meeting, Mr. DeStephano has excluded one chair, he has changed his counter space to two feet and a letter has been received from Mr. Goldberg stating that the second floor of his building will not be used.)

TOCCI-DORFMAN SURETY:

VOTED: To call the Tocci-Dorfman surety.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-tem

MEDFIELD PLANNING BOARD  
December 17, 1990

Members present: Codispoti, Gagliani, Nolan and Parker.

Chairman Nolan called the meeting to order at 8:30 p.m. and the following business was transacted:

**SPRING STREET - ANR PLAN:** An incomplete application was received for an ANR plan for Spring Street.

**VOTED:** To require that the application be completed, especially as regards the owners' signatures and addresses, before the Planning Board reviews the plan.

**1991 ANNUAL TOWN MEETING ARTICLES:**

**VOTED:** To submit the following Town Meeting Articles to the Selectmen for Town Counsel's review.

1. Section 5.3.3 of the Zoning Bylaw should be changed to read: "No parking for an Industrial-Extensive (IE), Business-Industrial (BI), or Business (B) District and no vehicular access to an Industrial-Extensive, Business-Industrial or Business Zone shall be on land that is zoned Residential. Vehicular access to Industrial-Extensive, Business-Industrial or Business Districts shall be over a public way."

2. Section 11.2.1 shall be changed to read: "The Watershed Protection District is superimposed over any other District established by this Bylaw. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25 feet from the normal high water line and from adjacent low, marshy areas. The names of the brooks included within the District are as follows: Great Pond Brook, Mill Brook, North Brook, Saw Mill Brook, Sewall Brook, Nantasket Brook, Turtle Brook, Vine Brook, Winter Brook, Brooks "A" through "J" inclusive, and all other brooks in the Town of Medfield."

3. Section 11.2.2 shall be changed to read: "The Watershed Protection District shall include all land that lies within a horizontal distance of 25 feet from the normal high water line of the following major water bodies: Baker's Pond, Cemetery Pond, Chickering Lake, Danielson Pond, Echo Lake,

Flynn's Pond, Hinkley Pond, Holt's Pond, Jewell's Pond, June Pond, Kingsbury Pond, Little Chickering Lake, Notch Pond, Parker's Pond, and all other ponds that are in the Town of Medfield.

4. The first paragraph of Section 13.1.3 shall be changed to read: "A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of three residents at large and two business persons."

5. A definition for "Buffers" should be added to Section 2, as follows: "A buffer is to provide a visual barrier between zoning districts."

6. An article to dissolve the Master Plan Implementation Committee and in its place have a Land Planning Committee to be appointed by the Planning Board consisting of no fewer than three nor more than nine members, of which no more than one member is also a member of the Planning Board to perform long-range planning strategy.

7. Add under definitions 2.1.6.a "Family Apartment - a dwelling unit within a single structure for use by a Family member."

8. Change 6.2.11 to read as follows: "In any 'R' District permitted accessory buildings shall conform to the following provisions: They shall not occupy more than 40 percent of the required rear yard; they shall not be less than 60 feet from any street long line; they shall not be less than six feet from any lot line other than a street lot line. In case of a garage on a corner lot, setback shall be the same distance required as front yard setback for adjacent lots."

9. Change 6.3 "Table of Height and Bulk Regulations for I-E District by removing (Commonwealth of Massachusetts State Building Code, Chapter 30A - Mass General Laws, Table 2.6 for maximum permitted height in feet and the maximum number of story heights permitted) and adding "35 feet" under Permitted Height column.

The remainder of Table 6.3 will remain the same.

10. Change Section 6.2.19 to read "The area between the building and the sidewalk shall be landscaped. The landscaped setback may be interrupted only by access walks and driveways."

11. Change 6.2 Table of Area Regulations under "Yards" for "Any other permitted use" and "Any permitted residential use (one- and two-family) should be changed to denote a 7-foot

front setback and under Side reference should be made to Section 6.2.17 and Section 6.2.19.

**CAPITAL BUDGET:** The Planning Board will submit a request for a capital budget item for a CADD System.

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem



MEDFIELD PLANNING BOARD  
January 7, 1991

Members present: Bancroft, Codispoti, Gagliani and Nolan. Others attending: Ralph Costello and others interested in Grist Mill Estates subdivision hearing; Mr. & Mrs. Gerald Lake; James O'Neil, Kim Hazarvartian and the Police Chief.

GRIST MILL POND ESTATES - DEFINITIVE PLAN HEARING

Chairman Nolan called the hearing to order at 8:00 p.m. and requested Secretary Bancroft to read the notice as it appeared in the Suburban Press.

Chairman Nolan asked Mr. Costello to show his authority to apply for a subdivision hearing for this plot of land.

Mr. Costello said that he had signed a purchase and sale agreement for both owners on Friday, January 4th.

Mr. Nolan said that the Board needs something in writing to verify the applicant's authority.

Mr. Gagliani said for the record we should have a copy of the P&S as part of the application.

Mr. Costello said that the only question was the Bowker half interest. Mrs. Jones, representing the Bowkers, is here tonight.

Mr. Gagliani made a motion that as part of the record that a signed P&S or other document must be submitted and that the hearing be continued at a later date.

Chairman Nolan said that, as it appears the applicant issue has been straightened out, we should go forward with the hearing.

Mr. Donald Nielsen of Guerriere & Halnon presented the plan. He said that since the definitive plan was submitted, he has received two pieces of correspondence and has prepared written commentary on each and has marked the plans accordingly to answer the comments. He gave the Board two marked-up sets of plans.

Mr. Costello said that he is proposing an eight-lot subdivision with a 560-foot long road off South Street. He asked for a 60-foot waiver to allow the street length. He said that the area will be serviced by Town water and sewer and will have underground electricity. The drainage will be a combination of public and private. There will be a private

easement for drainage on lots 6, 7 and 8. During the preliminary process there was some discussion regarding how to preserve the predominant stand of trees adjacent to the Pond. The developer has opted to create a private conservation and open space easement along the rear of the lots abutting Kingsbury Pond. This easement will remain private, with a restriction of leaving all trees with a caliper of 8" or greater in diameter, with no development or construction allowed within the easement. The intent is to maintain a buffer of trees for the benefit of the town as well as for future home owners. He pointed out the easement area on the plan.

Mr. Gagliani asked that the land contours be described and the watershed areas and the drainage design be explained.

Mr. Costello said that the plan is to keep the site as undisturbed as possible. The proposed road is relatively flat and the land drops off to Kingsbury's Pond. There is a ten- to fifteen-foot drop in elevation between the plateau and the pond. As we get closer to residences, there is a drop to Nantasket Brook. The only construction would be the sewer line. The subdivision would be connected to the Town sewer. All work would be done on site. There would be no off-site work.

Mr. Nielsen said that the roadway is proposed at the crown of the grade. The site rolls to the left and to the right and drops off to Kingsbury's Pond. There is a natural depression in this area which will take care of drainage from lots 6, 7 and 8.

The post-development drainage areas are the same with the exception of the runoff created by the roadway and houses. In the post-development drainage analysis, the front portion of the houses and driveways will drain toward the street and is intercepted into the roadway drainage system.

The roadway drainage will consist of a catchbasin-to-manhole system designed to collect the 10-year storm. Each catch basin will have grease and oil traps. The roadway drainage will be piped along an easement between lots 2 and 3 and will discharge into a vegetated swale. This swale will also serve as a sediment basin during construction. The drainage will be discharged and recharged into the ground. The system is designed for a ten- to one-hundred-year storm.

Permeability tests were performed on the site at depths of six to fourteen feet, according to the anticipated bottom of basins. Ground water was found to be twenty-one to twenty-nine feet from the surface. The subsurface drainage

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structures are generally twelve feet from the surface, which leaves ten feet or more of undisturbed and unsaturated soils below each drainage system.

Mr. Nielsen said that this is considered to be Class "A" soil. He pointed out on the plan where the tests were taken. He said that each house has roof drainage connected to dry wells.

Mr. Nielsen said that one of the things we were talking about was to move the existing stonewall back and reconstruct it twenty to twenty-five feet back from its current location to allow for proper sight distance. By making this change, 360 feet of sight distance can be obtained.

Mr. Gagliani said he would like to have the wall rounded into the subdivision. The wall is a nice feature. He asked that the rock with "#9" be kept.

Mr. Gagliani suggested that Mr. Costello construct a sidewalk along the front of the proposed subdivision on South Street.

Chairman Nolan asked who the easements for the trees on the Kingsbury Pond hill will benefit? Easements usually run in favor of the Town. Who will have the benefit of the conservation easement? Who will enforce the easement?

Mr. Costello said he would propose that the easement be part of the plan and included on the deed. He said that he is protecting the interest of the Town and the view as you look across from Spring Street.

Chairman Nolan asked that a copy of The Meadows conservation easement be reviewed to determine if it would be applicable in this case.

Mrs. Bancroft said that another matter of concern is whether or how such an easement would allow a dock.

Mr. Costello said that to the extent that he has thought it out there would not be any construction there. What is being proposed is to protect the two lots at the end of the circle as far as view. It is the view we are trying to protect.

Mr. Gagliani asked if bounds would be set to designate the perimeters of the conservation easement.

Mr. Nielsen said it could be marked on the ground be iron rods or anything of that nature.

Mr. Gagliani said that some type of mark on the ground would be helpful. He asked if lot 5 could be made into a house lot.

Annette Turla, 171 South Street: Question about drainage. You mentioned something about conduits for drainage.

Mr. Nielsen: It is all reinforced concrete. All pits are reinforced concrete. Standard construction for Mass. DPW in the Town of Medfield will be followed. We are not putting in plastic pipe. It is reinforced concrete.

Annette Turla: Are you aware that there are two wells on the property? What will the ground level be?

Mr. Nielsen: It is down grade from two lots and this house. This house has a well on it. It does show. That will be abandoned along with the sewer connection. He pointed out the triangle that drainage would flow about five or six feet below grade. Bottom of the system is 13 feet below ground.

Mr. Gagliani: This system completely surcharges?

Mr. Nielsen: The way the system is designed it doesn't allow the water to go off site.

Mr. Gagliani: In the preliminary review, we looked at several options given. Part of the options were above ground detention with some kind of flow into the brook, possibly increasing the drainage into the culvert at Route 27 and downstream. This drainage system is completely avoiding that. I don't think that the Town should accept an underground drainage system because of the cost of maintenance of the system.

Mr. Nielsen: I think this site is unique in itself. There are not very many places where you drill thirty feet and don't hit ground water.

Mr. Gagliani: I don't think the Town should accept this drainage design.

Mr. Nielsen: We were going to put a detention pond on a lot. Then you have an open hole.

Mr. Gagliani: We have utilized open holes in the town. Detention basins have a long life. There is overall maintenance on above ground systems but they will be less expensive than something like this. One of the responsibilities of the Planning Board is to look at capital

costs. What is the cost to replace? What would it cost to build the system?

Mr. Nielsen: It will cost between \$30,000 to \$40,000.

Mr. Gagliani: Every 20 years the Town will have to do something with that system. An alternative is to allow it to be a completely private system. The whole area could be kept as a private road. I am stressing this at the beginning of the hearing. Other Board members may feel different.

The Board then reviewed the Whitman & Howard December 17, 1990, and Guerriere & Halnon's reply of January 7, 1991.

1. A note has been added to Sheet 2 of 6 regarding Primary Aquifer Zone. Page 3 of the Environmental Impact Report has been revised also. Mr. Nielsen said it is not possible to show the boundary on the plans.
2. Recharge of storm water runoff is not prohibited in Zone 2.
3. The existing house on lot 3 will be tied into the sewer system, along with all of the homes within the subdivision. The developer will be responsible for obtaining necessary tie-in permits.
4. The Grease and Oil Trap Detail has been revised to reflect the requested Lebaron Model L202.
5. The center line flagging will be performed upon request.

The Board asked that it be flagged as soon as possible.

6. A Traffic Impact Report has been submitted.
7. The locus plan has been corrected to show that Elm Street intersects with South Street.
8. The signature block has been corrected.
9. According to Mr. Nielsen there is just one well.
10. Additional easement definitions have been added.

Mrs. Bancroft asked how the overland water runs into the pipes.

Mr. Nielsen said through catchbasins. The grate design has been altered.

11. W&H asked if the power poles are to remain in service. If so, an easement should be provided.

G&H said that it is up to the local power service.

12. The ground water elevation beneath the proposed roadway is estimated at elevation 139.12, approximately 30 feet below the roadway surface. This approximation is from groundwater at elevation 141.7 at DTH#2 and 136 at DTH #3.

- 13/14 The intersection has been regraded. Also, the uphill catchbasin has been relocated to create a low point and collect runoff. A catchbasin on the downhill side has been added to intercept additional runoff; approximately 2000 s.f. will flow into this basin due to the slope of South Street. Placing the basins on the roundings makes a better collection system for the storm water runoff and it also assumes that no interference with the existing water line will occur.

15. The existing elevation of 169.80 at Station 0+15 has been added to Profile Sheet 2 of 6.

16. A 1" overlay of asphalt at the intersection of the proposed road and South Street will be placed as recommended.

17. Mr. Nielsen did not feel it necessary to have the siltation fence backed up by a row of hay bales, and located in the grass swale just before the inlet to the leaching structures.

18. As recommended, additional filter fabric has been placed on the bottom and two feet up on the inside of the leaching pits on Detail Sheets 5 of 6 and 6 of 6.

19. The list of waivers will be added to the plans after being granted by the Planning Board. It appears that two waivers will be requested - one for length of road and one for drainage.

20. Granite curbing is now shown on the typical cross section.

21. A clearer copy of the drop manhole detail has been provided as attachment #21 in this report.

22. The developer will provide gas for the subdivision. This will be put into the plan view.

23. Tree species should be shown.

24. Mr. Nielsen said there would be no discharge of water onto property of Bernice W. Carlson.

Concern was expressed that in ten or fifteen years it could be the main drainage flow.

25. W&H expressed concerned about the drain outlet for the storm water because the velocity from the flow can erode the existing vegetation.

Mr. Nielsen said that the overflow from the leaching pits will only operate when a storm greater than the 100-year storm reaches the pits. The overflow is directed to an existing swale which currently handles velocities greater than post development, due to existing flows from the 4" pipe which presently discharges into the swale.

26. W&H are concerned that the street drainage leaching structures are too close together and will mound-up and interfere with each other's design flow.

Dr. Carr did not feel that this would be a problem.

27. The topography in the area of South Street and the railroad has been corrected.

28. Necessary slope easements from Conrail will be obtained in order to have necessary sight distance.

Chairman Nolan said the slope easements will have to be obtained before the Board votes on the plan.

29. Concern regarding sight distance was expressed by W&H.

Mr. Nielsen said that the sight distance will be proper and safe.

Police Chief Hurley showed those present a video of the area. He said that if the slope in the road is not eliminated sight distance cannot be picked up. He pointed out the items which block views. The best sight distance after the wall is moved will be 265 feet. Among other things which will hamper sight is the railroad crossing signs, trees, guide wires and electric boxes.

A traffic study was submitted on January 3, 1991, and Whitman & Howard will review same.

January 7, 1991

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Mr. Costello said he will try to incorporate this into the plans.

Chief Hurley said that the County is doing a study on South Street which will take into account speed as well. It will be completed within two or three weeks.

Judith Sparrow, 172 South Street: You will address the issue of traffic. Between the tracks and the crown of the hill you have a straight away. I would be very surprised if the County didn't show cars going a full 40 miles per hour.

Annette Turlo asked if random sampling were taken of each of the drainage holes.

Mr. Nielsen said that they were taken in three areas. In these three areas sampling was done down to the 30-foot depth. We consistently had sand. It is basically a 30-foot column of sand in all three locations. You might find a variation of the fineness of the matter.

Mr. Gagliani asked that any wells in the area be placed on the plan.

The hearing will be continued to 8:30 p.m., Monday, January 14th.

**MEDFIELD DEPOT - JERRY LAKE:** Mr. and Mrs. Lake met with the Board to discuss the possibility of a 125-seat restaurant at 530 Main Street, known as Medfield Depot.

Mr. Lake said that they have come up with two things that make a major change in the property. He said that they have been able to lease additional land from the railroad which will give more accessibility to the parking. Also, a sewer easement has been obtained and we are awaiting approval for the connection by the Water & Sewerage Board.

The proposed 125-seat restaurant will require additional parking. With the new area which we have obtained there will be three lanes so that there can be a line of parking on the driveway. The plan which Mr. Lake presented showed 47 parking spots. He shows 45 regular parking spaces plus two handicap spaces. According to his calculations just 46 parking spaces are required.

Mr. Gagliani said that the Board will require a guard rail abutting the railroad. He asked for a copy of Mr. Lake's agreement with the railroad.

Mr. Lake said that the lighting of the property would not change. He said that even during 100-year storms there was no problem with drainage.

Mrs. Bancroft suggested that curb stops be placed in front of the cars. It was noted that this could be a problem when plowing.

VOTED: To accept parking plan with condition that detail be added to the plan showing a guardrail detail along the Conrail property line; that the rounding to the street be improved; and it should be noted on the plan that the plan is coterminous with the Conrail lease.

SHAW's PLAZA: Messrs. James O'Neil and Kim Hazarvartian met with the Board to discuss the moving of the entrance from Main Street and adding a traffic signal on Route 109, showing the entranceway moved to the crest of the hill. It will provide for a turning lane on both the east and west side of the road.

There was discussion that the entrances of all structures on 109 in the area of Shaw's, Manganielo's and Beard's be closed and allow one entrance only with a stoplight.

Chief Hurley suggested that this light be placed at Hatters Hill Road as that is a very difficult and dangerous street from which to exit or enter.

Dr. Hazarvartian said that 109 is a town road and the 1986 statutes allow approval of stoplights by Board of Selectmen.

Mr. O'Neil said they would study the area and find the best solution to the traffic problem.

Police Chief Hurley showed a video of Main Street at Hatters Hill and the plazas.

#### MINER V SWEENEY AND MEDFIELD

The Board is in receipt of a memorandum from Town Counsel Fuller asking for instructions on the Miner v Sweeney case.

VOTED: To send a memorandum to Town Counsel stating that the Planning Board does not think it is a party to the law suit.

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#### SUMMER STREET COMMONS

The Planning Board is in receipt of a copy of a letter dated December 10, 1990, from the Executive Office of Communities & Development stating that there were insufficient resources to fund the project at this time.

#### SANDERS WAY

VOTED: To send a letter to Nancy Wolcott requesting an easement for the electric box on the Mulicks' property by January 14th so that Sanders Way may be accepted at the Annual Town Meeting.

#### STREETS FOR TOWN ACCEPTANCE

VOTED: To recommend that Turner Hill Road from Station 0+00 to 9+59.65 and Sanders Way from 0+20 to 6+07.67 for Town Meeting Acceptance if the easement for the electric box from the Mulicks is received by Monday, January 14th.

To send a letter to Ralph Manganiello enumerating the items which need to be completed before Oriole and Liberty Roads are accepted by the Town.

#### GUN HILL PARK - 83 WOOD END LANE

The Board received a copy of a letter dated December 18, 1990, from Arthur Pierotti regarding possible changes in the water table in Gun Hill Park.

This was passed on to the Board of Health as this is within their domain.

#### VIDEO WORLD

The Sign Advisory Board forwarded a letter from Thomas Teager, owner, Video World, regarding his sign application.

A copy of Section 13.10 was forwarded to Mr. Teager.

#### CAPITAL BUDGET

VOTED: To request \$50,000 for the beginning of a CADD system.

#### SPRING STREET - ANR PLAN

Mr. Costello presented an ANR plan of a portion of the Kingsbury property on Spring Street. This plan showed four

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new lots. It was drawn by GLM Engineering Consultants, Holliston, dated December 15, 1990.

VOTED: To sign the above-described plan.

#### COMMITTEE TO STUDY MEMORIALS

The Planning Board received copies of letters from the Selectmen to Ralph Costello, Anthony Delapa and Russell Burke asking them to change the names of streets within Parkview, Wampatuck and Overfield Estates.

No action required.

#### TOWN MEETING ARTICLE - CHANGE NAME OF MPIC

Mr. Codispoti submitted the following article for Town Meeting approval:

To see if the Town will vote to change the name of the Master Plan Implementation Committee to the Long Range Land Planning Committee, and to alter its charter to include, among its existing statutory duties related to master plans, the responsibility to prepare, or to recommend the preparation of comprehensive land use planning materials to assist elected or appointed boards and committees in discharging their responsibilities regarding the Town's long-range land use. The Long-Range Land Planning Committee will be comprised of from three to nine members from Town residents at large appointed by the Planning Board.

#### ANNUAL REPORT

Chairman Nolan has reviewed the Annual Report and with his changes it will be submitted to the Selectmen, including the chart of lots released.

#### RECYCLING PLANT

Town Administrator Sullivan requested that the Planning Board submit a town meeting article re Recycling Plants.

The Board felt it was an "interesting idea" but the Board felt pressed for time.

#### SIGHT DISTANCE

Mr. MacKinnon has submitted sight distances and fee schedules for the Board to implement.

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JOSEPH CODISPOTI

Mr. Codispoti announced that he would not seek re-election and asked that his decision be publicized so that interested persons could step forward to run for this office.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
JANUARY 14, 1991

Members present: Bancroft, Codispoti, Gagliani and Nolan. Others present: Mr. & Mrs. John Norris and Jeffrey Germagian re Scenic Road Hearing; Messrs. Costello and Nielsen and Barbara Jones re Continued Grist Mill Pond Estates Hearing; and Mrs. Keigan re Acorn Circle.

PINE STREET - SCENIC ROAD HEARING - Lot P-8R: Chairman Nolan called the hearing to order at 8:00 p.m. Secretary Bancroft read the public notice which appeared in the Suburban Press.

Mr. Germagian, speaking for the applicants, requested the moving of four trees in order to bring gas into the lot. He said that four trees were clearly marked. The trees are about 20 years old and rather thin. The stonewall may have to be disturbed to allow gas and other utilities to the lot.

Tree Warden Hinkley asked how many trees were to be cut.

Mr. Germagian said, "Four."

Mr. Hinkley stated that he thought there were only three. One of them branches off. He said he had no problem with the ash trees being removed, but before the red oak is removed he would like to review the trees again.

Chairman Nolan asked about the stonewall.

Mr. Germagian said that the wall was moved and put back when Pine Street was being reconstructed. The only utility to be brought under that wall is gas. The gas company explained to him that a trench is dug on one side of the wall, they shoot underneath the wall and the pipe is brought in that way. The gas company doesn't think they will have to move the wall to do this but we want permission just in case a rock has to be moved. This would not collapse the wall. The gas line would be three or four feet under the ground.

Mr. Hinkley asked that the red oak be saved if possible. The ash trees could go.

Chairman Nolan said that if necessity dictates the red oak can be taken down if determined by the Tree Warden.

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VOTED: To approve the application for the removal of trees as marked on Lot P-8R, with the conditions that the Tree Warden be notified before the possible removal of the red oak and, if it is necessary to disturb the stonewall, it must be reconstructed to the satisfaction of the Superintendent of Public Works.

SOUTH STREET - ANR PLAN: The Board is in receipt of a Plan of Land dated January 2, 1991, drawn by Otte & Dwyer, Inc., Saugus Massachusetts, showing the division of the lot at 118 South Street, owned by Edson Rafferty.

VOTED: To sign the above-described plan.

The plan was signed.

PONDVIEW/STUART - ANR PLAN: The Board is in receipt of a Plan of Land dated November 15, 1990, showing that lot 18B and 18C be combined with lot 17, forming lot 17A, drawn by Stamski and McNary, Acton, Massachusetts, owned by the Heidkes.

VOTED: To sign the plan and to have the plan stamped "No determination has been made as to compliance of lots on this plan with Medfield Zoning Bylaw."

The plan was signed and stamped.

GRIST MILL POND ESTATES DEFINITIVE PLAN HEARING CONTINUED: The first item discussed was the payment of fees. Under the current fee schedule, because his preliminary plan was disallowed, a fee of \$3,000 is required. However, Mr. Costello interpreted the fee schedule differently and submitted a fee of \$1000.

The total fees paid for the preliminary and definitive plans are \$2780. The total expenditures to date are \$1,445.

VOTED: To require in accordance with Subdivision Rules & Regulations a \$500 fee for each resubmittal. At such time that the costs exceed fees collected, Mr. Costello will pay the difference up to the original \$2000 which he did not pay.

Mrs. Willis was asked to write a letter of agreement to be signed by Mr. Costello regarding fees.

Chairman Nolan asked that the hearing proceed.

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Mr. Nielsen said he is prepared to discuss four drainage alternatives in addition to the system already proposed. The drainage as proposed would handle back-to-back 100-year storms. He said he had looked at tying the old flow into another series of pits, which would recharge in the ground. This system would handle 11" of rain in one storm. There is no overflow to allow rainfall runoff from the site.

Mrs. Bancroft asked if the pits would be filled with rock and gravel?

Mr. Nielsen said that the pits are hollow cylinders six feet in diameter and are precast concrete. The pit itself and stone coupled with the permeability of the soil allows the runoff to be passed into the ground. Four pits have been added.

Chairman Nolan asked what the life of one of the catchbasins is?

Mr. Nielsen said that leaching pits will last twenty years. The water in the pits will be basically clean. Oil, grease and salt will not clog them. This system should last over 20 years. As far as maintenance costs are concerned, the pit will be left in place and the stone surrounding it would be replaced. Basically it is a durable system.

Chairman Nolan asked Superintendent Feeney if the Town has had experience with this type of system.

Superintendent Feeney said that he refers to this system as a dry-well system which would usually last about ten years. He asked why a drainage system in accordance with Subdivision Rules & Regulations had not been designed for this subdivision. He feels that this underground type system would be costly for the Town to maintain.

Mr. Nielsen said that the problem with a direct discharge system is that the peak flow will be increased. The Board of Health brought up volume. After the area is paved there will be more runoff from the site.

Chairman Nolan said that it appears that you feel you are forced into a retention vs. detention system.

Mr. Nielsen stated that the Wetlands Protection Act talks about peak flow and the Board of Health talks about volume. He said that Spring Street floods and the Zoning Map shows the Flood Plain coming up to Kingsbury's Pond. The pond is

at elevation 136 feet and the flood plain is 124. This would add 3/8" of water over a five-acre site in a ten-year storm.

Mr. Gagliani asked if they were figuring the whole site or just the impervious areas.

Mr. Nielsen said we are taking the water from houses and driveways to a detention pond at the low point at the rear of lots 3 and 4. The 100-year storm would add 7/8" to the 5-acre area.

Mr. Gagliani said it is the Spring Street culvert that could overflow.

Mr. Codispoti asked what the permit process would be to allow this runoff.

Mr. Nielsen said he would have to go through the Conservation Commission. Conservation could deem this to be a significant flood erosion change. DEP might not think it is insignificant. They could take over the project.

Mrs. Bancroft asked how the DEP would get involved with it?

Mr. Nielsen said that the notice of intent is filed with the State. From experience they would look at the file and flag the drainage as a potential problem. They would take the project over and tell us what to do.

Mrs. Bancroft asked how Whitman & Howard would evaluate this design. Would they have enough information from you as to how this would affect flooding problems?

Mr. Nielsen said that the system he is proposing is the best system for the town. This system will work. Another issue to deal with is the volume of water which is shooting through the system.

Mr. Gagliani said that another problem that exists is the erosion issue. You would be dumping water so far from the wetland. Would you end up with a trickle of water?

Mr. Nielsen stated that you are talking about a very short distance. Time of concentration is probably in and out of peak flow in five minutes.

Mr. Gagliani said the erosion issue must be addressed.

Mr. Nielsen explained that at the discharge point the flow is only 1 cfs so that water goes out very gently.

Mr. Gagliani asked how this relates to the Grist Mill itself?

Mr. Nolan said that when you talk about the system meandering how quickly?

Mr. Nielsen said we are talking about a 24-hour storm. What affects the peak and what affects the system? If we have 2000 feet of pipe, it could be one-half to one hour. It is a very short distance.

Mr. Nolan said that if you have had a rain storm which has been steady, you have a short flow period. At some point in a slow steady rain a surge may go.

Mr. Nielsen said that in a 100-year storm the system will be backed up. You will have a 650-acre lag. The impact would be 3/8" to 7/8".

Mr. Nolan noted that every developer says there will be so much added. The total maximum must be limited.

Mr. Nielsen said that there is no future upstream development which would increase drainage to this site.

Mr. Gagliani asked if anyone had seen Spring Street flooded?

Superintendent Feeney said he did not recall any flooding in his 17 years with the town. Even when the dam went out, it didn't top over Spring Street. The pond emptied completely and quickly.

Mr. Nielsen said that the elevation of Spring Street is at 125 feet.

Mr. Nielsen said that in order to mitigate discharge from the detention basin, a 4" pipe would have to be placed on the bottom of the basin and an 8" pipe 3.3 feet above the bottom. The discharge from the ten-year storm and the 100-year storm post-development conditions would be the same as predevelopment, assuming that 50% of the runoff infiltrates into the ground. The detention pond would control the peak flow. The detention pond is about six feet deep and would hold four feet of water at peak.

Mr. Gagliani said that the Board has an unwritten rule about allowing a basin which will hold a depth of 2 and 1/2 feet of water.

Mr. Nielsen explained that another drainage alternative would be to regrade the low spot at the rear of lot #7 to provide additional storage with discharge at rear of lots 3 and 4. One problem with a retention pond is that it would

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freeze in the winter and would not allow infiltration when the system is frozen. The system being proposed is underground and not susceptible to freezing. Our proposal shows one little blast of aeration before the runoff goes into the system. These are our four alternatives - (1) detention pond at rear of lots 3 and 4 - the outlet drain to be laid parallel with the sewer line with discharge into the wetlands. A drainage easement would be required from the Town of Medfield or a channel would be cleared to drain the site directly into the Nantasket Brook channel. (2) Regrade depression at rear of lot #7 for additional storage. Runoff from South Street, Grist Mill Pond Road and overland flow will be directed into the detention pond, which would have a two-stage outlet control. It would mitigate post development peak flows to pre development conditions for the 10 and 100 year storm. (3) Direct discharge - which would collect runoff from South Street, Grist Mill Pond Road, the proposed road and flow overland. An easement would be required by the Town of Medfield or a channel would be cleared and excavated to the most southwesterly portion of the site to drain directly into the Nantasket Brook channel. (4) Revision of originally submitted system by eliminating the 8" overflow from the leaching pit drainage system and addition of three additional pits to mitigate 4.1 inches of rainfall. These pits would be constructed as an overflow only, with the overflow pipe from the leaching system discharging from the top of the pits into the overflow system.

Chairman Nolan asked about the maintenance of the underground systems.

Superintendent Feeney said that catchbasins are currently used and their capacity is less every year even though they are cleaned annually.

Mrs. Bancroft asked how much is spent cleaning out the basins.

Mr. Feeney said that it would be difficult to determine the costs of this system as there would undoubtedly be hidden costs in their maintenance.

Mr. Nolan suggested that a fund be provided by the developer for maintenance of the system.

Mr. Feeney asked if this is a Board of Health issue.

Mr. Nolan said that they are concerned about pollution. We could allow them to do straight discharge.

Mr. Gagliani said that the site doesn't drain into Kingsbury's Pond now in its undeveloped stage.

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Mrs. Bancroft asked if the Board of Health had a problem with Tallwoods open drainage system.

Mr. Codispoti said that the drainage from Tallwoods went directly into a natural ponding area.

Mrs. Bancroft said that this is a similar case.

Mr. Nielsen said that any work done on this site will be visible to Spring Street.

Mrs. Bancroft said she would be inclined to go with the old-fashioned system. If the Board of Health is opposed in principle, it is possible that they are flexible.

Mr. Nolan suggested that a system be designed with leaching basins for Board of Health and a second overflow system to work when these basins become filled and are unworkable. Assume the system fills in, then you are back to a system for direct discharge.

Mr. Nielsen said that this system would have to be bigger if you wanted some overflow.

Mr. Nolan said that the EPA is becoming stricter with storm water runoff. The Town could be forced into putting in the underground drainage system.

Mr. Gagliani asked where the outfall pipe would be if the proposed system were in place and working.

Mr. Nielsen said on the top.

Mr. Gagliani asked when silted up, if it would fill all the holes. He asked what the cost would be of going in and digging up all soil around it?

Mr. Nielsen estimated \$500.

Mr. Gagliani asked if that would be \$2500 for five.

Mr. Feeney said that when this system fails, there will be a lot of expenses which have not yet been determined. He asked the developer if he had any experience in rodent control as these types of structures could attract rodent colonies.

Mr. Nielsen said that no one ever thought of that in regard to this type of system.

Mr. Gagliani asked if a great big underground tank could be used to collect the runoff.

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Mr. Nielsen said, in answer to a question from last week's hearing, that Mr. Kingsbury has no well on his site. He is not aware of one on Mrs. Morton's property.

Mr. Gagliani stated that the water quality should not be compromised. What is the direction of the underground flow of water?

Mr. Nielsen said it goes south to the wetland.

Mr. Gagliani asked how close to the Kingsbury lotline is the underground system proposed?

Mr. Nielsen said it was 10 to 12 feet deep and about five feet away.

Mr. Feeney said that direct discharge would minimize the impact on abutters.

Mr. Gagliani stated that the system should not be too close to the lot line. If we allow this system, I think this Board should ask for an overall impact statement of the system and its effects on the area. Exactly what will the system do? What areas will be saturated. Where will the water go? No water should run into Mr. Kingsbury's property overland or underground.

Mr. Feeney said that the Highway Department requests direct discharge. If the county engineer said that the drainage pollution would be minimal, it is up to the Board of Health to approve the direct discharge system. This system could cause more problems with rotting leaves, etc. These underground systems are brand new. If the underground system is to be installed, Whitman & Howard should supervise the entire construction. It is a very complex system that is being proposed.

Mr. Codispoti noted that this is a unconventional set of complicated structures. In the past direct discharge has never been turned down. We should be able to come to a reasonable compromise with the Board of Health.

Mr. Gagliani suggested that we should discuss a course of action with the developer of a type of system we would consider approving. This design should be reviewed by Mr. Domey and Whitman & Howard.

Chairman Nolan asked if anyone would like to speak in favor or opposition to the proposal.

No one spoke.

Chairman Nolan suggested closing the hearing.

Mr. Gagliani requested that he would be opposed to closing the public hearing as it appears that a change in the drainage will be required.

Mr. Nielsen said that they will have to go to Conservation Commission for sewer. Before we submit our request to Conservation we wanted to be sure where things were going to be positioned.

Mrs. Bancroft asked what the best combination of the two would be. Could we go with the underground system and have a backup system in case the original failed?

Mr. Nielsen said a pipe could be put at the top and one at the bottom.

General consensus is to leave the type of detention in place.

Mr. Gagliani asked to be sure that the detention areas are away from the abutters' property lines. He wanted that addressed. He does not feel comfortable about it. It may be a reasonable compromise. My concern is the cost to the town regarding the pits.

Mr. Codispoti asked about the disposition of roof drainage.

It was noted that a decision on this subdivision is due February 6, 1991, and a request for extension is needed from Mr. Costello.

The hearing will be continued to 8:00 p.m., January 28, 1991.

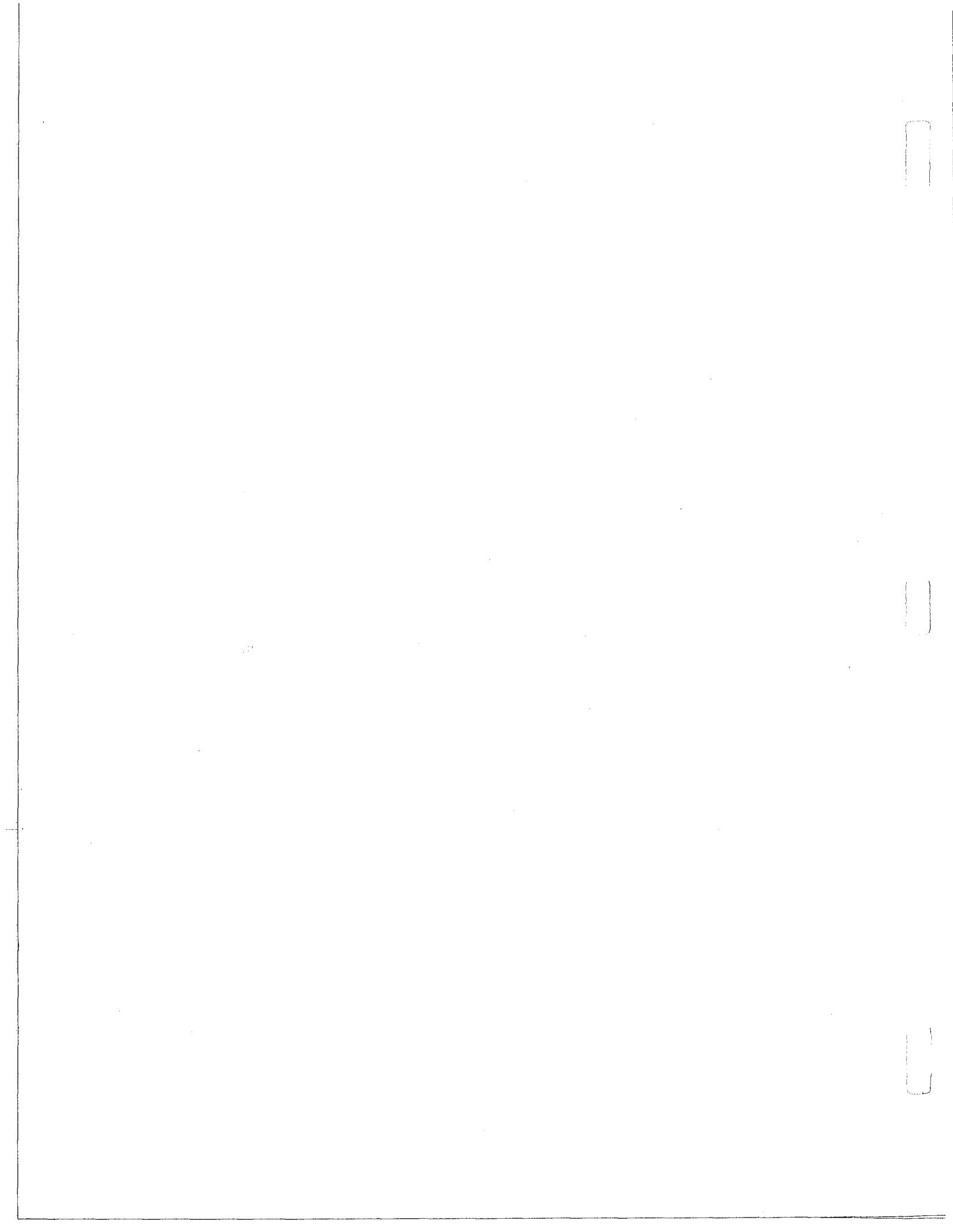
ACORN CIRCLE: Mrs. Keigan informed the Board that she had sued Boyd & Enright because they would not fix the problem of water flowing onto their lot and around their house.

She asked if Boyd and Enright had met with the Board since the October meeting.

The Board said that they had not met with us, but that a letter from them had been received and answered and Mrs. Keigan could have a copy of same if she wished.

She asked that Mr. Codispoti write a letter stating what he had seen on her property in September.

He said he would check with Town Counsel before to determine whether or not he should send the requested letter.



MEDFIELD PLANNING BOARD  
January 28, 1991

Members present: Bancroft, Codispoti, Gagliani and Nolan.  
Others attending: Ralph Costello and Donald Nielsen.

GRIST MILL POND SUBDIVISION HEARING - CONTINUED: Chairman Nolan called the hearing to order at 8:00 p.m. and called on Mr. Nielsen, Mr. Costello's engineer, to explain the new drainage plan.

Mr. Nielsen said that the fifteen drainage pits were moved and relocated approximately 25 feet from the Allan Kingsbury property line. All other pits on the site have been eliminated. Basically everything will be coming into this system at approximately Station 3+50 and will discharge into 15 pits. Originally there were 10 pits at this location, but now with the changes 15 pits are needed to handle the project. The soil in the pit area is the best on the site. In another area 30 pits would be required. Although all the soil is Class A, its make up is different. There will be a 12" inflow pipe with a 6" discharge pipe at the bottom of the pit to keep the system dry. There will be no ponding of water underground. It will be a dry system. If the system fails, there would be a discharge of 1 cfs in a 100-year storm which would go down the old cart road. No trees will be disturbed by the drainage or by the sewer connection. It would be necessary for the town to allow Mr. Costello an easement to drain onto Town land and to construct in the sewer. No construction is proposed within the town property. Only the right to do it is requested. There will be a minor amount of flow coming out of every storm. It will be a process of infiltration for the flows to go through the system and out. The whole system goes through the 6" and 12" pipes. The theory is in a 10-year storm you would have 2 and 1/2 to 3 feet of water in the system and it would be released slowly.

Mr. Nolan: What happens when your leaching basins are operating at full capacity? What is coming out of the bottom pipe?

Mr. Nielsen: 1.035 cfs. It was 1.00 predevelopment. In a 100-year storm we would exceed 2 and 1/2 cfs by 1 cfs.

Mrs. Bancroft: You have basically met the Planing Board standard.

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Mr. Codispoti: What else is running into the pits?

Mr. Nielsen: Street drainage. He explained the possibility of a swale on Lot 7.

Mr. Codispoti reminded the Board of the problem with another developer in town regarding swales. Some protection of the homeowner is needed.

Mr. Gagliani: What are the invert levels on 12" pipe that goes out of the system? How much drop would there be?

Mr. Nielsen: Only one-half a foot lower.

Mr. Gagliani pointed to the spot he was asking about.

Mr. Nielsen: It drops about 15 feet. It will have to be riprapped.

Mr. Gagliani: In your 10-year storm calculations, how much water goes into the system? How much goes into the ground and how much outflows? If you end up with a 100-year storm, how much stays in the system and how much is discharged?

Mr. Nielsen: What you would like is a volume-to-discharge ratio at design level. We will provide this information. The drainage system is a combination of controlling the water on site and some sort of discharge.

Mrs. Bancroft: How do you keep the 6" pipe clear?

Mr. Nielsen: This has to be inspected on a regular basis. What I have to do is to put the discharge pipe at the most remote part of the system. As you build up head, you build up pressure.

Mrs. Bancroft: If you get silt from a group of small storms, what happens?

Mr. Nielsen: It is only what comes from the catchbasins. The catchbasin on the grass will have an oil and grease trap.

Mr. Gagliani: What is the class soil in the swale area.

Mr. Nielsen: It is all Class A soil.

Mr. Gagliani: If it is Class A soil, does the town want it to be taken out?

Mr. Nielsen: People do not like to have ponding water in their back yard.

Mr. Gagliani: If the soil in the area is permeable enough, so what? It makes the lots more valuable, but costs money to the town for maintenance. I personally would not like to see the catchbasin on lot 7. I would like to see the depression filled. If it is Class A soil, let it go into the ground. How much of a drop is it?

Mr. Nielsen: By regrading, maybe I could put in a couple of pits or drywells. It would have to be a private easement. He showed seven pits which would be responsible for maintenance by the owners of lots 6, 7 and 8.

Mr. Gagliani: I can't see the town taking all that water. I would rather see it go directly into the ground.

Mr. Nolan: How much water is it?

Mr. Nielsen: Volumewise I can't give you the number. An option would be to leave the structures there. Do not show an easement. Have the responsibility totally on lot 7. Crushed stone could be put into the depression as it would be more permeable than loam. Another option would be to leave as is. Let the water collect. Put 3/4" stone 6" deep on the same part that is there now. Scoop out loam and replace with crushed stone.

Mr. Gagliani raised a question about wells.

Mr. Nielsen: I have not had a chance to get back to the Mortons. The house on the site will be connected to town water and will not depend on the well.

Mrs. Jones: There is an area with natural springs where they pump the water up. Where all three lots come together there is a well.

Mr. Gagliani asked again for the information on the wells which was requested previously.

Mrs. Bancroft: The Committee to Study Memorials which has taken on street naming would like to have the street name of the subdivision changed to Grist Mill Road.

Chairman Nolan read letters into the record received from the Historical Commission, Allan Kingsbury, the Water & Sewer Board and Ralph Costello.

Mr. Gagliani asked if the sewer would be brought all the way out to South Street in case there were failures in that area. He asked if the Water & Sewer Board should be contacted as he felt that this was a planning issue.

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Mr. Costello said that the Water & Sewer Board would probably come up with that conclusion as a routine design for future planning.

Mr. Gagliani suggested that a letter be sent to the Water & Sewer Board from a planning standpoint on the sewer issue. Would this open up something for the town in the future to have a sewer line through an interceptor to the street?

Chairman Nolan asked that the issue of sight distance be discussed.

Mr. Nielsen: We did an additional topographical study. We located boxes, fixtures, trees, etc. within the line of sight. The sight distance is 360 feet in length. The boxes are in front of the main line of sight. We are pulling back grade equivalent to the sight line of the road all the way back to the base of the wall. As the grade goes down, the wall will be moved. There will be a little more of an angle on the wall. There is one split second of obstructed view.

Mr. Nielsen showed the Board the plan.

Mr. Gagliani noted that the line of sight is over private land and may not exist tomorrow. What happens to your subdivision if that happens?

Mr. Nolan: What about traffic speed?

Mr. Nielsen: It is posted for 25 m.p.h. 345 feet is sight distance for 25 m.p.h.. The sight distance would be 250 feet at the edge of the wall in the public way.

Mr. Costello explained why the cars slow down going over the railroad tracks and said that should be a factor.

Mr. Nolan asked if the street could be moved further south.

Mr. Nielsen said it was the zoning restriction of the perfect square requirement so we would lose a lot if the street location were changed.

Mrs. Bancroft suggested that a sight easement be obtained from the private landowner.

Mr. Gagliani said that there were two options: (1) move the road; or (2) guarantee sight distance.

Mr. Nolan said that a hedge four feet in height would obscure the line of sight.

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Mr. Nolan stated that the Board has a rejection from the Board of Health and no approval from the Water & Sewerage Board on this plan and without an extension the Board would have to turn the plan down. It was the consensus of the Board that the area on Lot 7 would not have any structures and the pipe system as described with 6" pipe on the bottom and 12" on top would be acceptable.

Mr. Nielsen said that they are satisfying Conservation Commission standards.

Mr. Costello submitted a written request for an extension of time within which the Board is to make its decision on the plan to March 20, 1991.

VOTED: To accept the extension date.

The hearing will be continued at 8:00 p.m., February 25th.

ZONING HEARINGS: Zoning hearings will be scheduled to be held on March 4, 1991.

THE DEPOT:

VOTED: To sign proposed parking layout plan for a 125-seat restaurant, dated December 26, 1990, and revised 1/8/91, drawn by John R. Anderson, Walpole.

CASTLE HILL I AND II:

VOTED: To request the Treasurer to have checks held for the completion of Castle Hill I and II put into bankbooks so that interest could be collected and so the funds will be available in the spring to complete the road by the town.

NEW LAW REGARDING MASTER PLANS will be sent to members.

SUBDIVISION RULES & REGULATIONS: A requirement for sidewalks to be constructed at the lot line of subdivisions on public ways will be added to the list of subdivision rule changes.

It was also suggested that a checklist be made of all aspects of information which should be received before acting on a plan.

TANNERY FARM SURETY: In accordance with the Whitman & Howard report dated January 28, 1991, it was

VOTED: To reduce surety held on Tannery Drive and Sewall Court to \$56,000.

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CHANGES IN SIGN BYLAW:

VOTED: To request that the Selectmen open the warrant so that an article regarding changes in the Sign Bylaw may be submitted.

MAPC: Mrs. Bancroft informed the Board that as Medfield's representative to the MAPC, the town has been asked to set aside parking for the MBTA. This will be discussed further.

STREET WIDTHS AND PLAYGROUNDS: Mr. Codispoti said a member of the Conservation Commission contacted him to express concern that Medfield's streets are too wide. She also asked that lots be set aside within subdivisions for playgrounds.

No action required.

BLASTING COMMITTEE: Mr. Codispoti noted that the Blasting Committee had completed its work and it should be recommended to the Selectmen that the committee now be abandoned.

VOTED: To send this request to the Selectmen.

JOSEPH PARKER'S RESIGNATION: The Board accepted with regret Mr. Parker's resignation.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
February 11, 1991

Members present: Bancroft, Gagliani and Nolan. Others attending: Scott Colwell.

Chairman Nolan called the meeting to order at 8:00 p.m. and the following business was transacted:

WOODCLIFF ESTATES: A Plan of Land in Medfield, Massachusetts, being a subdivision of Lot 9, shown on Land Court Plan No. 17337H, dated October 5, 1990 and revised November 14, 1990 and February 8, 1991, drawn by Landmark Engineering of New England, Norfolk, was presented to the Board for signing. Mr. Colwell said that this plan had been signed previously but was revised for the Land Court.

VOTED: To sign the plan.

The plan was signed.

WOODCLIFF ESTATES - OPEN SPACE: Scott Colwell asked for feedback from the Board regarding whether or not he should go forward and have an open space plan designed for the completion of Woodcliff Estates. He said that an open space plan would leave 50% of the land untouched. There would be one-half acre lots and each lot would abut green space. There are a lot of sensitive areas to be considered.

Mrs. Bancroft suggested that the MPIC be invited to review the Woodcliff Estates plan. She also asked that easements be provided so that there would be a path from Hinkley Pond to Rocky Woods Reservation.

Mr. Colwell's open space plan will be discussed on April 1st and the MPIC will be invited to the meeting.

WOODCLIFF ESTATES - SURETY FOR RELEASE OF LOTS:

VOTED: To set surety on Pederzini Drive at \$570,000 for a two-year period. Acceptance of the surety will release lots 1 through 15 Pederzini Way.

The above surety was based upon Whitman & Howard's February 11, 1991, report.

Mr. Gagliani recommended that the surety be accepted in bankbooks of \$100,000 each so that the Town will be covered by the FDIC in case of a problem. He will check with Town Administrator Sullivan and Town Treasurer Stokes to determine the best method of obtaining this goal.

PLANNING BOARD APPOINTEE: The Planning Board has one candidate for the seat vacated by Joseph R. Parker. The Board will ask that a notice be placed in the newspaper asking for candidates. The Board will interview candidates on March 4th and will request a meeting with the Selectmen on March 5th to select a Planning Board member.

At this time Daniel Nye has requested an appointment.

GRIST MILL ESTATES: The Board is in receipt of a letter from Mrs. Harold Morton, an abutter to the proposed Grist Mill Estates, setting forth her concerns regarding the subdivision. This letter will be read into the record at the continuation of the Grist Mill Estates hearing on February 25th.

ENDANGERED SPECIES: The Board is in receipt of a letter from Wildlife & Fisheries stating that there are no Habitat Maps for Medfield as there is no rare wetlands wildlife. No action required.

CONSULTING CONTRACT: The Board is in receipt of information for choosing a consultant from Mr. Sullivan. This will be put on the agenda of March 4th.

PARKVIEW ESTATES: Mr. Costello telephoned and said he had signed cards for Parkview Estates for both electric and telephone. Upon receipt of the signed cards, Parkview surety will be reduced by \$10,000, which is \$8,000 plus contingencies.

TOWN OF AVON: The Board is in receipt of a letter from the Town of Avon asking what is being done in terms of current and future Residential Subdivisions, Commercial and Industrial Projects under way.

MINUTES:

VOTED: To accept minutes of August 20, October 22, November 19, November 26, December 3 and December 10, 1990.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

MEDFIELD PLANNING BOARD  
February 25, 1991

Members present: Bancroft, Codispoti and Gagliani. Others attending: Peter Fickeisen and the Drs. Bedell.

Acting Chairman Bancroft called the meeting to order at 8:30 p.m. and the following business was transacted:

SCHOOL HOUSE PARK I - PARKING: The Board invited Mr. Fickeisen and Dr. Bedell to discuss changes in use and parking which may have occurred over the years.

Dr. Bedell will be located in Building #2 and five parking spaces are required for one doctor.

Assuming occupancy of two stories only of the buildings on the site, as limited by Section 6.3 of the Zoning Bylaw, it was determined that there will be adequate spaces for Dr. Bedell to move into the complex. (The minutes of the 3/7/83 Site Plan Public Hearing also show that the basements will be used only for storage.)

VOTED: To approve the parking plan as presented for School House Park I.

VOTED: To send a letter to the Board of Appeals stating that the Planning Board has approved parking for the addition of one doctor; namely, Dr. Scott Bedell, based on information presented by Mr. Fickeisen on the use and size of the offices within School House Park I.

PLANNING BOARD CANDIDATES: The following candidates will be interviewed on March 4th: Daniel Nye, John Warren, Jim White and Laura Brown. The Selectmen will be invited to attend to listen to the interviews.

WAMPATUCK ESTATES: The Board will check with the Police and Fire Chiefs to determine if the street name "Rock Meadow" might be mistaken for "North Meadow."

VOTED: To send a letter to Selectmen if the Chiefs object to the "Rock Meadow" street name.

CONSERVATION COMMISSION: The Board has received a memorandum from the Conservation Commission requesting information on experiences that the Board has had on Dr. Carr's work. The

Board will ask Town Counsel Fuller if the question should be answered.

TOWN MEETING ARTICLES: Mrs. Bancroft will write explanations of the Planning Board articles for the Warrant.

STUDENT INTERNSHIP: The Planning Board would be interested in obtaining a student intern through the American Planning Association for work with the MPIC.

ENVIRONMENTAL NOTIFICATION FOR CONSTRUCTION OF WELL #6: The Planning Board received a letter from Amory Engineers dated February 20, 1991, enclosing a copy of an Environmental Notification Form for the construction of well #6. The Board noted that it will be necessary to obtain a Special Permit from the Board of Appeals as this is located within the Flood Plain Zoning District.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

*Chase on copy Norma*

Meeting convened at 8:00 P.M.

Present: Planning Board members Stephen Nolan, Joseph Codispoti, Margaret Bancroft, and John Gagliani; Secretary, Norma Matczak.

INTERVIEWS FOR VACANT PLANNING BOARD POSITION

Present: Selectmen Harold Pritoni, Jr., Ann Thompson, and John Ganley.

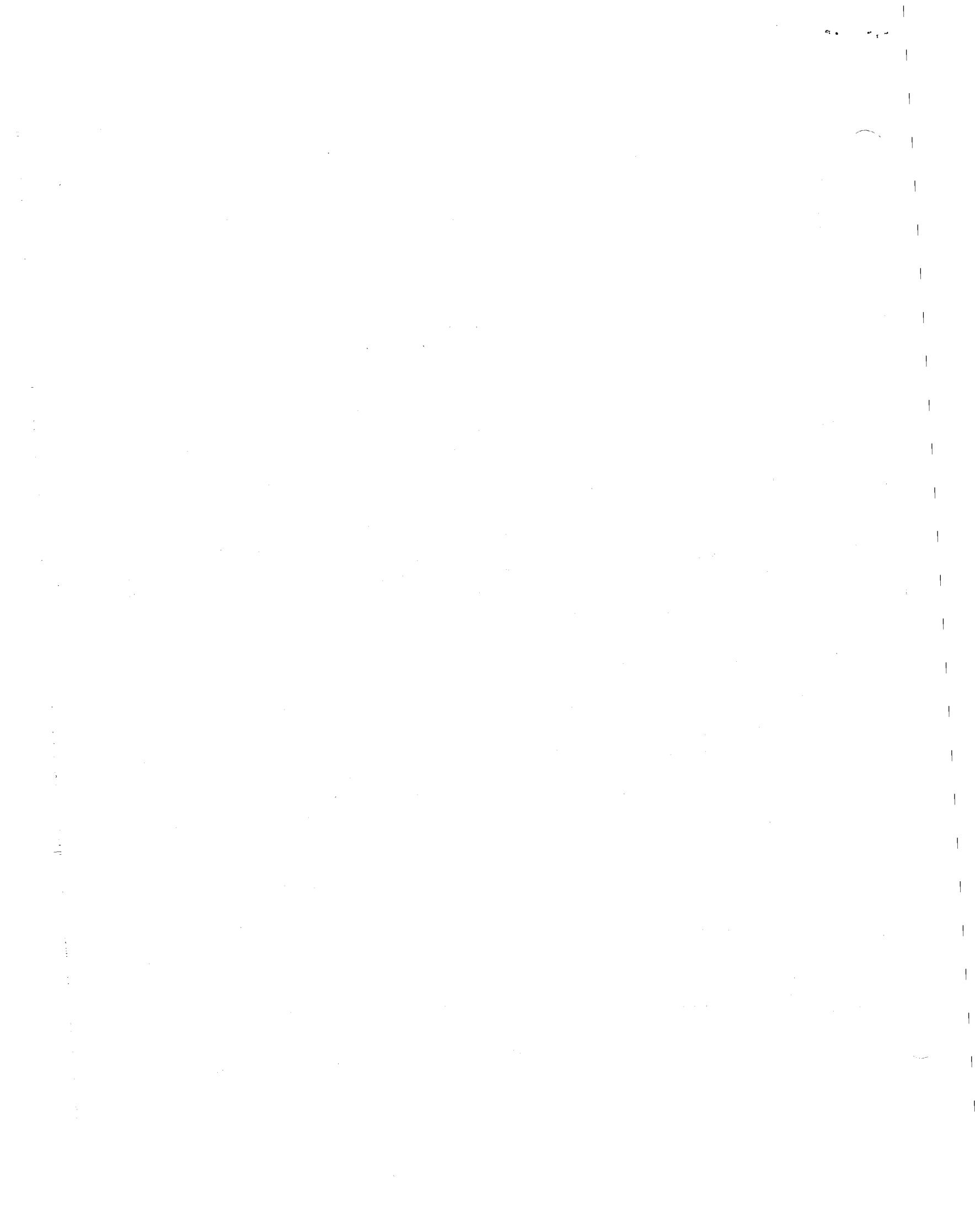
Chairman Nolan stated that John Warren, III, a candidate for the position, phoned him to withdraw his name from consideration for the position.

Daniel Nye

Mr. Nye was a previous member of the Planning Board for five years from 1981 to 1986 and is presently the associate member of the Planning Board. He is an attorney with land use planning background. He feels that subdivision construction has been good but could use some "fine tuning." He favors moderate growth within the Bylaw. His interest is in the town and its land use planning as opposed to being a legal interest. His legal practice is not involved with real estate but rather more estate planning and thus would not be a conflict of interest. He sees a challenge in how the town will respond to the use of marginal land which he does not favor at this time. Mr. Nye grew up in the town. He is not an advocate of zoning change for business/commercial use and stated the existing zoning provides a buffer.

James G. White, Jr.

Mr. White's reason for applying for the position as well as his experience is his interest in land. He has had some minor experience with subdivisions in Virginia. He also has experience siting facilities. Mr. White is an attorney with an engineering degree and his practice involves environmental law. He does not have any clients in Medfield. He is not familiar with the Master Plan but expressed concern specifically for development on both Pine Street and Main Street across from Lovell's stating there are a large number of lots in both areas and he would like to see more prudent developing. From 1983 to 1986 he was on the Energy Facilities Siting Counsel which worked on siting gas pipe lines and was coordinator of MEPA units. In 1986 he worked in the Attorney General's office, primarily dealing with gas and electric rate cases. He was responsible for protecting the interests of abutters as well as the wetlands and wildlife. He has a Civil Engineering background that deals with outages at plants. He looks at plans to see if they comply with zoning. He has lived in Medfield since 1986. With respect to the environmental plan of Medfield he felt that Pine Street was well done; there is an issue of waste; route 27 is dangerous and route 109 is crowded. He likes the variety of the downtown though it might have some out of character nothing is threatening. He felt the town should continue to invest in moderate



housing. When asked if there was anything he would do differently he said he felt Ledgewood Acres has too much ledge and was not done properly. He also expressed concern for lots near the State Hospital. If not chosen for the position he would be interested in the Conservation Commission or anything dealing with environmental and land use.

Laura Brown

Ms. Brown presented biographical information and stated she moved here 13 months ago. She felt she could offer new blood, introspection, revaluation from a different experience. She did not feel she had been present in town long enough to see much change in development in the last 13 months except for the project across from Shaw's and the sewer development around Pine Street. She would need to review the Master Plan. She is currently getting involved within the area. Her prior experience is in Real Estate with an emphasis on commercial development office buildings. In comparing her experience in St. Louis she stated this area is more rural. St. Louis has a strong park system and is very developed. She felt the more individual towns do not allow for such park development. At Linclay Corporation she worked with site engineers, reading reports and dealing with plans. She dealt with water and sewer layouts at job site, punch list items as well as working with builders in St. Louis reading plans. When asked about housing needs in Medfield, she responded that the last few years housing costs have gone up. Medfield is a desirable area and felt the associated service needs of it residents should be looked into (e.g. day care for two family homes). She did not feel well verse in area of low income housing in the town. Realtors say housing is available. She particularly liked the way the industrial zoning was hidden away.

GRIST MILL ESTATES HEARING (continuation)

At 9:20 P.M. the hearing was called to order. The developer has not submitted further plans since the last meeting.

VOTED unanimously to send a letter to the developer requesting he submit a request allowing an extension to May 22nd of the time within which the Planning Board has to make its decision.

UNFINISHED BUSINESS

Church of the Advent - Sign

The Planning Board is in receipt of a letter from the church accompanied by a copy of their letter to the Sign Advisory Board seeking help in reinstating a sign at the corner of Pleasant and Main Streets directing people to the church. The Board will send a letter explaining that the sign matter they request may fall under Section 3 of the Zoning Act - exemption of zoning for religious use - and direct them to the Building Inspector. Otherwise, the Board would consider an amendment of the Zoning Bylaw at next year's Town Meeting.



Planning Board Election

The Board will attend the Selectmen's meeting the following evening, March 5th, for the election of a new Planning Board member from among the candidates interviewed this evening.

Contract - Philip Herr Associates

The Board will ask the MPIC to attend next weeks meeting at 9:00 P.M. to discuss the contract.

Consulting Contract

To be discussed at a later meeting.

Letter Re: Dr. Carr

The Board received a memorandum from the Conservation Commission, dated February 19, 1991 concerning Clay Pit Rd./Wetland Report by Dr. Carr and will respond with a memo suggesting the Commission seek the advise (if they have the money in their budget) of a consultant such as Whitman and Howard.

Covenant - Cranberry Estates

Need to check on easements before signing.

NEW BUSINESS

Planning Board members Joseph Codispoti and John Gagliani will attend the Conservation Commission meeting on March 14th to discuss with them as well as the Board of Health and Superintendent of Public Works the detention pond on Acorn Circle.

VOUCHERS

Vouchers were read and approved in the amount of \$567.93.

MINUTES APPROVED

Minutes were approved, with minor corrections, for January 14, June 4, and September 24, 1991.

Meeting adjourned at 10:45 P.M.

Respectfully submitted,

Margaret E. Bancroft, Secretary



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MEDFIELD PLANNING BOARD  
March 18, 1991

Members present: Bancroft, Codispoti, Gagliani and Nye.  
Others attending: George Basile and others interested in zoning hearing; Candi Palson.

PUBLIC HEARING - REZONING LOT 43, MAP 56: At 8:10 p.m. Mrs. Bancroft, Acting Chairman, called to order the public hearing on rezoning of 6.83 acres of property from Residential Town (RT) to Industrial-Extensive (IE) located off West Mill Street and owned by George Basile. This is Article 53 of the 1991 Annual Town Meeting warrant.

Mrs. Bancroft said that the requirements of Section 5 of Chapter 40A will be followed for this hearing.

Mr. Gagliani read the notice of the hearing as it appeared in the newspaper.

Mrs. Bancroft said that the article was submitted by petition and asked the petitioner to explain the requested zoning change.

George Basile reported that he has approximately 24 acres of industrially-zoned land. This rezoning would add 6.83 acres to the industrial base. Mr. Basile told the Board that he had been held up on this project for three or four years to obtain permission to cross the second set of railroad tracks and has paid \$485,000 to the railroad for this permission. He said that all the utilities and the detention basins have been installed. He said that he has paid over \$600,000 in interest and the 24-acre plot is assessed at \$350,000. The acreage that we would like to have rezoned is assessed at \$54,650. The rezoning that we are requesting will not negatively affect abutters. We need an increased tax base that doesn't adversely affect anybody.

Mr. Basile pointed out the distance from the proposed rezoning where homes are situated. He pointed out the buffer requirement between residential and industrial land. He said that the rezoning would pick up enough land to build one industrial building. The closest house to any construction would be 555 feet. This is the Hinkley property and it is all meadow. It is isolated and it has no value to the town. We can create value without affecting anybody by the proposed rezoning. He said he has offered Mrs. Olson the right to bring sewerage into her house from this area. There is an 8" waterline and sewerage in the approved subdivision.

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Mr. Basile said that the rezoning would add more to Medfield's tax base than homes, as it costs the Town approximately \$4,000 per child per year for schooling. The rezoning would allow the possibility of constructing a \$500,000 building to increase the tax base without expenses to the Town. When you can get taxation without negatively affecting the population it is unique. It is a perfect situation.

Mr. Basile said he has paid out over \$1,000,000 in expenses and is committed to this industrial park. The United States Post Office is looking at the site. Also, the Millis Consortium has three sites in mind and this is one of them. This would bring \$600,000 in additional tax money to the town. The United States Post Office is looking at three acres and the Consortium is looking at ten acres.

Mrs. Bancroft asked if these uses could be carried out independent of the rezoning?

Mr. Basile said that they could.

Mrs. Bancroft asked for questions from Board members.

Mr. Gagliani stated that when the Georgetown Subdivision was approved a spur was required at the end of Bishop Lane to make it possible to develop the back land of the Hinkley property. There is residential land which has a spur to it and should be utilized as currently zoned. What is the compelling reason for not utilizing it for residential land?

Mr. Basile said that Mr. Hinkley is in a rest home. He asked that industrial land be discussed. He also said that if someone wanted to buy the Hinkley property and develop it they could do so.

Mrs. Bancroft reminded Mr. Basile that a 150-foot buffer is required where industrial and residential lots abut. She asked how large a building could be put on the land if it were rezoned?

Mr. Basile replied that a 20,000-square-foot building could be constructed on the site.

Mr. Gagliani said that this should not be rezoned because there is a spur from the residential land to Mr. Hinkley's land. Another question regarding the expansion of the industrial area is that West Mill Street is a substandard street. More traffic would be added to a road which is very poor. This would set up the town for liability.

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Peter Smith, 68 Harding Street: I just moved into the Town a year ago and I looked into this. I have concerns as to what is being put in the Industrial Park.

Mr. Basile said that Mr. Smith would be 350 feet away from the proposed rezoning.

Mr. Nye suggested that the area would support trees and that trees are required within the buffer between residential and industrial uses.

Mr. Gagliani said that the addition of a tax base is not a good reason for rezoning the land.

Mr. Basile said he had spent a lot of money in order to develop the industrial park. He had to pay \$467,000 to the MBTA. He said he asked if the high speed train does not materialize would he get his money back with interest. The answer was "no." The money was used for current payroll. Some of the Selectmen were helpful to me in obtaining the right to cross the tracks. The subdivision was landlocked for three years.

Mr. Gagliani asked if a development goes into the area can we require that streets be taken care of by the developer.

Mrs. Bancroft said this is an industrial subdivision which has already been approved and we can't require that the developer upgrade the street.

Mrs. Bancroft also said that since Marvin Drive had been approved as a street name a new Police and a new Fire Chief have been appointed. It is felt that "Marvin" sounds too much like "Marlyn" in an emergency situation and they would like to have this street name changed.

Mr. Basile said he would be glad to change the street name.

Mr. Cerel asked where the subject lot abuts the industrial land?

Mr. Basile said that on the left is the industrial land. This is not spot zoning.

The hearing was closed at 8:40 p.m.

HIGH STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:  
Mrs. Candi Palson met with the Board to discuss the subdivision of land off High Street.

The plan which was submitted was drawn by Cheney Engineers, Needham, dated February 28, 1991, showing lots 40A, 40B, 42A and 45, and owned by Barry and Candice Palson.

VOTED: Upon receipt of an application, a check and the addition of the words "Not a Building Lot" on Lot 40A, the Board will sign the plan.

GRIST MILL ESTATES: The Board is in receipt of a letter dated March 18, 1991, from Ralph Costello asking that the date for the decision on Grist Mill Estates be extended to April 24, 1991.

VOTED: To send a certified letter to Mr. Costello agreeing to extend the time within which to make a decision on the Grist Mill Estates Plan to April 24, 1991, and advise him that the Board needs information three weeks in advance of the continuation of the public hearing for our consulting engineers to have an opportunity to review the information and report to the Board prior to the hearing.

BULLARD'S MALL: Mr. Spiros Vrakas requested a parking review of Bullard's Mall as he plans to open a Pizza Parlor in one half of the space being allowed for a restaurant at Bullards.

The Board reviewed the parking and is of the opinion that there is sufficient parking for the addition of the Pizza Parlor. When the remainder of the building is to be occupied it will be necessary to receive Planning Board approval.

Mrs. Willis will telephone Mr. Goldberg regarding the parking.

ACORN CIRCLE: The Board is in receipt of a letter dated March 14, 1991, from Attorney Stephen David regarding the return of surety for Acorn Circle.

VOTED: To send a letter to Attorney David in accordance with Chapter 40A, Section 5, of Massachusetts General Laws.

CONSERVATION COMMISSION/BOARD OF HEALTH, PLANNING BOARD: Mr. Gagliani reported that there was a meeting which was attended by Joe Codispoti, Ken Feeney, Neil MacKenzie, Denise Yurkofsky, Lee Howell, Doug Sparrow and himself. Mr. Gagliani reported that there has been a series of cumulative drainage problems coming from Dover Farm Road, Hickory Drive and Acorn Circle - all of which have added to the runoff. It is going to cost the town \$350,000 to put in two 42" pipes and a 48" pipe starting at the upper end of Pheasant Road. The engineering analysis has been done. It is felt that the

March 18, 1991

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addition of the Acorn Circle runoff is the "straw that broke the camel's back."

SUBDIVISION RULES & REGULATIONS: Mr. Gagliani suggested that when the Subdivision Rules & Regulations are revised that signature blocks should be added on the Definitive Plans for Conservation Commission, Board of Health and Water & Sewerage Board in Section 4.2.3.e.

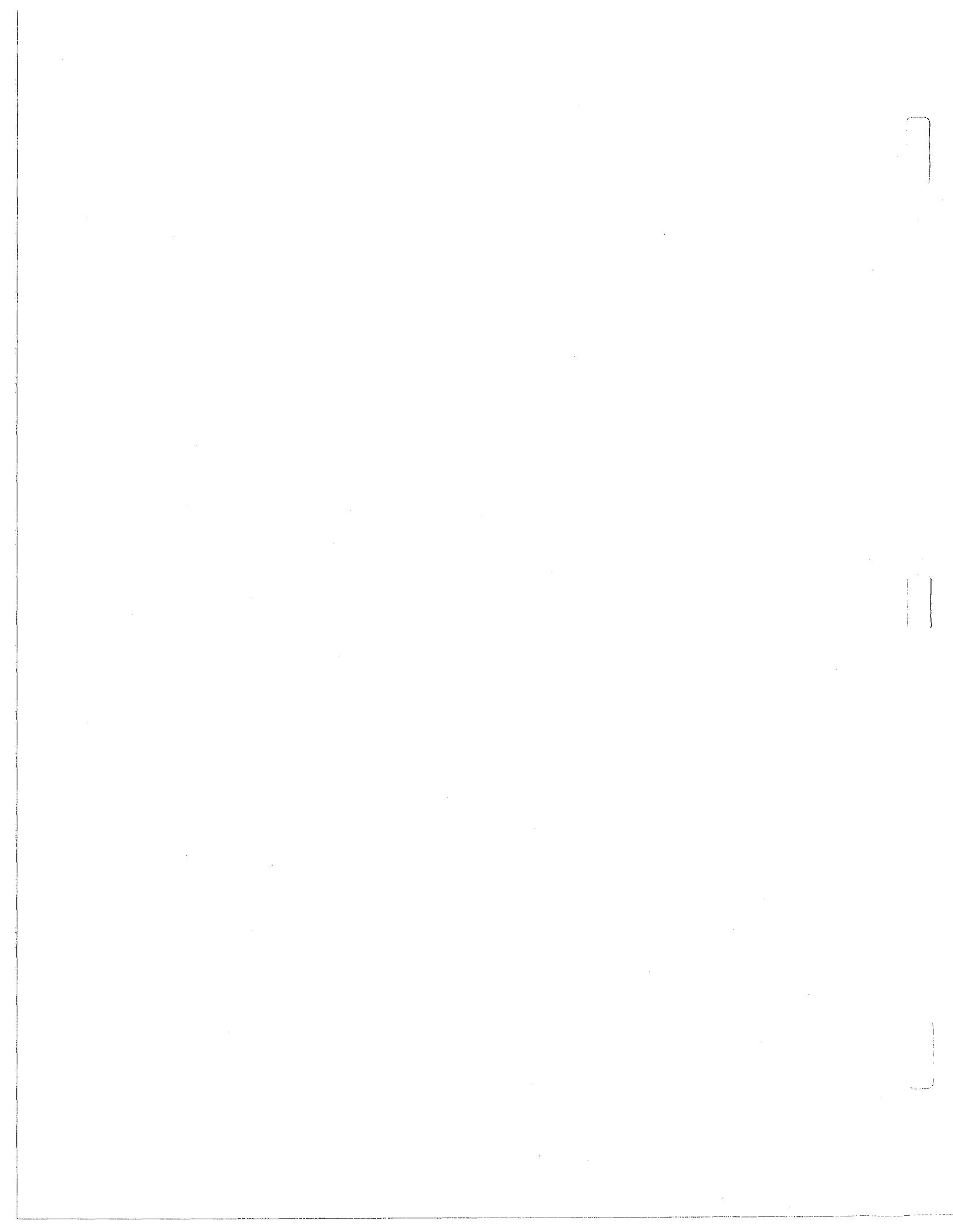
CRANBERRY PARK COVENANT: (Mrs. Bancroft left the room.) Before the covenant and plans can be signed the easements must be submitted in accordance with the conditions of the Board's decision.

MINUTES: VOTED: To approve minutes of October 15, 1990.

The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary Pro Tem



MEDFIELD PLANNING BOARD  
April 1, 1991

Members present: Bancroft, Cerel, Nolan and Nye. Others attending: Scott Colwell and members of MPIC and Open Space Trails Committee.

PUBLIC HEARING - TEMPORARY SIGN DEFINITION: Chairman Nolan called the public hearing on the definition of Temporary Signs to order at 8:00 p.m. Mrs. Bancroft read the notice which was in the Suburban Press on March 7 and 14, 1991.

The proposed amendment to the Zoning Bylaw was to add suggested a definition for a Temporary Sign. The purpose of the change is to clarify the temporary Sign Bylaw in general.

There were no questions and the hearing was closed at 8:10 p.m.

WOODCLIFF ESTATES - II - PROPOSED OPEN SPACE AND TRADITIONAL PLANS: Mr. Scott Colwell said he would explain his proposal for Woodcliff Estates II and asked for the Board's opinion regarding which plan he should pursue - the Open Space Plan or the traditional plan.

He stated that the open space plan would be a better way to develop this land because of its unique characteristics - wetland areas, ponds, and high peaks. He proposes 20,000 s.f. lots, which would match the abutting lots in Pine Needle Park.

Mr. Colwell said that the green area as shown on the map would stay undeveloped. The entire lot of land is 123 acres. The open land area would be approximately 71 acres. Under the requirement of the Zoning Bylaw the open space required would be 31 acres. He noted that twice as much land will remain open than required. Provision has been made for the land in the Watershed Protection District and that land which has a greater than 20% slope.

He said that they have concentrated the development within the best land area and have stayed away from the wetland areas. When they do the final plans there may be some variation in lot sizes. The total number of lots allowed is 76; however, 72 lots are proposed. The required buffer is shown where necessary and will give the illusion of larger lots.

April 1, 1991

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Under the bylaw 100 feet of frontage is required. The lots that are proposed will have 120 feet of frontage to allow for the size homes to be constructed.

Chairman Nolan asked if a connection to Pine Needle Park was going to be provided?

Mr. Colwell said that a connection is proposed to Flint Locke Lane and Green Street. One road will provide a connection to the Parkinson Property. There will eventually be access from Vinebrook Road. Another connection will be to the subdivision under construction. In terms of wetland crossing, there would be one crossing over a well-defined brook.

Mr. Nolan asked if there was a general sense of where the drainage will go?

Mr. Colwell explained that some drainage would tie into existing drain on Green Street or the extension of Flint Locke Lane. The ponding areas will be used where compensatory storage is required. There is a wetland area at the end of Hatters Hill Road. He could drain into that or provide more compensatory drainage if it is needed. Some streets will drain into a natural wet area. A control structure could be built if it was necessary to hold storm water back.

Mr. Cerel asked if the plan had been to Conservation. Mr. Colwell said it has not gone to Conservation yet.

Mrs. Bancroft asked what the highest elevation for house lots would be.

Mr. Colwell said that the highest elevation is 308, but the highest elevation on which a house is located would be elevation 280.

There was discussion regarding the construction of a water tower on the property.

Mr. Nolan asked if a traffic study had been prepared.

Mr. Colwell said he had heard stories about a traffic light on Route 109 in the vicinity of Shaw's Market and that would have an effect on the traffic study.

Mrs. Bancroft reported that there was talk about having a traffic light at the intersection of Hatters Hill Road and the mall across the street. However, Mr. Flatley will not consider the placement of a traffic light - at his expense - at that location.

Mr. Michael Sullivan, Town Administrator, had the following questions:

1. What is the average size of the houses you plan to put on the lots?

Mr. Colwell said that the market will decide that. Currently they seem to be climbing up to 3000 s.f.

2. What will the ownership of the green space be?

Mr. Colwell said that they prefer to give it to the town for everyone's use. It would allow people from Pine Needle Park to have access to it.

3. Do you plan to replace the manmade detention structures with more permanent structures?

Mr. Colwell said this would be decided by the engineers.

Mrs. Bancroft asked if a path was being proposed from the Parkinson land to Rocky Woods, which will stay intact.

Mr. Colwell said that currently there is a cart path from the Parkinson land to Rocky Woods.

Mrs. Bancroft said that the Open Space Trails Committee would like to see a path between Hinkley Pond and the Rocky Woods Reservation.

Mr. Colwell then showed the plan of the traditional subdivision. It is similar but there is 1600 feet more of road and no open space. There are 76 lots in the conventional plan, but there are about five lots which would not be worth building on. The number of lots would be the same for either the conventional or open space plan. There would be a lot more site work on the conventional plan.

Mr. Sullivan asked if the buffer could be waived to allow wider green paths?

Mr. Nolan said this is not something we could waive. It would require a variance from the Board of Appeals.

Mr. Cerel asked from a developer's standpoint, what is your motive to offer the cluster development?

Mr. Scott Colwell said to be honest he doesn't know which way he is going. His father would like to go conventional, but he thinks long term it would be better to go cluster.

Mr. Nolan suggested that it would be interesting to see a location of proposed trails all the way through to Rocky Woods.

Mr. Colwell said the green space is where the trails would be.

Mr. Colwell said that the subdivision would be seweried.

Mr. Nye suggested that the open space be deeded to Rocky Woods.

Jane Hayes said the conventional development it looks like it cuts off a whole part of the town if you don't have a car. With open space zoning you could continue to go through. Our long-range trail plan is to connect open space so one could walk through the area.

Mrs. Bancroft encouraged Mr. Colwell to go forward with the open space plan.

Mr. Colwell noted that with the conventional plan there would be one additional wetland crossing.

Mrs. Bancroft asked Mr. Colwell what his time table for the submission of his preliminary plan is.

Mr. Colwell said next week we will start the wetlands flagging to start preparing our EIS. When that is prepared we will make our decision as to which plan we will go with. It will take at least another month.

Mr. Colwell said he would leave the plans for review and would appreciate any comments to be addressed to them.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mrs. Smick said that there will be a meeting with Mr. Herr, Mr. Sullivan, Mrs. Bancroft, the MPIC, the Conservation Commission and the Historical Commission at 8:30 a.m., Saturday, April 6, 1991.

Mrs. Smick asked for three copies each of the Zoning Bylaw and the Subdivision Rules & Regulations.

HUTSON PINES SUBDIVISION: The Board is in receipt of a letter from the Office of the Treasurer, Department of Insurance, Tallahassee, Florida, stating that the Southeastern Casualty & Indemnity Insurance Company has been

placed in liquidation by the Florida Department of Insurance. The letter further stated that Bond #F00347, effective 8/17/87, was cancelled by court order on October 2, 1989.

As the court order was not attached, a copy will be requested from the Department of Insurance.

The letter must be answered by April 10, 1991.

ACORN CIRCLE: The Board is putting together facts for a letter to Stephen David, attorney for Acorn Circle. Information will be requested from Dale MacKinnon regarding the capacity of the detention basin. Information in the Board's files from Landmark Engineering states that there is adequate capacity for drainage from a 10-year storm, but it does not meet capacity for a 50-year storm. There is a certificate of compliance in the files which indicates that the Conservation Commission feels that this will meet capacity for a 100-year storm. Whitman & Howard will also be asked to determine how much it will cost to bring the basin into conformity with Planning Board requirements. Planning Board design requirements for storm drainage is ten years and for bridges and culverts fifty years.

The question was asked what happens if a compaction test has not been approved by the Highway Department.

(Suggestion - put in Sub Rules to require that an engineer, to be paid for by the developer - must be on site when tests are being done.)

#### HOMESTEAD ESTATES:

VOTED: To send a letter to Ralph Good, Jr., stating that the only items lacking are a copy of a signed reproducible plan and the easements.

#### GEORGETOWN ESTATES:

VOTED: To sign release of Lot R2 on Medfield Technology Park Plan, which covers the residential area of the plan.

This was requested by Attorney David Kenney to release Lot R2 from the covenant.

#### MINUTES:

VOTED: To approve minutes of January 8, 1990, February 11, 25 and March 4, 1991.

April 1, 1991

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The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

Medfield Planning Board  
April 8, 1991

Members present: Bancroft, Cerel, Gagliani, Nolan and Nye.  
Others attending: Ted Ritchie; Messrs. Boyd and David.

Chairman Nolan called the meeting to order at 8:00 p.m. and the following business was transacted.

RITCHIE LAND - HIGH STREET: Mr. Ted Ritchie, Trustee of the Ritchie property, met with the Board to discuss the development of 22 acres off High Street. In addition to the 22 acres, the Trust owns the property at 5 Homestead Drive.

He would like to donate the pond and an unbuildable lot for parking for use of the pond to the Town.

His plan shows the parcelling off of two 7-acre lots with frontage on High Street and the houses to be constructed on the far side of the pond. He said that the lots would meet the perfect square requirement. The lots are currently being perked and deep water tested.

He would like the Board to determine if the proposal as shown would be considered to provide "primary access" for the two lots on High Street as the houses are planned to be accessed via Homestead Drive.

The Board reviewed Section 2.1.28 "Lot Line, Front: The line dividing a lot from a street right of way. ----- The front lot line must be located so as to be able to provide primary access to the lot."

It was the general consensus that the frontage as described by Mr. Ritchie would meet the "primary access" requirement; however, it is the Building Inspector/Zoning Enforcing Officer who makes the final determination.

Mr. Ritchie will have Superintendent of Streets Feeney review the plan to be sure that he will issue a driveway permit off Homestead Drive.

TOWN MEETING ARTICLES: Planning Board articles were discussed and voted as follows:

Article 34 - Change MPIC to Long-Range Land Planning Committee. VOTED to support.

Article 35 - Amend Section 5.3.3 of the Zoning Bylaw by clarifying parking and access requirements in the Industrial-Extensive, Business-Industrial and Business zoning districts. VOTED to support.

Article 36 - Amend Section 11.2.1 of the Zoning Bylaw to include all the brooks in town. VOTED to support.

Article 37 - Amend Section 11.2.2 of the Zoning Bylaw to include all the brooks in town. VOTED to support.

Article 38 - Amend Section 13.1.3 of the Zoning Bylaw to revise the makeup of the Sign Advisory Board. VOTED to support.

Article 39 - Amend Section 2.1.16.A to add a definition of "Family Apartment". VOTED to support.

Article 40 - Amend Section 6.2.11 to clarify setback requirements for accessory buildings. VOTED to support.

Article 41 - Amend Section 6.3 "Table of Height and Bulk Regulations" to establish a height limit and to limit the number of stories in the Industrial-Extensive zoning district. VOTED: Cerel, Nolan and Gagliani in favor. Nye abstaining. Bancroft in opposition because she felt that the height restriction was too stringent.

Article 42 - Amend Section 6.2.19 to establish more clearly the building setback requirements in the Business District. VOTED to support.

Article 43 - Amend Section 6.2 "Table of Area Regulations" to further reflect lot setbacks in the Business District. VOTED to support.

Article 44 - Amend Section 5.4.5.10 "Table of Use Regulations" to allow by special permit in the B, B-I and I-E zoning districts a Recycling Facility. VOTED to support.

Article 45 - Amend Section 14.10.5 a) by changing the word "neighborhood" to "locality" to allow the Board of Appeals to make findings with regard to traffic and parking hazards in any district as a part of the special permit process. VOTED to support.

Article 46 - Add Section 2.1.6.a "Buffers - A landscaped strip to provide a visual barrier." VOTED to support.

Article 47 - Amend "Section 3. Establishment of Zoning Districts" by adding the three overlay districts. VOTED to support.

Article 48 - Add under Section 2 - "2.1.63A Sign, Temporary" a definition. VOTED to support.

Article 49 - Changes in Section 13.3.1, 13.3.4, 13.5.1, 13.5.2, 13.5.3, 13.5.4 of the Sign Bylaw. VOTED to support. Section 13.10 of the Sign Bylaw. VOTED to support as amended.

WEST MILL STREET REZONING PROPOSAL: There will be a public hearing on land off West Mill Street on April 22, 1991. The Board would like to have the owner flag the lot to be rezoned so that the Board can see the lot line for planning purposes.

ACORN CIRCLE: The Planning Board has received a letter from Attorney Stephen David requesting that surety be returned for work completed in the Acorn Circle subdivision.

The Board's concern is that the detention basin that was approved by the Board has been changed. According to information in the Board's files the detention basin will meet the 10-year storm, as required by the Planning Board, but is insufficient for the 50- or 100-year storms.

The Board asked Attorney David to obtain hydrological calculations from his engineer which will prove that the basin as constructed has capacity greater than or equal to the basin approved by the Planning Board.

Attorney David reported that there were three heavy rain storms within seven days and the detention basin held the water. This was the period during which the Keigans had a problem.

Attorney David said he had talked with the Keigans' lawyer and a solution to their water problem had been proposed. A pipe will be placed in the Keigans' yard to allow the water to flow directly into street drainage. They have agreed to do this work at a cost of \$1500 to the developer.

The Board asked for calculations of the amount of water which will go into the road drainage system from the Keigans' property if the piping is installed as discussed to determine if the detention basin as constructed could hold the additional flow.

The compaction test has not been signed off, but as this will be a private road, the Board will not require borings to be made to assure that it is correct.

The Board will accept the "as-built" plan as certification of bounds and inverts. Mr. Boyd said that clean-up and final inspection has been done many times.

VOTED: Upon receipt of information from Mr. Boyd's engineer that proves that the detention basin as it stands is equal to or larger than the basin approved by the Planning Board, \$14,000 will be released to Boyd & Enright.

The vote was recorded three in favor, one abstention and one in opposition.

HUTSON PINES - SURETY: The Board has received notice that the Southeastern Casualty & Indemnity Insurance Company is insolvent and the State of Florida, Department of Insurance, Division of Rehabilitation and Liquidation, is supervising the liquidation. They have requested claims to be filed if warranted.

VOTED: To send a letter by fax, Federal Express and regular mail as dictated by Town Counsel and approved by the Board.

The meeting was adjourned at 11:25 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
April 22, 1991

Members present: Bancroft, Cerel, Gagliani, Nolan and Nye.  
Others present: George Basile and people interested in hearing; George Akrouch; Dan Forand; and Wayne Carlson.

PUBLIC HEARING - REZONING - BASILE OFF WEST MILL STREET: The public hearing was called to order at 8:10 p.m. by Chairman Nolan. Secretary Bancroft read the notice which appeared in the Suburban Press.

George Basile, owner of the property off West Mill Street for which he has petitioned for rezoning, said that the rezoning of this property would increase the tax base of the Town. He noted that the tax base has not been increased for many years and by adding industrial land to the town it would ultimately increase the tax base. He said he purchased the land in 1985 at \$1,000,000 and has put \$695,000 in utilities and interest and paid \$466,000 to go over the MBTA railroad track. Through tremendous pressure from the Town Selectmen he was able to purchase the option to go across the "high speed" track. He said he was not asking for spot zoning as the land abuts industrially zoned land. There would only be about two acres of land available for construction and usage after the 150-foot buffer is subtracted from the rear and side of the lot and the wet area is taken into consideration.

He said he could construct a 40,000 s.f. building on the two-acre plot, which would be worth \$500,000, and would earn a minimum of \$6,000 in taxes, while the land as it lays only brings in \$660 in tax revenue.

Mr. Basile said that there is no one living within 1000 feet of the proposed rezoning. He noted that the heaviest part of the trees would be within the 150-foot buffer and would not be touched. There is a planting plan on record that has to be followed when an industrial building is to be constructed.

Chairman Nolan asked for questions from those present.

Oslo Peterson, 10 Copperwood Road: When I moved into the neighborhood I knew there was industrial land here. This residential land acts as a buffer for all of us. I think to change the zone from residential to industrial is much to much of a change to make.

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Mr. Basile: There is no use for this land as zoned residential because there is a law that states you cannot go over an industrial road to residential and vice versa. The zoning change would allow the land to be used to add to the Town's tax base.

Chairman Nolan: That is a correct statement of the law. Mr. Basile's point is that there is currently no developed entrance from the site.

Neal Olson: I have a question regarding timing. You have not been able to put something else in this neighborhood. I think the timing is wrong.

Peter Smith, 68 Harding Street: I think this will change the whole complexion of the park. This would be the first building on that side of the road. Your presently proposed buildings will be on the left side of the road. When it is on the right side coming from any direction, the first thing you will see is a mighty big building. My gut feeling is after the trees are levelled, my view from the second floor of the house would be a big building.

Dick Artiss, 12 Hospital Road: I have seen the land changed dramatically since I moved into the house. I lived with the Planning Board when they asked that grading be done when the sidewalk was 5 feet higher than my property and 5 feet closer to my property. I have a letter that he will seed the area. I had to do it myself. I have watched it go from wooded tree area to another development. I am opposed to any change. I do not wish to see the industrial park enlarged.

Frank Farraye, 8 Copperwood Road: I also oppose the change. When I moved into the area I looked into what would happen in the next ten to fifteen years. I was satisfied with the tree-lined border between us and the industrial zone. Allowing the rezoning would further encroach on the residential properties. Ultimately there will be access to that land. I see this is going to be heard by the Warrant Committee. Why is the Planning Board looking at it?

Mr. Nolan: It is submitted by petition and any rezoning article must have a public hearing by the Planning Board prior to Town Meeting.

In reply to questions from Messrs. Artiss and Olson:

Mr. Basile: From Route 27 to the entrance of the industrial park there is not one residential home.

Carol Krasnowski: If you rezone the land will it have any negative effect on my house? There have been changes in the

State Hospital - the Transfer Station is in the area - I am very concerned. I want to find out if the value of our house will be changed.

Chairman Nolan: If this were to go through and the housing values were changed, there would be a restructuring of values. However, I can't really speak for the assessors.

Mr. Gagliani: If town meeting approved the rezoning of this lot, and you develop the two acres, will the current proposed drainage structures take the additional runoff of the two acres?

Mr. Basile: It was designed to hold the drainage. I will have my engineer review the calculations however.

Mr. Gagliani: If this lot is developed, what would the increase in traffic be? Do you have any proposals for that?

Mr. Basile: There is a traffic study on file done in 1985.

Mr. Artiss: Why do you wish to develop the land?

Mr. Basile: When the economy is better it would increase the tax base of the town.

Mr. Smith: I am not sure in this climate he can develop it.

Mr. Basile: The parcel is landlocked unless it is rezoned.

The hearing was closed at 8:50 p.m.

258 MAIN STREET: Mr. Manganiello has submitted a list of occupants and employees of his property at 258 Main Street. The Board will request the Zoning Enforcing Officer to check the list for accuracy.

Mr. George Akrouch expressed interest in opening a restaurant on the site and would like to know the number of tables and amount of counter space for which parking would be available.

It appears that four feet of counter space, two employees and maybe as many as eight tables could be allowed.

This will be finally determined after the Zoning Enforcing Officer's review.

GRIST MILL ESTATES SUBDIVISION: The Board opened the Grist Mill Estates Subdivision hearing at 9:00 p.m. and have continued it to May 20, 1991.

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The Board is in receipt of a letter from Ralph Costello requesting an extension of time within which the Board is to make its decision on the Grist Mill Estates Subdivision to May 22, 1991.

VOTED: To extend the time as requested.

BRIDGE STREET - ANR PLAN: The Board is in receipt of an ANR Plan of a property off Bridge Street. This plan has frontage on Bridge and possibly North Meadows Road. The plan was drawn by the BSC Group, Bedford, dated March 29, 1991, prepared for the Estate of Eleanor Whittier.

VOTED: To sign the plan.

The plan was signed.

SPRING STREET - ANR PLAN: The Board is in receipt of an ANR Plan of property off Spring Street. The plan was drawn by GLM Engineering Consultants, Holliston, and owned by the Estate of Blanche Kingsbury.

VOTED: To sign the plan.

The plan was signed.

PILGRIM LANE - REAR LOT LINE: Wayne Carlson met with the Board to request a determination as to the rear lot line on the last house on the right. The Board was in agreement that it could be as noted.

ACORN CIRCLE DETENTION BASIN: The Board is in receipt of a letter from Landmark Engineering stating that the detention basin off Acorn Circle, as constructed, holds one third more water than on the original plan.

CRANBERRY PARK EASEMENT: The Planning Board is in receipt of the Cranberry Park Easement.

VOTED: To sign the plan.

BOARD OF HEALTH DRAINAGE RULES: Mr. Gagliani brought to the Board's attention that the Board of Health has adopted a new set of rules on drainage. A copy will be requested by the Planning Board.

MPIC MEETING: Mrs. Bancroft reported that she had met with the MPIC, Michael Sullivan, David Temple and consultant Philip Herr. Mr. Herr had a list of questions and asked what the town is or isn't doing properly.

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PLANNING BOARD TOWN MEETING ARTICLES: Board members will address the following articles on Town Meeting floor:

34; 36 & 37 together; and 45 - Bay  
42 & 43 together; 48 & 49 together - John  
35; 39; and 41 - Steve  
38; 47; and 53 - Dan  
40; 44; and 46 - Mark

The moderator will be asked if it would be possible to have all the Planning Board articles considered at the same time.

The Board discussed the West Mill Street rezoning (Article 53) and

VOTED UNANIMOUSLY to recommend the dismissal of the article.

PINE STREET - SCENIC ROAD: The Board has received several telephone calls regarding the moving of stones in the wall adjacent to the Paul land on Pine Street.

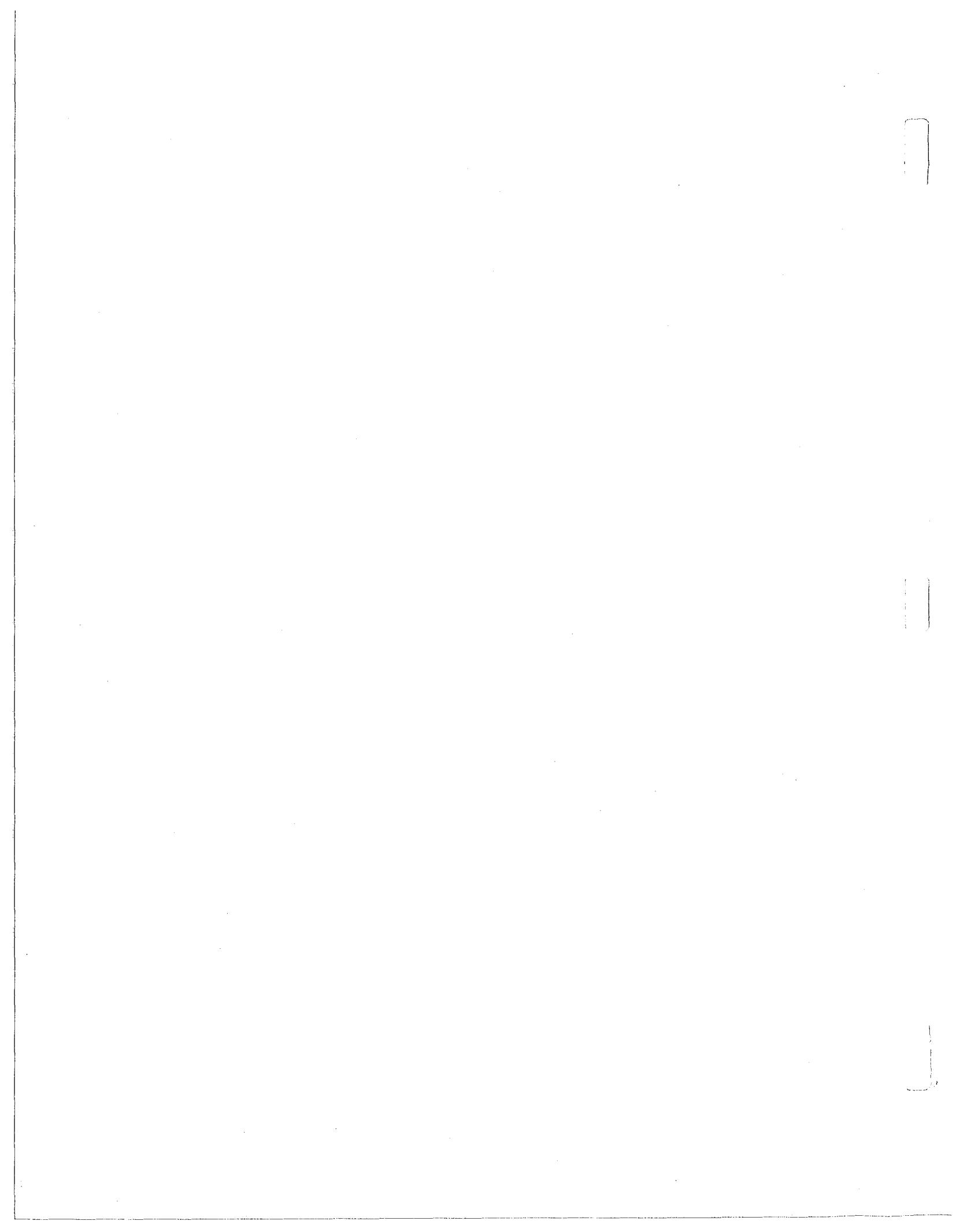
VOTED: To send a letter to the Pauls asking them to adhere to the law and submit a request for a permit from the Planning Board to move stones within a scenic way.

FOUNDRY STREET - SCENIC ROAD HEARING: A public hearing has been scheduled for 8:00 p.m., May 15, 1991, for removal of a tree.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Chairman



MEDFIELD PLANNING BOARD

May 6, 1991

Members present: Bancroft, Cerel, Gagliani, Nolan and Nye.  
Others attending: Messrs. Fandell and DeRosa; Robert Borrelli; Karl Johnson

The Planning Board meeting was called to order at 8:00 p.m. by Acting Chair Bancroft and the following business was transacted:

WESTWOOD GUN CLUB: Messrs. Fandell and DeRosa met with the Board to determine if the Board could assist them in obtaining access to the Gun Club in accordance with the agreement between the Gun Club and Mr. Delapa that was signed which allowed Wampatuck to be developed. They have not lived up to their agreement with the Gun Club to allow practical access over the Old Mt. Nebo right of way and has made it basically unsafe and impassable.

Mr. DeRosa said that they have communicated with Mr. Delapa and he promised to have the road passable by April 15th. That date has come and gone and the access is still such that it rips out transmissions and generally ruins cars. The Club has lost several members because of this problem.

Mr. DeRosa asked the Planning Board for advice regarding the solving of this problem.

Mr. Cerel suggested that the Gun Club might want to hire private counsel as the agreement is between the Gun Club and Delapa. He said that there is a written agreement that may or may not have been breached.

Mrs. Bancroft suggested that the Board write a letter to Mr. Delapa requesting him to make the way to the Gun Club passable.

Mr. DeRosa said that only about 200 yards of road needs to be fixed to make the right of way passable for automobiles.

The Board decided they had no authority in this matter and suggested that the Fire Chief be contacted as it may be required to have a safe access for fire trucks and other emergency vehicles.

CLAYPIT ROAD: Mr. Robert Borrelli met with the Board to ask for road construction waivers for Claypit Road. He said that both the Conservation Commission and the Department of



Environmental Protection have denied permission for the proposed project.

Mr. Borrelli said that the reason he would like to have road construction waived is to reduce the impervious surface which results from the street being paved. He expressed willingness to construct the street with a gravel base.

Mr. Cerel said that nobody has a standing to receive waivers. There is no court case regarding waivers. Even if the Board had a widespread practice to allow waivers then cracked down on one case, it would be permitted.

Mrs. Bancroft suggested that the Board consider this matter at a later date.

Mr. Nye asked Mr. Borrelli if a waiver for street width from 24 to 22 feet would be helpful.

The Board asked for a letter explaining the waivers to be requested.

ORCHARD STREET LOT: Mr. Karl Johnson met with the Board to ask if the plan which he showed them - an existing dwelling unit connected to a new main house by an arborway - was acceptable.

The Board agreed that the existing building, with the kitchen removed and made into a potting room, could be considered an "accessory" building and would no longer be the "principal" building.

It was suggested that the matter of a definition for "accessory" building be reviewed for next town meeting.

Chairman Nolan took over the meeting.

BUTTERFIELD LANE: Chairman Nolan said that the issue on the table is whether or not our covenant on Butterfield Lane includes the land in Walpole. It was thought that it only applied to Medfield. Mr. Nolan said he had suggested to Attorney Sandra Kelly that title insurance be purchased. Attorney Kelly explored that avenue and the title insurance company would not offer the insurance under the circumstances. The Board can issue a letter of clarification or release the entire covenant.

VOTED: To authorize signing of release of covenant.

CRANBERRY PARK COVENANT: (Mrs. Bancroft left the room.) The Board reviewed the Cranberry Park covenant and



VOTED: To sign the Cranberry Park covenant.

The covenant was signed.

REORGANIZATION: The following slate was nominated and voted:

Chairman - Margaret E. Bancroft  
Vice Chairman - Daniel W. Nye  
Secretary - John K. Gagliani

Mrs. Bancroft said that it had been a pleasure to serve with the slate and thanked Stephen Nolan for his leadership over the past year.

WOODCLIFF ESTATES: The Board is in receipt of seven bankbooks totalling \$570,000 for the release of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 on Pederzini Drive and 16, 17, 18, 19, 20, 21, 22 and 23 on Boyden Road.

VOTED: To sign the release of lots and to request that the drainage easements be submitted to the Board on or before June 3, 1991.

The release was signed.

ACORN CIRCLE:

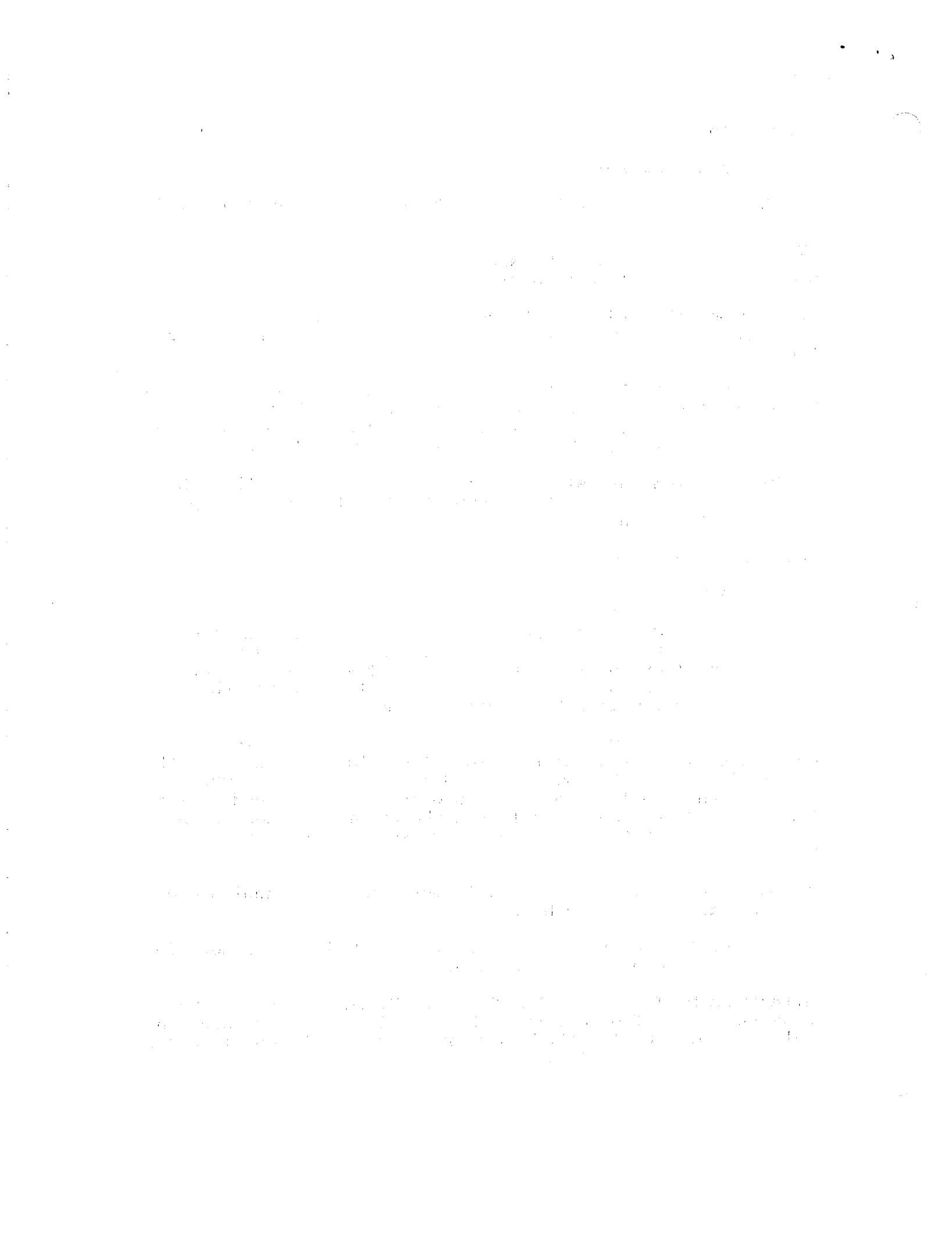
VOTED: To send a letter to the owner of lot 7 Acorn Circle requesting that a drainage easement be conveyed to the Town to allow them a right of way in the event the Town is required to do work there since the roadway will not be taken by the Town.

ALLENDALE: The Board is in receipt of a notice of a comprehensive permit hearing for affordable housing by the Board of Appeals at 7:30 p.m., Wednesday, May 15, 1991. A copy of the application and plan were also received. Mrs. Bancroft and Mr. Nolan explained the affordable housing plan and requested that a Planning Board member be present at the hearing.

Messrs. Gagliani and Cerel will represent the Planning Board at the Board of Appeals hearing.

Mrs. Bancroft reported that a Traffic Study had been done for the Allendale project at a cost of \$500.

TANNERY FARM SIDEWALKS: The Planning Board office received a telephone call from a Tannery Farm resident asking when the sidewalks will be finished as they would like to complete the landscaping of their lot.



VOTED: To send a letter to Davna Corporation asking what their timetable is regarding the completion of sidewalks.

DRAINAGE REGULATIONS - BOARD OF HEALTH: The coordination of the Board of Health drainage requirements with the Planning Board requirements was discussed. It was also considered that the Planning Board disengage itself of drainage and allow the Board of Health to take care of it. However, some members thought that the public has a right to know about the drainage and the Board of Health does not hold public hearings regarding subdivisions.

The Board would like to have the input from a Board of Health member present at public hearings.

The Planning Board will ask the Conservation Commission if they have any comments regarding the Board of Health drainage regulations as they pertain to Conservation Commission regulations.

Mr. Gagliani reported that Superintendent Feeney has suggested that there be four sets of signatures on plans - Planning Board, Board of Health, Conservation Commission and Water & Sewerage Board - so that everyone is working from the same plan.

The Board will consider this when the Subdivision Rules & Regulations are updated.

SCENIC WAY - PINE STREET: Mrs. Bancroft reported that Ken Feeney and Bobby Kennedy visited the Paul's property on Pine Street again and Mrs. Bancroft went also. After reviewing the site, it was decided that the addition of a gate and stones to the stonewall did not require a public hearing.

VOTED: To send a letter to the Pauls stating that a hearing is not necessary to change a wall within a scenic way.

The vote was four in favor and one in opposition.

PRENTISS PLACE: The Planning Board is in receipt of a letter from Paul Nyren dated May 6, 1991, requesting a letter from the Board stating that the Special Permit for Prentiss Place is still active.

VOTED: To send a letter stating that the Board needs additional information about stage of construction in regard to Prentiss Place.



WOLCOTT ESTATES: The Town Meeting has voted to accept Sanders Way.

VOTED: To release Brookline Savings Bankbook No. 1005462-5 in the amount of \$1,000 plus interest.

ORCHARD PARK: The Town Meeting has voted to accept Turner Hill Road.

VOTED: To release Needham Cooperative Bankbook #2-013396 in the amount of \$1,000 plus interest.

ROCKY ACRES DEFINITIVE SUBDIVISION PLAN: As more than six months have elapsed since the Planning Board signed the Rocky Acres Definitive Plan, Land Court Case 42398A, dated September 26, 1990, drawn by John R. Anderson, it was requested that the Planning Board resign the plan.

VOTED: To re-endorse the plan.

The plan was resigned by Mrs. Bancroft, and Messrs. Gagliani and Nolan.

ANR PLAN - SOUTH STREET: The Board reviewed Plan of Land in Medfield, dated October 6, 1990, drawn by Stephen P. DesRoche, Quincy, showing a change in lot line between house numbers 208 and 210 South Street.

VOTED: To sign the plan.

The plan was signed.

MINUTES: VOTED: To approve the minutes of January 22, and December 17, 1990.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary



MEDFIELD PLANNING BOARD  
May 13, 1991

Members present: Bancroft, Cerel, Gagliani, Nolan and Nye.  
Others present: Ed Hinkley and Paul Nyren.

FOUNDRY STREET - SCENIC ROAD HEARING: Chairman Bancroft called the hearing to order at 8:15 p.m. and requested that Mr. Nye read the notice which appeared in the Suburban Press.

Tree Warden Edward Hinkley stated that the tree in the vicinity of utility pole 7 in the Foundry Street right of way is dangerous. He said that with Town permission Edison would remove the tree as there are wires in the area of the tree.

Chairman Bancroft said that she would entertain a motion regarding the request to remove an ash tree from the Foundry Street right of way.

VOTED: That the Board consent to the removal of the tree.

A decision will be prepared for signing at the Board's May 20th meeting.

MINUTES:

VOTED: To accept the minutes of October 19, 1990.

The vote was three in favor with two abstentions.

VOTED: To accept the minutes of February 25, March 18, April 1, April 8, April 22 and May 6, 1991.

MOZER, DALE STREET: Mrs. Bancroft reported that the Building Inspector asked for the Board's opinion as to whether or not a two-family house could be constructed on a 20,000 s.f. lot in a split zone (RU/RS).

VOTED: To send Mr. O'Toole a letter stating that a two-family house could be constructed on a 20,000 s.f. lot within a split zone if the lot line will not be further changed and the buildings, access, driveways and parking will all be located on the RU portion of the lot.



PRENTISS PLACE: Mr. Paul Nyren met with the Board to report on the progress on Prentiss Place to determine if a renewed special permit is required to keep the project current.

Mr. Nyren apprised the Board that maintenance is being done on a regular basis and the Meade Avenue property has been upgraded. There are two condominiums which have not been sold. When they have been sold, the next phase of Prentiss Place will be undertaken.

Mrs. Bancroft asked when the special permit was issued.

Mr. Nyren said the special permit was issued in 1988. He said they were dedicated to the completion of the project and are proceeding in good faith.

Mr. Nyren said that he wants to refinance the project and in the not-too-distant future, looks forward to completing Prentiss Place. He felt that a new special permit would be a hardship as he would have a longer wait for the refinancing.

The Board suggested the renewal of the special permit without prejudice be requested by Mr. Nyren. This would require two weeks of advertising in the newspaper, notification to the abutters and a public hearing.

CLAYPIT ROAD: The Board received a letter on May 10, 1991, from Robert Borrelli requesting 16 waivers for the construction of Claypit Road.

It was noted that the letter did not state any change of circumstances since the Board originally approved the plan which would be in the "public interest and not inconsistent with the intent and purpose of the subdivision control law". For that reason, the Board would not be able to properly consider the waivers; however, a modification of the plan could be requested.

SUMMER SCHEDULE: The Planning Board will meet on its summer schedule as follows: June 10/24; July 15/29 and August 12/26.

HOMESTEAD SUBDIVISION: Mr. Gagliani asked that the rescission of the Rowean Subdivision be discussed on May 20th.

WESTBRIDGE SUBDIVISION: The Board is holding \$15,000 for the completion of the Westbridge Subdivision. It appears that the most costly item is that the plans are incorrect.

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Mrs. Willis will check with Town Counsel and Superintendent Feeney regarding this matter.

PONDVIEW II LOT RELEASE: The Board signed the release of lots 8B, 1 and 2 Butterfield Lane in accordance with the subdivision plan entitled "Pondview II" dated May 8, 1986, and revised July 1, 1986.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary



Mr. Costello said that the sight distance exists on the ground through the right of way. He said that 60 to 70 feet of private ownership is all that needs to be waived.

The Board asked Mr. Costello to obtain the easement.

Mr. Nye said that the sight distance is still an open item.

Mr. Gagliani said that before the plan is approved or signed the required sight distance must be assured.

Mr. Cerel said he would not be willing to approve a waiver on a safety issue.

Michael Simmons, engineer for the project, explained that the drainage design shows 16 leaching pits each pit measuring 10'5"x6'7" with undisturbed soil at elevation 152.6 ten feet apart. The plan shows a 15" inlet pipe. There will be a 6" pipe at the bottom of the pits which allows water to constantly flow out.

A question was asked as to what would happen if the infiltration system should fail.

Mr. Simmons said that this is a very conservative design and will take care of runoff if the system totally failed.

Lisa said that any open system is out.

Mr. Cerel asked if the lids are sufficiently heavy so that adolescent boys couldn't pick them up?

Mr. Simmons said that they could be bolted down, but they are the same covers that are currently in use within the Town.

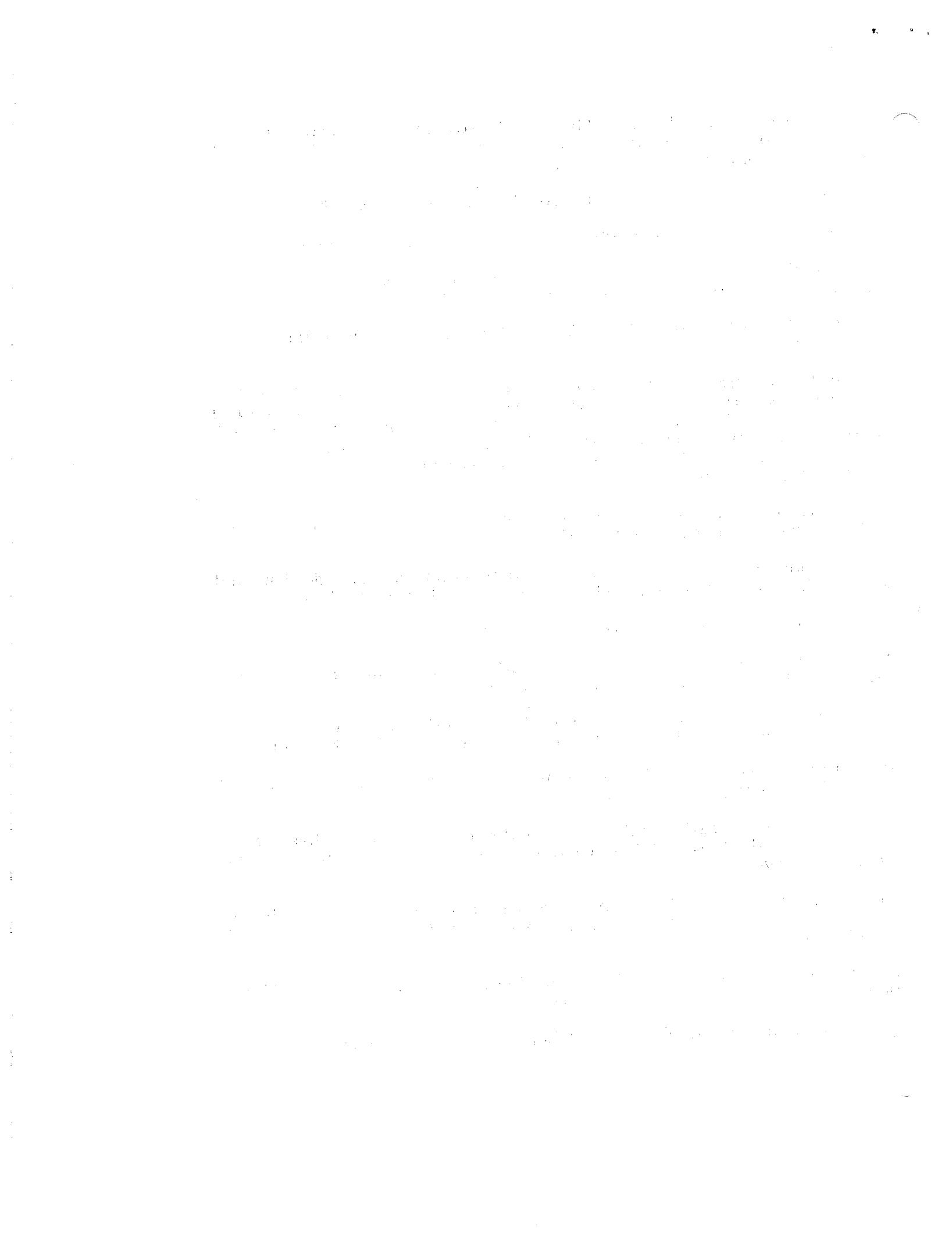
Mr. Nye suggested that the maintenance issue be discussed with the Highway Department.

Mr. Costello said that the maintenance issue has been discussed and it was determined that maintenance would not be an annual event.

Mr. Gagliani stated that this system is designed to surcharge into the soil. If it fails completely there is a direct discharge system.

Mr. Simmons said that if the catchbasins are maintained there would be no problem with silting.

Mr. Gagliani asked what would happen to the low spot on lots 6 and 7.



Mr. Simmons said that 2-1/2 to 3 feet of subsoil will be placed in the depressed area and used as a leaching system.

Mr. Cerel asked if this has been designed so that the drainage will not run down into Kingsbury Pond?

Mr. Simmons said that there will be clean runoff from roofs and gutters with a filter strip running toward the pond.

Mr. Nolan asked what the volume pre vs. post development will be.

Mr. Simmons said that there will be no change in drainage pre vs. post development.

Mr. Simmons said that the system is designed for the 100-year storm. The ten-year storm is 4.7" of rain within a 24-hour period. He said the road is low in the middle and water will stay in the road until the catchbasins can hold the water.

Concern was expressed that leaves and pine needles might clog the system.

Mr. Gagliani asked if oil and grease traps were placed on the sumps.

Lira said that they were.

Mr. Cerel asked if in your initial presentation you stated that there is a town sewer line that runs around the pond. If the sewer line is within 100 feet of the pond and you will have to file a notice of intent with the Conservation Commission.

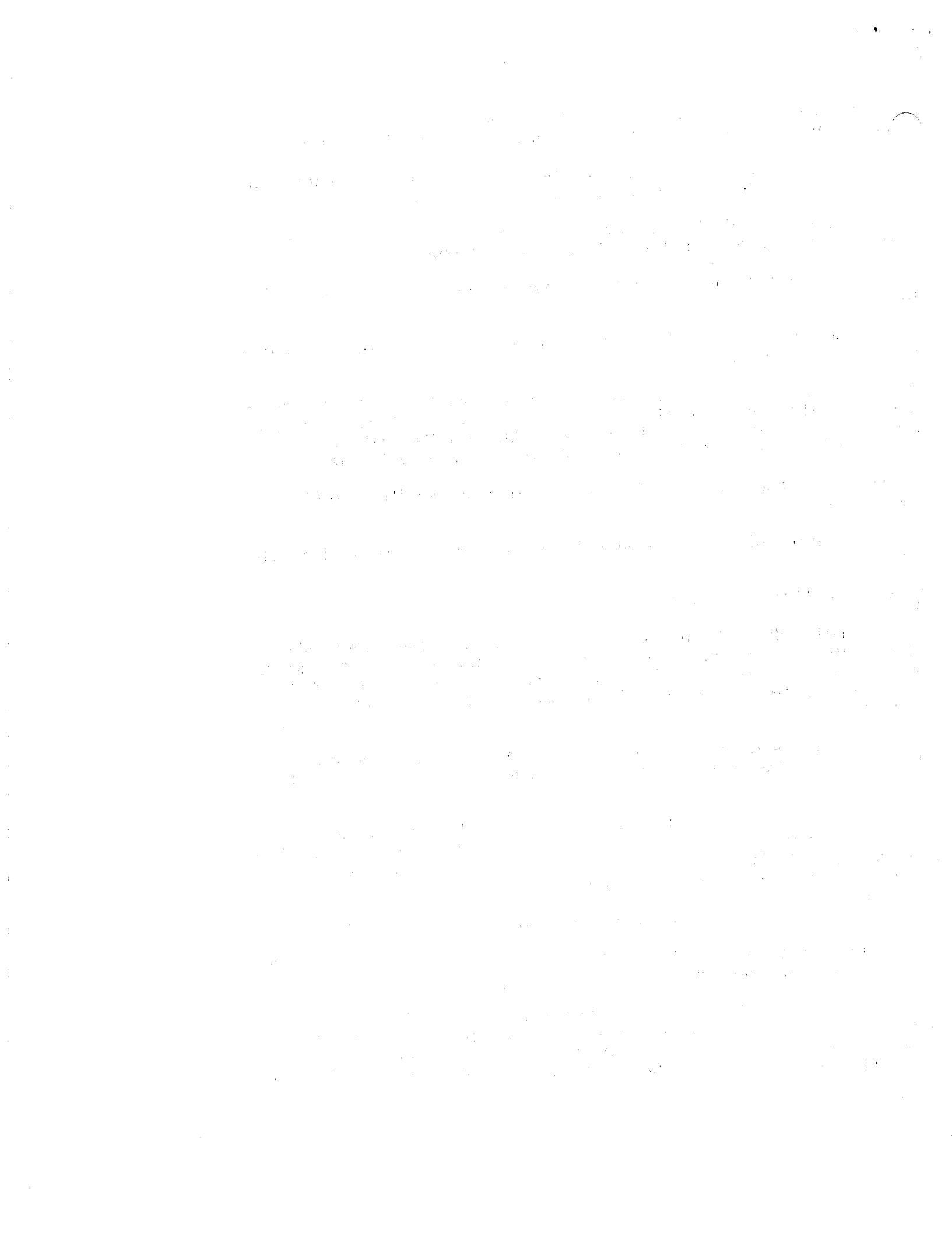
Mr. Nolan asked if a valve could be put on the pipe and at what point would there be standing water in the leaching basins?

Mr. Simmons said that there wouldn't be standing water 12/18/20 hours after a storm which would depend on the intensity of the storm. Basically the pits are dry. He said that a valve would be tough to regulate.

Mr. Cerel asked if Ken Feeney had commented on the plan.

Mr. Costello said that Mr. Feeney doesn't like the maintenance on the system.

Mr. Gagliani noted that the Board has mixed feelings. He would rather see an above-ground system because it would be easier and less expensive to maintain for the Town. It would cost the Town at least \$20,000 to fix the proposed system if



it were to fail. He further said it would be better to drain into existing wetlands.

Mr. Cerel said his recollection of the area is that there is a large concentration of trees with a good potential for pine needles to impede the system.

Mr. Simmons pointed out the tree line on the plan.

Mr. Nye read Whitman & Howard's letter of 5/17/91 and reviewed it as follows:

(The following numbering references are to the Whitman & Howard letter dated December 17, 1990.)

1. We do not agree with Guerriere & Halnon, Inc.'s interpretation of Zoning Bylaw 16.4 - 16.6. We do not know if storm water recharge is allowed in the Zone 2 Aquifer. There is no direct reference to storm water as being allowed or prohibited. However, stormwater can have oil, road salts and other contaminants that are prohibited. As we noted in our last letter the present design of the leaching pits qualifies them as injection wells. We therefore believe that unless it was intended that storm water be categorically allowed in Zone 2, the applicant must receive a special permit from the Board of Appeals.

Lisa agreed that the leaching basins could be called injection wells.

Mr. Cerel said that a Board of Appeals special permit would be required by the developer to allow injection wells in Aquifer Zone 2.

Mr. Gagliani recommends that Board of Health and Planning Board approvals be received then the matter should be submitted to the Board of Appeals for a special permit.

Mr. Costello asked if there is some way a consensus may be reached between the Planning Board and the Board of Health so that he would not have to run the risk of being denied by the Board of Appeals.

Mr. Nye stated that a special permit should be received from the Board of Appeals to allow injection wells in Aquifer Zone 2.

11. The applicant must provide an easement for the electric poles crossing the subdivision or determine from the Boston Edison that the poles will be removed.



Mr. Gagliani said that the disposition of this matter, including the removal of the poles, should be part of the covenant. If the poles are on the opposite side of the street, the wires should be put underground on South Street.

Mr. Costello stated that the poles are on both sides of the street.

Mr. Gagliani said that the existing poles on the site should be abandoned. Whether this should be a decision of this Board or a part of the covenant - that has to be decided.

13. The new design for the depression in lot 7 does not address frozen ground conditions. We recommend that one leaching pit with a small light duty catch basin grate be included in the design.

It was the consensus of the Board not to require the additional leaching pit on lot 7.

26. We have a problem with the calculation for the infiltration rate out of the leaching system. We believe because of the close proximity of the pits to each other, that they will have an influence on each other. Therefore, we expect the flow from the group of pits to be less than 16 times the calculated flow of one pit.

We have stated this to go on record in case the design goes back to retention only. With the change in design to a detention basin we do not believe it is necessary that we agree on the infiltration rate. We recommend that the bottom 6" outlet pipe be raised one foot to mitigate the 10-year storm. We recommend that the top overflow pipe and downstream outlet pipes be all 15" pipes so that it matches the maximum potential inflow to the system.

Mr. Simmons said that there is 5,000 s.f. of leaching. The system is overdesigned; however, raising the 6" bottom pipe to one foot would give more area for infiltration. He emphasized that the system must be maintained.

Mr. Nye noted that the Board cannot make a decision until we hear from the Board of Health. Final conclusions on the drainage will be made after the Board hears from the Board of Health.



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Mr. Nolan stated that there would be a hydrostatic head on the 6" pipe. Dale is recommending the overflow pipe and downstream outlet pipes all be 15" pipes so that they match the maximum potential inflow to the system.

Mr. Gagliani asked about a conservation easement along the pond and about wells on abutting property.

Mr. Costello said that the wells could not be found. He said he would guarantee that any wells on the property could be utilized.

The name "Grist Mill Drive" will be checked with the police and fire chiefs to be sure that they do not feel it sounds like another street name in an emergency.

Mr. Gagliani asked what the consensus of the Board is regarding drainage and sight distance.

Mr. Nolan said another option would be not to sign the plan until the sight distance matter is resolved. He reminded the Board that the police chief attended the hearing and showed a video of the area. It is a safety factor. The Town would have no right to go on a person's property and cut trees if a sight easement was not granted.

Mr. Cerel stated that another open issue is the slope easement from Conrail.

Mr. Costello presented the Board with a letter requesting an extension of time to June 12, 1991, for the Board to make its decision.

VOTED: To extend the time as requested.

Mr. Cerel said he did not like the last paragraph of Whitman & Howard's letter stating "we recommend approval." They will be advised not to put this type of phrase in letters in the future.

ROWEAN: The possibility of rescinding the Rowean subdivision plan will be debated with a full Board.

WOODCLIFF II: The Board discussed the best way to inform the Colwells that their preference would be to have Woodcliff II engineered as an open space plan. It was the consensus of the Board to wait until Mr. Colwell requests an appointment to make their recommendations.



OVERFIELD ESTATES: The fee for the first inspection of a subdivision is \$1.00 per running foot. The Board has been asked to set a fee for the Overfield inspection as follows:

Steeplechase	900 r.f.
Chestnut	600 r.f.
Quail Run	900 r.f.

Whether to have Pine Street inspected by Whitman & Howard was discussed. (Since that time John Gagliani went out to Pine Street with Superintendent Feeney and he feels that it is important that Pine Street also be inspected.)

Pine Street	4,000 r.f.
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The total fee on this would be \$6,400.

LAKEWOOD II: The Board received a complaint regarding the completion of the town-accepted portion of Lakewood Terrace and suggested that Superintendent Feeney send a letter to John Copeland requesting that the town portion of the road be completed in the near future.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary



MEDFIELD PLANNING BOARD  
May 21, 1991

Members present: Cerel, Gagliani, Nolan and Nye. Others present: Ralph Costello, Michael Simmons and Lisa.

GRIST MILL ESTATES - CONTINUATION OF PUBLIC HEARING: Acting Chairman Nye called the continued hearing to order at 8:15 p.m. and asked that Mr. Costello give a short history of the project.

Mr. Costello reported that an eight-lot subdivision off South Street on approximately 12 acres is proposed. There is a house on the site that is currently occupied. The existing house and the subdivision will be serviced by Town water and sewer. At the last meeting it was determined that the best drainage solution is a combination of drainage pits with an overflow with direct discharge. The plan to be reviewed this evening has been redesigned to include Planning Board and Whitman & Howard comments.

Mr. Nolan asked where the plan stands with the Board of Health.

Mr. Costello said Mr. Domey has written a letter for Board of Health review which has not yet been released.

Mr. Gagliani asked if Mr. Costello had received a copy of the new drainage rules from the Board of Health. He said that one of the statements in the new Board of Health regulations is that there will be no change in the amount of drainage leaving the site.

Mr. Costello said he was not aware of the new Board of Health regulations.

Mr. Gagliani asked if the easement which would allow the proper sight distance next to the railroad tracks had been obtained.

Mr. Costello said he has attempted to get the easement. However, he has not been able to contact the owner of the property and he will need a waiver for the sight distance.

Mr. Gagliani said that in order to achieve the sight distance the grading will have to be changed, the stonewall moved back and the sight easements acquired.



PLANNING BOARD  
June 10, 1991

Members present: Bancroft, Cerel, Gagliani, Nolan and Nye.  
Others attending: Russell Burke; Paul Nyren and others interested in Prentiss Place; Ralph Costello; Susan Spencer and Thomas Ward; and Ed Janos.

Chairman Bancroft called the meeting to order at 8:00 p.m. and the following business was transacted:

OVERFIELD ESTATES: Mr. Russell Burke appeared before the Board regarding Pine Street stonewalls.

Mrs. Bancroft reported that John Gagliani, Russell Burke and she reviewed the stone walls on Pine Street. There are some areas where additional work must be done. Dirt covered the stonewall on the embankment above the road in one place. There were a couple of other places where the road was raised and in the original profile there was a freestanding wall. Where the road was raised the wall is no longer visible as a stonewall. The subdivision approval stated that John Gagliani and Kenneth Feeney had final approval of the walls and suggested that they might like to talk further with Mr. Burke on this matter.

Mr. Gagliani noted that Mr. Burke's interpretation of a stonewall is anything two stones high and above. His interpretation is that stones are rubbles of walls - even one stone high.

Mr. Burke gave the Board a copy of a memorandum dated June 1, 1990, which was sent to John Tsimortos regarding stonewall replacement on Pine Street. There were eleven areas, totalling 1320 running feet, of stonewalls which were lengthened. Mr. Burke felt that Overfield had lived up to the Board's expectations and stonewalls on both sides of 4,000 running feet of Pine Street were upgraded.

Mr. Gagliani said that there were a lot of field decisions to be made on this type of project, which explains certain differences between the plan and the road itself.

Mr. Burke showed pictures of the road in its original state starting at 137 Pine Street to just opposite the main gate to the east. He said that the remnant wall was not touched.



June 10, 1991

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Mr. Gagliani said that he is not asking for stonewalls to be built which were not there.

Mr. Burke said that the only area where there is a disagreement on the stonewalls is across from the main gate. There is a question whether as part of the drainage easement you want it blocked off by stone walls. The walls have been wrapped around the entrances.

Messrs. Burke, Gagliani and Feeney will meet to go over the stonewalls to determine what additional work must be done.

Chairman Bancroft said there was a question as to whether we should have an inspection fee for Pine Street, which is essentially completed, as well as the new subdivision streets. Mr. Burke felt it would be excessive require a fee for the inspection of Pine Street. The only thing to inspect on Pine Street is the pavement itself and Ken Feeney is satisfied with it. All the drainage structures in Pine Street will be inspected when the abutting streets are inspected. The elevations of the drainage structures will be reviewed when the subdivision streets are inspected.

Mr. Burke reported that he had paved Pine Street to Ledgewood Acres, which is an additional 600 feet of pavement.

Mrs. Bancroft said that the Board is pleased and satisfied with the work.

Mr. Gagliani added not only with the street but with the cooperation.

Mrs. Bancroft asked if Mr. Burke would like to submit the first phase of Overfield Estates for inspection.

Mr. Burke said he would bring in a check for the inspection as soon as he has the as-built plans and the Pine Street acceptance plan from BSC. He said he had spent a lot of money on Pine Street and to be hit with an additional fee is "sort of adding an insult."

Mr. Nolan stated that Ken Feeney and Bob Kennedy made a lot of inspections of Pine Street which cost the Town money.

PRENTISS PLACE - PUBLIC HEARING TO RENEW SPECIAL PERMIT: Chairman Bancroft called the hearing to order at 8:45 p.m. and requested that Mr. Gagliani read the notice which appeared in the paper.

Chairman Bancroft read the application that was submitted.



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She said that this is a different procedure as what we have here is an approved site plan for land in Medfield for a project which has been partially completed. The State Law sets a timeframe within which the work has to be completed. The time may have expired. The Board advised the applicant that it would be a good idea to apply again so that he could continue work on his site plan. Mr. Nyren was requested to tell us how much work is completed.

Paul Nyren: The two clusters closest to North Street have been completed to date. That is a total of 11 units, two of which are still for sale. As a matter of procedure before our condo meetings I check with the Planning Board to be sure that we still have the approval of the Planning Board to continue. I got their blessing last fall. There was no problem at that point. Since then, it was felt that the situation has changed or there is a new interpretation of the law. In order to stay current, we should go through this procedure.

Mrs. Bancroft: The original approval was February 8, 1988. The only conditions attached to it were that the underground drainage structure be completed in the first phase.

Paul Nyren: They were completed in the first phase.

Mrs. Bancroft: I will entertain questions from members of the Board and other interested residents then I will give people the right to speak in favor or opposition.

Mr. Gagliani: What are the drainage structures?

Mr. Nyren: They are galleys.

Mr. Gagliani: Are there sumps in them?

Mr. Nyren: The system is installed. Most of it isn't exposed and is for future use. There is probably 2" or 3" of silt on the bottom of the galleys. They will have to be cleaned out at some time.

Mr. Cerel: I would like to indicate for the record my interpretation of why we are here. I am operating on my reading and understanding of Section 14.6 of the Medfield Zoning Bylaw which refers to time limits for a project to be started within a certain length of time and completed within a certain time. The Selectmen may extend a special permit once if the extension is requested before a permit has expired. The original approval time has run out for this project.



June 10, 1991

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Mr. Carroll, owner and resident at #20 Prentiss Place. I have two concerns. When I bought there it was called a "multiphase project." Now that half has been done. The chance of the last half being completed soon is small. We would like to see the area completed in accordance with the plans - granite curbs and finished road and the land in back, if not built on, levelled out. It is a dump. For the amount I paid and the amount of taxes I paid this should be completed. I think we should have a finished road with a curb. I must look to the Town to have it completed because of the taxes I have paid or request a tax rebate.

Mrs. Bancroft: The Planning Board has limited authority to require that the project be completed. They will not be permitted to proceed without getting the permit renewed. I feel that course would offer more hope than letting the special permit expire.

Mr. Gagliani: It has been my interpretation that a two-year special permit is required to complete the project.

Mr. Cerel: We can attach reasonable conditions to clean up the mess and have safety hazards eliminated.

Mrs. Bancroft: Basically it is private property. We have authority to approve a site plan. We don't have the same follow through for a site plan as for a subdivision if the person doesn't finish the work. We have some authority but not a whole lot to deal with follow through.

Mr. Gagliani: We, as a board, have the responsibility to impose conditions along with the special permit. We should discuss this when we get to that point.

Norman Hall, 18 Lowell Mason Road: I was very much against the Prentiss Place condos in the beginning. What they were doing was magnificent. I have a four and one-half year old. I had to put a fence up that was promised. He sees a pile of dirt and you can't hold him back. One minute and he's off and running. We secured it so that we can't get out through the back. As a neighbor I would like to see the yard put in a neater condition. The grass clippings are dumped in the yard. They breed mosquitoes and have an awful smell. If you are going to continue or not continue put it in some kind of order.

Jill Doyle, 16 Lowell Mason Road: I agree with what he has to say. I would like to see the project go ahead and be completed.



June 10, 1991

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Theresa Keefe, 21 Lowell Mason Road: Agreed with previous two speakers.

Barbara Smith: I agree with Mr. Hall and Mrs. Doyle. I have looked at the pile of dirt and rocks since the day they excavated. I would like to see the lot levelled off and made to look decent.

Mr. Nolan: Under Section 14.13.5 we can put on conditions. My request would be if we all felt we wanted to extend this it would be reasonable to place conditions on the decision. There should be some interim safeguards.

Mr. Nye: Is the pile of dirt that is there mostly top soil?

Mr. Nyren: It is all to be used on the site. We want to retain the top soil. We have to take that into consideration. If we want that removed we have to have a permit.

Mr. Gagliani: There is a bylaw that allows extra top soil to be removed from the site.

Mr. Carroll: A canyon has been made from the dirt. Right now could you knock down the big hill? The grade is six feet below the cul de sac.

Mr. Gagliani: I can understand the dirt in stock piles.

Mrs. Bancroft: I think it may be necessary.

Mr. Gagliani: Could someone describe the phases?

Mr. Nyren: Two phases have been completed. There were five phases.

Mrs. Bancroft: When do you propose to put the final coat on the street?

Mr. Nyren: When will I sell the two units? (He explained how the galleys work and go to the street drainage.)

Mr. Cerel: How many cubic yards of dirt are stockpiled there?

Mr. Nyren: Probably we have a thousand.

Mr. Nye: Is it feasible to level it out?

Mr. Nyren: It would be better to level it out somewhat than to remove it from the site.



Mr. Gagliani expressed concern about taking care of sumps on the Prentiss Place property as the drainage is going into the town system.

Mr. Nyren: The overflow is three to four feet from the bottom of the galley. In order to have a problem you have to have a lot of silt accumulation in the sump.

Mrs. Doyle: When would you put up a fence? After the completion of the entire project?

Mr. Nyren: Your corner of the property would be the next phase when the project begins again. After the work is completed behind your house, a fence will be put on the rear line.

Mrs. Bancroft asked about putting the fence up now.

Mr. Nyren: Trees were put in at the rear. If bought at a nursery the would have cost in excess of \$5000. In between the trees there are additional plantings of lilacs on the property. We are trying to work with what we have. It would be a real inconvenience to put the fence in now.

Mr. Gagliani: The fence has nothing to do with the Board of Appeals decision.

Mr. Cerel: The ZBA incorporated the landscape plan.

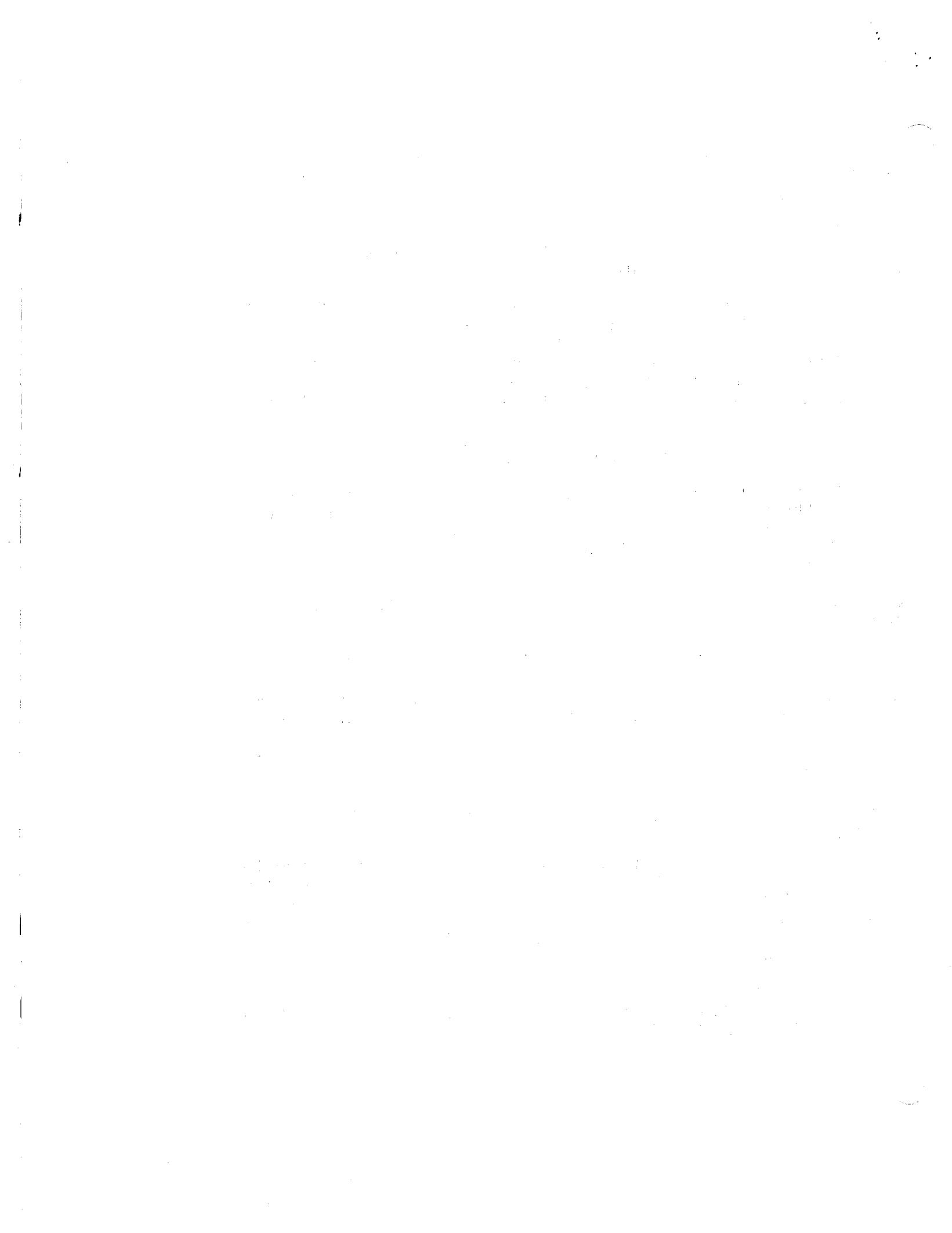
Mrs. Bancroft: Any more questions? Is there anybody who would like to speak in favor of renewal of the special permit?

Mr. Nyren: I am in favor.

Mrs. Bancroft: Would anybody like to speak in opposition to the site plan permit?

Mr. Carroll: If the Planning Board can assign conditions for safety and health for the extension of the permit, I would be satisfied. Also for the 9 residents of Medfield, we should get taxes abated or roads finished. They are not finished in accordance with the plan. There is a lack of the curbing and finished roads.

Mrs. Bancroft: Any issues that are ours to consider will be considered. Anything to do with assessments would have to be determined by the Board of Assessors.



Mr. Cerel: The public should be aware that this is a site plan approval. Our powers are not as broad as in other areas.

The public hearing was adjourned at 9:20 p.m.

VOTED: To issue a new special permit for site plan approval under Section 14.13 of Medfield's Zoning Bylaw for a two-year period, subject to the following conditions:

- 1) That an annual maintenance plan for cleaning of the detention galleys and catchbasins be set up within 90 days, and that the detention galleys and catchbasins be cleaned within that period;
- 2) That all construction material, equipment, ladders and debris be removed from the undeveloped area of the site or properly stored under cover within 30 days;
- 3) That the stockpiled dirt be regraded within 60 days to eliminate hazardous conditions and puddling to the Planning Board's satisfaction.

The public hearing was adjourned at 9:20 p.m.

GRIST MILL ESTATES - CONTINUATION: Mr. Costello said that the engineering of the sight easement has been shown on a new plan dated June 3, 1991. A 15" pipe has been shown in place of the 12" pipe. The name of the street has been changed to "Grist Mill Road". He is waiting for a signed sight easement of 350 feet on South Street. Mr. Costello felt that the best way to go with Conrail would be a lease. By leasing it could be sloped to do whatever is necessary with the land for the sight distance.

The Board felt that easements could be forever. A lease could be for a shorter term.

Mr. Costello said that the wording of the conservation easement has not been worked out. We will have that the next time. In the interest of time I would like to file with the Board of Appeals regarding the recharge issue. The Board of Health has approved the plan regarding drainage. He suggested that the Planning Board send a letter to the Board of Appeals stating that the Board of Health approves the plan and indicating consent from the Planning Board that this works. As I wouldn't have approval by the next meeting, in the interest of time, I would like to apply now to the Board of Appeals.



Mr. Gagliani: I think we all would be better served if we sent Whitman & Howard's letter rather than us giving a letter stating that the drainage is approved by this Board.

Mr. Cerel: It was my impression the last time we spoke that if the changes were made including the 15" pipe, we would be satisfied with the drainage.

Mr. Nolan noted that there will be additional runoff from the lot.

The plan under review is dated June 3, 1991. The Board of Health should be aware that the plan has been revised.

Mr. Cerel: Regarding the sight easement, it is significant to get the instrument signed.

Mr. Costello: I do have signed agreements for his consent. It gets down to the actual owner himself. Mr. Hollowell.

Mr. Cerel: I don't equate a long-term lease and an easement. I don't think a lease is as strong as an easement. If the railroad should go under new ownership, the lease could be abrogated. I am not comfortable with a long-term lease in lieu of an easement.

Mr. Costello: Everyone knows what has to be accomplished. What they speak to is the time and the process in order to grant an easement. We can give you what you want with a lease.

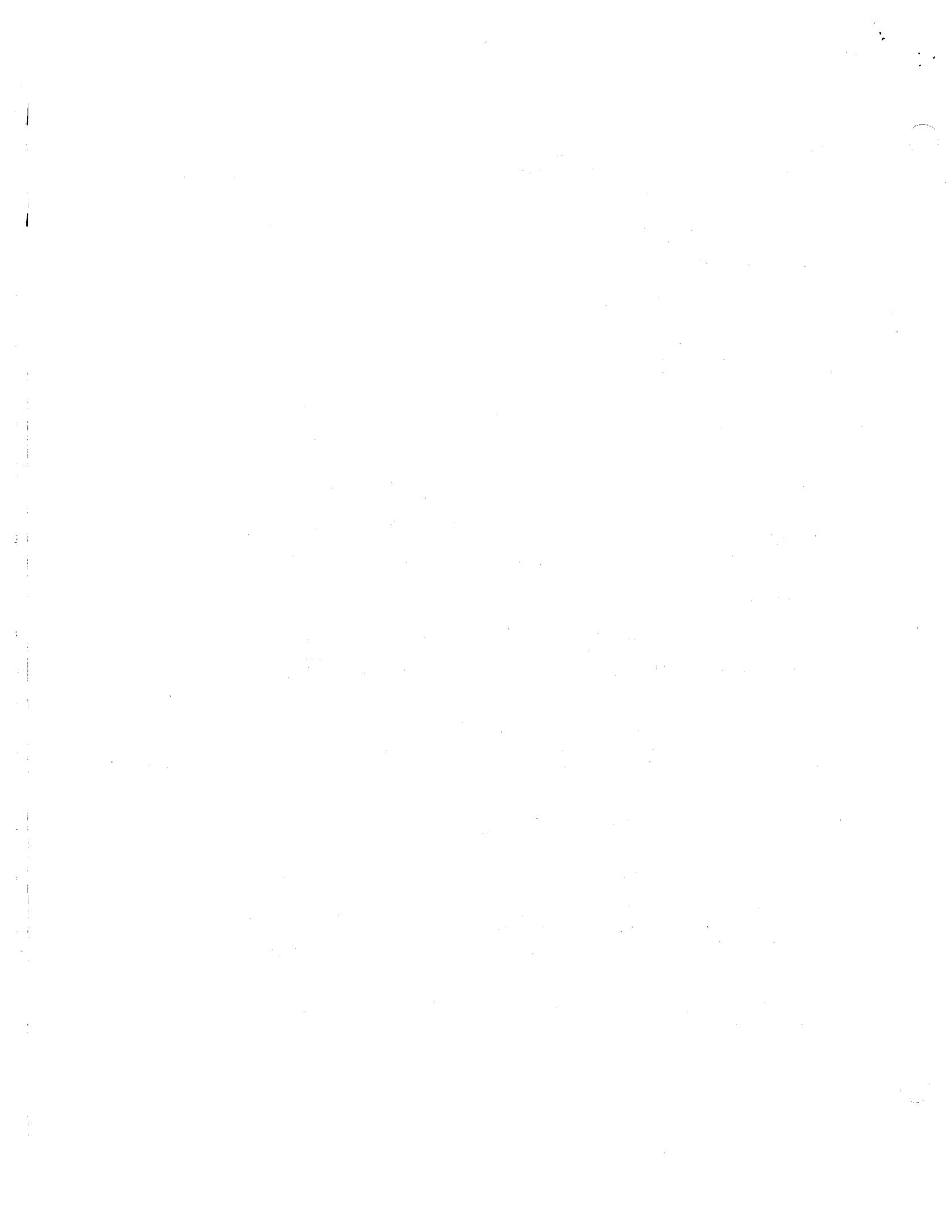
Mr. Nolan: You (we) would be the tenant or lessee. It could be set up so that the town could be the signer and the rights would go to the town. The town would be a third party beneficiary.

The Board received a request for an extension for the Planning Board to make its decision to June 26, 1991.

VOTED: To allow the extension as requested to June 26, 1991.

PINE GROVE ROAD - SUSAN SPENCER: Attorney Thomas Ward and Susan Spencer appeared before the Board for guidance in dividing a lot with the hope that we can save Susan expense in the long-run.

The two areas which are lacking is the amount of land and the width at the setback line.



Mrs. Spencer said that she had spoken to the neighbors in the back and they are willing to sell some of their land so that she would have the proper area of land.

We are asking if the Board feels that this would be sufficient to satisfy the requirements and showed a plan where the width overlapped.

Mrs. Bancroft said that what they proposed is contrary to the intent of the Zoning Bylaw. The requirement at the 30-foot setback is short at least 20 feet.

Another option for the division of the land would be to apply for a variance. It would be her intention to tear down the present house and build two houses.

Mrs. Bancroft said that there would have to be a finding by the Board of Appeals to change the configuration of the lots in the rear. She explained that in order to obtain a variance you would have to prove uniqueness relating to the topography of the lot and hardship which is not strictly economic.

Mr. Nolan said that if you can use the lot the way it is it is unlikely that you will be able to obtain a variance.

Mrs. Spencer asked if all the abutters agreed to the lot division would that help?

Mr. Gagliani stated that you would have to go to the Board of Appeals for a variance. My inclination is that the variance wouldn't be granted.

Mr. Cerel reported that economics under the case law is not a reason to give a variance.

Attorney Ward asked if the Board would approve a plan showing an extension at the setback line only.

The Board said that would be satisfactory.

**SURGICAL PRODUCTS:** Mr. Edward Janos, Surgical Products, Inc., said he has been very happy with his business in Medfield. His company has grown substantially in the 7 or 8 years he has been in Medfield. He started in 1978 in the basement of his home and has gone from 18,000 orders to 125,000 orders annually.

He said he found an isolated area that needed to be serviced which had been dropped by Colgate and is no longer a money maker in drug stores. He is looking to a 40% to 50% expansion rate. He said he might force himself out of the



building. He said he has 22 employees from Medfield and surrounding towns. His company has also developed a computer system which has been sold to several companies. His business is mail order and is divided approximately 65% to the U.S. Post office and 35% to UPS.

People are drifting into his office all the time. He doesn't wish to go into the retail business because it isn't economical, but he doesn't want to turn people away. There are customers who come in every week. He explained that he sells to 40 nursing homes, 65 VA hospitals, the State Hospital and other establishments. People go into the front office looking for assistance. He is hoping to set up a Customer Service Center where customers can come in for exchanges or they could phone us for something to be ready. He would like to take one of the units in the back and put in a Customer Service Center. The hours that we propose for Customer Service to be open would be Tuesday, Wednesday and Thursday from 10:00 a.m. to 3:00 p.m. This would be retail.

Mr. Nolan asked what is the area of the proposed Customer Service Center is.

Mr. Janos said it would be 300/400 s.f. at the most.

Mr. Cerel would like to be assured that it is not just to pen up for retail but is an incidental customer use. What is the magnitude you are talking about? Will you need to get a building permit?

Mr. Janos said it would be a 300-foot area and he would like to put a sign board in the parking lot stating "Reserved for Customer Service."

Mrs. Bancroft noted that it is a reasonable ancillary use.

ACORN CIRCLE: Mr. Enright did not appear for his appointment; however, figures were received regarding the Keigan property outflow. There was a concern that it didn't take in account all the drainage area.

Mr. Gagliani said that we asked Ken Enright to let us know how much runoff the basin would hold. Mrs. Bancroft reported that he told her over the phone there would be five acres draining into the detention basin from the Keigan lot and the street. The basin has capacity to hold 6 and 1/2 more acres.

TANNERY FARM: The Board is in receipt of a memorandum from Superintendent Feeney regarding the waiver of trees and the construction of a sidewalk on Main Street.



OTED: To send the following memorandum to Ken Feeney with a copy to Mr. MacCready:

The Planning Board believed they had an understanding with Mr. MacCready that he would install the sidewalk adjacent to Main Street (see attached minutes of September 19, 1988 meeting), and therefore is reluctant to agree to a waiver of the tree planting as a condition of building the sidewalk.

However, the Board believes the sidewalk is more important to the subdivision than the street trees. Since there was no legal requirement in the Board's decision compelling Mr. MacCready to build the sidewalk, the Board would be willing to consider a tree waiver at the June 24, 1991, meeting, if that is the only means of ensuring that the sidewalk is built.

WATER PRESSURE - PINE STREET: The Water & Sewer Board will hold a meeting of developers at 7:30 p.m., June 11, 1991, regarding water pressure in the area.

FOX LANE: VOTED: To sign a release of lots on Fox Lane, which had previously been released.

PLANNING TRAINEE: Greg Elder will work with the LRPC on the project that is being done by Phillip Herr.

VOTED: To give him a stipend of \$500 for his summer work.

M&D PARKING PLAN: The following memorandum was sent to the Building Inspector regarding the M&D parking plan:

The Planning Board reviewed the plan for Georges Pizza restaurant, showing eight booths seating 32 customers.

Assuming there are four employees, and four feet of "takeout service" counter, the total parking requirement for the restaurant will be 21 spaces.

The Board reviewed the current occupancy of the building from the list submitted by the owner, and agrees with the parking requirements noted on the list except for two businesses on the second floor: Accupro, Inc. and Consolidated Brokers. Under the category "Other Professional Offices," these businesses would require only three spaces each (rather than 5, as previously assigned); therefore, four more spaces are available, in addition to the 17 spaces already available for the restaurant. It appears, therefore, that the restaurant will be able to comply with the requirement of 21 spaces.



PLANNING BOARD ASSOCIATE MEMBER: The Planning Board will ask Joseph R. Parker, Jr., to be an associate member.

APPOINTMENTS: VOTED: To reappoint those persons whose term Joseph C. Donnelly, Jr., and Martha L. Smick.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary



PLANNING BOARD  
JUNE 24, 1991

Members present: Margaret E. Bancroft, John K. Gagliani, Daniel W. Nye, Stephen M. Nolan, and Mark G. Cerel. Others present: Russell Burke; Philip A. Bianchi, Dan White; Ralph Costello.

RUSSELL BURKE - OVERFIELD ESTATES

The Board reviewed the June 24, 1991 report from Whitman & Howard as quoted below:

Chestnut Lane

1. "A monument has not been set at Sta. 0+53R."

The developer will check.

2. "The broken grate in the catch basin at STA 2+50 right should be replaced."

If the grate is broken, it will be fixed.

3. "There is a reinforcing rod across the opening of the curb inlet of one catch basin. This rod should be cut back one inch into the concrete and covered with cement mortar."

Mr. Burke stated their inlets are all granite but they will take care of it.

4. "Many of the trees conform to the Amended 1986 Subdivision Regulations, but not to the latest regulations. We would recommend that the contractor plant trees that conform to the latest regulations in future work. We measured 6 trees which were smaller than the required 1-1/2 to 2 inch tree. One tree appears to be dead on this street. One tree (Redbud) does not meet either set of Subdivision Regulations."

(Trees will be dealt with altogether.)

The contractor will take care of dead trees.

5. "The grass slope on the east side and rear of the street has some bad spots and areas of sparse growth. These areas will have to be reseeded in the fall."

Reseeding has been done but if necessary they will reseed.



PLANNING BOARD MEETING  
JUNE 24, 1991

Quail Run

6. "The hydrant is low at STA 4+00 and should be raised about 6 inches."

Mr. Burke will look at it.

7. "We were unable to locate the Monument at STA 2+19.78 on the west side of the street. Work has been done at this area for the driveway. This monument should be located and exposed."

It will be replaced. The developer's purchase and sale agreements require anyone moving into the area who causes damage to make the repairs.

8. "We measured 12 trees which were smaller than the required 1-1/2 to 2 inch tree. One tree appears to be dead on this street. One tree shown on the as-built plans was removed for the driveway for lot P-10R. The Planning Board Regulations prohibit trees within 20 feet of a driveway. A tree will have to be removed for every driveway. We recommend that future construction take this into account. Six trees (Lindens, Zelkova and Silver Maples) do not meet either set of Subdivision Regulations."

(Will return to the trees.)

9. "The planting strip on both sides of the road has sparse grass growth and may require reseeding in the fall."

The developer will reseed as needed.

10. "A one foot section of bituminous berm has been damaged and should be repaired."

This was run over by a truck and will be repaired.

11. "There are several curb inlets that do not have the proper opening into the catch basins. During our definitive plan review we had requested the catch basins detail be corrected to 24" X 27" opening in the top section of the catch basin to allow for the curb inlet. It appears that some basins may not have had this opening or the basins were not properly located. To correct this situation we suggest that the contractor break back the concrete to allow for this opening. Any exposed reinforcing rod should be removed back one inch below the concrete surface and covered with cement mortar. With future work the contractor should take care to align the catch basins so the curb inlet will fall over the opening. Without a direct fall into the basin from the sump, leaves and soil build up on the shelf and eventually plug the curb inlet. Catch basins requiring this alteration are at the east side of the Quail Run and Pine Street intersection, and at STA 4+50 left and 6+30 right."



PLANNING BOARD MEETING  
JUNE 24, 1991

Mr. Burke's engineer will deal with this point.

12. "The inverts of the two 24 inch culvert pipes are different than proposed on the definitive plans. Also, there is a new 12 inch pipe that was not part of the design. We request that new calculations be provided for this change in plans. This a major change in the drainage design, we believe we should have been consulted prior to this work being constructed. There are openings in the retaining wall on each side of the road that have been plugged with brick masonry. Is there any pipe between these openings? If there is, the pipe should be shown on the as-built with the note that the pipe is plugged with brick masonry."

The developer did do some alterations to the microtopography based on field conditions. At this time they located an outlet. The engineer will look at it. Initially the retaining wall would have allowed the blockage of the lower outlet and creation of a pond in the swamp area. The Conservation Commission would not permit the pond. The bottom 24" culvert is running and of the upper two, one is blocked off and the other open. The Order of Conditions states that the bottom is not to be blocked off. Mr. Burke has discussed with his engineer about the two pipes running through. One should be open to allow for the 100 year storm overflow. The other one was put in in the event they received permission to block off the bottom one. He will check.

13. "The riprap below the 24 inch pipes at the retaining wall on the west side of the street need to be larger rock. The velocity of the flow from the 24 inch pipes will move the smaller rocks and create a scour hole. The larger rock can be found at the retaining wall. It needs to be picked out and manually placed to create a splash pad."

They will place riprap around as needed.

14. "There are curb inlet opening problems on both sides of the Pine Street and Steeplechase intersection, at STA 3+10 right and at STA 6+00 left."

Will be addressed along with #11.

15. "We measured 12 trees which were smaller than the required 1-1/2 to 2 inch tree. One tree is tipped and needs to be replanted. At least one tree appears to be dead. Six trees (Silver Maples, Zelkova, Redbud and Lindens) do not meet either set of Subdivision Regulations."

Trees will be discussed together.

16. "The grass vegetation is thin and may require reseeding in the fall."



PLANNING BOARD MEETING  
JUNE 24, 1991

Mr. Burke summed up the evaluation noting the two issues were grass and trees. He questioned removing trees when putting in the driveway on Lot 11, 210R. The trees were put in last summer. Mr. Burke expressed concern about putting trees in that didn't meet specs because the contract documents included them. The tree warden did look at the trees. Some of the dead trees have been replaced and more will be replaced. The contractor will comply. The regulations state "to the satisfaction of the Tree Warden." Mr. Gagliani and Mr. Cerel will go to the site with Mr. Burke to evaluate the trees and grass. Mr. Gagliani stated the Silver Maples would provide shade. Mrs. Bancroft mentioned the Linden are street trees. The Board agreed if the trees were marginal or the wrong variety they were less concerned than if they were dead. They would start planting the trees around August or September. Reseeding of the grass will be take place in the fall.

Vote: Mr. Nolan moved that surety be set at \$21,112. subject to reduction by the number of the trees that the Board determines are satisfactory. Mr. Cerel seconded the motion. The vote was unanimous.

Mr. Cerel asked how the development is impacted by the water pressure issue.

Mr. Burke stated all the homes that have been built so far are in safe elevations which individual booster pumps will take care of. As far as the long term is concerned they will need to investigate the plan with Mr. Pyne (Ledgewood Acres pumping station) or seek an alternative plan. Fire protection is adequate. The fire flow tests are OK. With respect to an alternative plan, Mr. Burke explained there are two other developments affected by the water pressure including Main Street to Cal Colwell, Borrelli's, and Tony Delapa's developments. Oxbow Realty has agreed to participate in the situation, though not required. The concern still remains as to what George Pyne's position is.

An alternative plan would be for the Water and Sewerage Board to take the parcel where the pumping station is to be sited on Mr. Pyne's property. At the present time Mr. Colwell has a few houses that would be in the danger zone from elevation. When Overfield begins the second phase of its development they will be in the danger zone as well. Mr. Burke state they could get 550 to 600 gallons per minute flow with a residual pressure of 23 lbs/sq. in. The minimum standard is 520. Subdivision streets will be better since they go downhill. Mrs. Bancroft was concerned if the pressure would be affected when all the subdivision streets are built out. Mr. Burke stated there is a 12" main running through the subdivision, starting all the way up Pine Street.

Mrs. Bancroft stated the Water and Sewerage Board engineers determined it would be better to locate the pumping station at the lower level. The FDIC would prefer to have the station in. Mrs. Bancroft stated she and Mr. Gagliani had visited the site with Mr. Burke regarding the stone walls and he has agreed to improve them in three places. Mr.



PLANNING BOARD MEETING  
JUNE 24, 1991

Burke felt there would be more walls built by the homeowners as the development continues.

PHILIP A. BIANCHI - SITE PLAN - SAM WHITE & SONS

Present: Mr. Bianchi and Dan White (Sam White & Sons)

The Board held an informal discussion regarding a Site Plan for addition to Sam White & Sons property located between North Meadows Road and West Mill Street, a parcel of 6.02 acres, currently used as a landscaping business. The owner wishes to put an addition on the building making a portion of the building two stories. Most of the truck repair shop in the back would remain one story. The area of the truck repair is currently 3600 sq. ft. and 800 would be added for a total of 4400 sq. ft. The office portion has 40 sq. ft. at the present and would add 1520 sq. ft. which would include the top floor as well as the stairway area for a total of 1560 sq. ft. A floor drain will be added and it will connect to the sewer pending sewer department approval. There will be a grease and gasoline trap. The upstairs portion would have a lounge, men's and women's rooms, and three offices. The dispatcher would remain downstairs. The present business is wholesale with 10% being retail. A Special Permit was issued May 23, 1980 by the Board of Appeals for the wholesale business because of the storage of earth. Most of the trucks are stored inside.

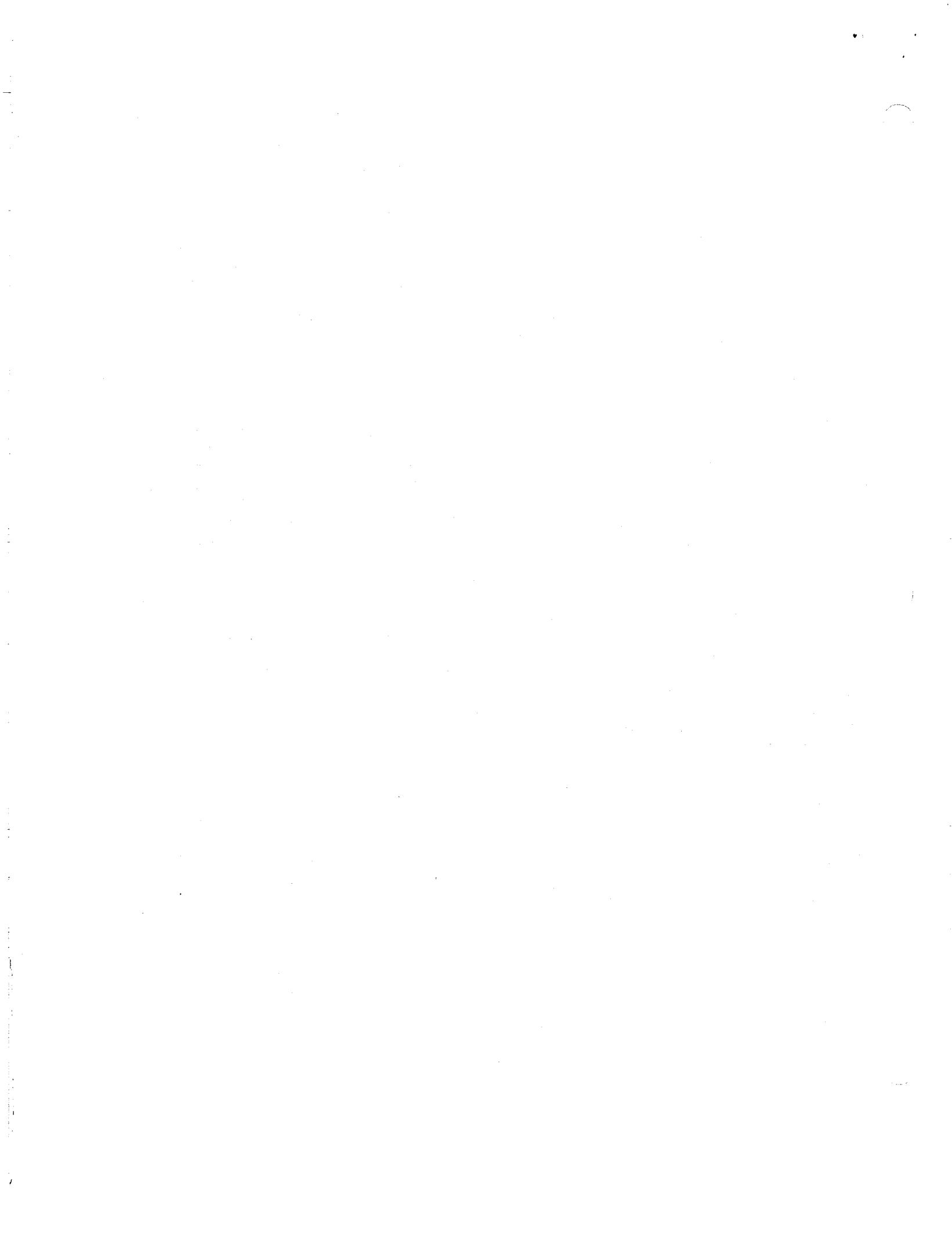
Parking was discussed. The garage area would require one space every 1000 sq. ft. or 4.4 spaces. The office requires two spaces for each employee. The office has only one employee thus a total of 6.4 spaces would be required. Mr. White stated there is one bookkeeper who also serves as dispatcher and someone to load. Most of the bills are handled out of the office in Newton. The Board then reviewed the parking from a wholesale aspect. Accordingly one space would be required for 500 sq.ft. of floor space. The total is 5960 sq.ft. of floor space. They presently have 10 spaces and could add 2 at the islands that are paved.

Concern was expressed for the drainage as well as the amount of impervious area on the lot. It was noted that the property is located in an Aquifer Protection District, Zone 2 which may require a Finding from the Board of Appeals with respect to Section 9 of the Zoning Bylaw, a Special Permit to work in the Aquifer Protection District and a Special Permit for the Site Plan in lieu of coming to the Planning Board since the first permit was issued from the Board of Appeals. This may be considered as a modification or amendment to the previous decision.

It will be necessary to return to the Planning Board for parking plan approval.

GRIST MILL ESTATES (cont.) - RALPH COSTELLO

Present: Ralph Costello



PLANNING BOARD MEETING  
JUNE 24, 1991

Chairman Bancroft stated a sight easement from the abutter and sight easement from Conrail as well as Conservation and tree cutting restrictions were needed. Mr. Costello advised he is still waiting for one from Conrail. He has been advised, verbally, there would not be a problem but is waiting for the paper work. With respect to the other sight easement, Mr. Hallowell has consented.

The sight easement would follow the center line profile of South Street. Mr. Gagliani pointed out that it would be 150 feet back. Mrs. Bancroft questioned if this required leveling the land back to the same elevation as South Street and asked what "conform with" meant. Mr. Costello explained it as looking in the direction of the South Street center line profile in the same direction as the easement being granted. There is a down grade. There is no need for cutting but there cannot be any visual obstruction from planting in the area. Mr. Cerel stated there should be reference to the grantor's present deed, that it is impinging on his property rights. The easement goes to the current owners of the property rather than to the Town. It should go to the Town.

Chairman Bancroft cautioned against acting on the plan before all areas of concern have been cleared up. A slope easement is needed from Conrail. Discussion concerned whether Conrail would want to construct anything in the area such as a retaining wall. Basically there is a need to cut the slope back and determine how to make the transition to level grade on the Conrail property. Noise barriers should not be placed here.

Mr. Costello asked the Board to grant approval with special conditions which the Board was reluctant to do. He stated he has Tenants in Common that are looking for money, one in particular who is in California and has relied on him. The other will remain in the house, thus development could be two to five years away. Easements are required prior to the endorsement of the plan. Mrs. Bancroft stated it could be noted in the decision that the Planning Board does not endorse the plan until all the conditions have been met.

Mr. Costello then presented his Grant of Conservation Restriction which the Board reviewed expressing concern that the second paragraph takes away from the first. It needs to be very specific. Because the grant refers to Mr. Costello as trustee of New Realty Trust, there needs to be a vote of the beneficiaries. The main point is to protect the trees on the hill. The Board also does not want any structures along the embankment. The area is to be kept natural. The wildlife corridor should be preserved. The applicant should provide the documents which can then be reviewed. Mr. Costello would like to protect the view of the pond thus increasing the value of the property. He will rewrite the Conservation Restriction. Mr. Costello asked if there was a way to sign the plan and incorporate this part of the plan in the covenant. He would then be able to close and give the easement to the Board himself rather than having the easement given by the sellers who are out of state. Mr. Nolan stated the Board could do an escrow agreement. The easement goes to the Conservation Commission.



PLANNING BOARD MEETING  
JUNE 24, 1991

Mr. Cerel reminded the applicant the Board would need authorization from the beneficiaries of New Realty Trust.

Mr. Costello presented the Board with a letter requesting an extension to July 17th for a decision to be made by the Board.

Vote: Mr. Gagliani moved to grant Mr. Costello's request for extension and Mr. Nolan seconded. The Board voted unanimously in the affirmative.

UNFINISHED BUSINESS

Acorn Circle:

The Board reviewed the June 10, 1991 letter from Landmark Engineering of New England re: Boyd & Enright - Acorn Estates - Detention Basin.

The letter states, "The trials we ran demonstrated that an additional 3.61 acres could be added to the 5.28 acres before the detention basin would overflow. This would be a total of 8.89 developed acres."

Vote: Steve Nolan moved and Dan Nye seconded the motion to allow the installation of a catch basin at the rear of Lot No. 1 to intercept the drainage and eliminate the runoff across the lot. It would then be piped to the existing catch basin in Acorn Circle at approximately Sta. 3+75. The Board voted in favor of the motion. Mr. Gagliani and Mr. Cerel abstained from the vote.

Woodcliff Estates - Grant of Easement

The Board will review the proposed grant submitted by Attorney Good and discuss it at the next meeting.

Water Pressure - Pine Street

No decision made.

MPIC Members appointed LRPC

The following were appointed to the Long Range Planning Committee:

Martha L. Smick	June 28, 1992
Jeffrey Masters	June 28, 1992
Patrick C. Gordon	June 28, 1992
Denise Yurkofsky	June 28, 1993
Marjorie Temple	June 28, 1993
Geralyn M. Warren	June 28, 1993
Joseph C. Donnelly	June 28, 1994
Daniel L. Jones, Jr.	June 28, 1994
Charles H. DeBevoise	June 28, 1994



PLANNING BOARD MEETING  
JUNE 24, 1991

Connie S. Jones' resignation was accepted with regret. A letter of thanks for her years of service will be sent.

Letters

The Board read the letter to Erik Stivaletta from the Conservation Commission regarding a Notice of Intent for 8 Morse Drive. No action was taken.

A letter was received from Paul Nyren explaining his plan to carry out the requirements under Decision No. 40. No action was taken.

Reorganization of the Board of Health was noted.

Rocky Acres

Mrs. Bancroft, Mr. Gagliani and Mr. Nolan signed the covenant. Mr. Nye and Mr. Cerel abstained, not having been on the board when the subdivision was acted upon.

NEW BUSINESS

Liaisons

To be taken up at another meeting.



PLANNING BOARD MEETING  
JUNE 24, 1991

Contract - Gregory Elder

The Board signed the contract for research services from Mr. Elder to the Long Range Planning Committee.

Meeting was adjourned at 11:10 P.M.

Respectfully submitted,

John K. Gagliani  
Secretary



PLANNING BOARD  
JULY 15, 1991

Members present: Margaret E. Bancroft, John K. Gagliani, Daniel W. Nye, Stephen M. Nolan, and Mark G. Cerel.

PLANNING BOARD ADMINISTRATOR

The Board voted unanimously to appoint Norma J. Matczak as Planning Board Administrator.

DOVER PLANNING BOARD - OXBOW REALTY TRUST, INC.

Present: Sharon Wason, Dover Town Planner as well as George McCully and Henry Faulkner, members of the Dover Planning Board; Russell Burke from Oxbow Realty Trust, Inc.; interested abutters from the towns of Dover and Medfield.

The Board met with the Dover Town Planner as well as two members of the Dover Planning Board for the purpose of discussing development by Oxbow Realty Trust, Inc. in both towns. Mr. Burke presented three plans for roadways in the area. One plan showed connection between the two towns at Overfield Road in Medfield. A second plan connected both Overfield Road and Snow Hill Road in Medfield to Dover. The third plan did not connect the towns. The boards discussed the pros and cons of each of the plans with the Medfield Board explaining they had purposely not allowed for connection when they approved the subdivision in an effort to avoid motorists cutting through to Centre Street in Dover, given further development that would be taking place in Medfield. The possibility of an "Emergency Access Only" road was discussed. The Board will seek input from Police Chief Hurley and Fire Chief Kingsbury before making its recommendation.

GRIST MILL ESTATES (cont.)

Present: Ralph Costello

The Board met with Mr. Costello to continue its discussion concerning Sight and Conservation easements. The Board expressed concern about signing a plan that would still require the easements. There are two lots located on the Conservation Easement. Any cuttings should be approved by the Conservation Commission prior to the actual cutting. The Conservation Easement should have bounds on the ground and be so marked on the plan. The building of a house, shed, garage, or other buildings or improvement as well as the parking of vehicles needs to be clearly defined. A walkway to the pond, subject to review, is a possible consideration. Mr. Nolan drafted a recommendation for the easement. Still need Conrail release. Mr. Costello has a hearing scheduled before the Board of Appeals for August 7, 1991 for work in the Aquifer Protection District. The Board continued to express its concern that the owner of the property needs to be the grantor of the easements.

The Board voted to accept a request from Mr. Costello for an extension to July 31, 1991 of the time in which a decision must be made.



PLANNING BOARD MEETING

JULY 15, 1991

PAGE 2

The Board then discussed with Mr. Costello complaints received concerning Briar Hill Road. The street is not finished and the sign is missing. Mr. Costello stated he would cut the weeds. However, having recently sold the lot he is no longer the owner. The house is in the process of being built.

POSSIBLE BRIDGE STREET DEVELOPMENT - INFORMAL DISCUSSION

Present: Darrah March and Neal O'Connor

Mr. O'Connor stated they have been "working on" a purchase and sale agreement for property on Bridge Street known as the Whittier Estate, the land which abuts the river and is located across the street from the Whittier's household. They have talked with Roy Boudette from Cheney Engineering about the possibility of development. He gave them two plans. One plan showed two lots with adequate frontage on Bridge Street and a third lot lacking proper frontage that would be located behind the two lots and require a variance from the Board of Appeals. The second plan showed, two lots would front on Bridge Street and the other two lots would front on a proposed street. The Flood Plain is located around the sewer in the back. There is also a sewer easement down the middle of the property. The couple were advised they could submit a Definitive Plan if they wished but should consult the Subdivision Rules and Regulations as well as the requirement of the Board of Health for drainage. An ANR plan would not require drainage plans. The proposed road would meet the requirement of 225 feet from the nearest roadway.

PROPERTY DEVELOPMENT IN NORFOLK

Present: James J. Domenica

Mr. Domenica sought approval of a plan of land in Norfolk with a small area located within the Town of Medfield. The plan was previously approved and signed by the Planning Board of Norfolk. He stated he would hope to sell the Medfield land to the present abutters. Each of the three parcels "A", "B", and "C" located in Norfolk are indicated as "Not a building lot" and Mr. Domenica stated it was not his intention to develop these parcels. A portion of the area he may give to the Army Corps of Engineers.

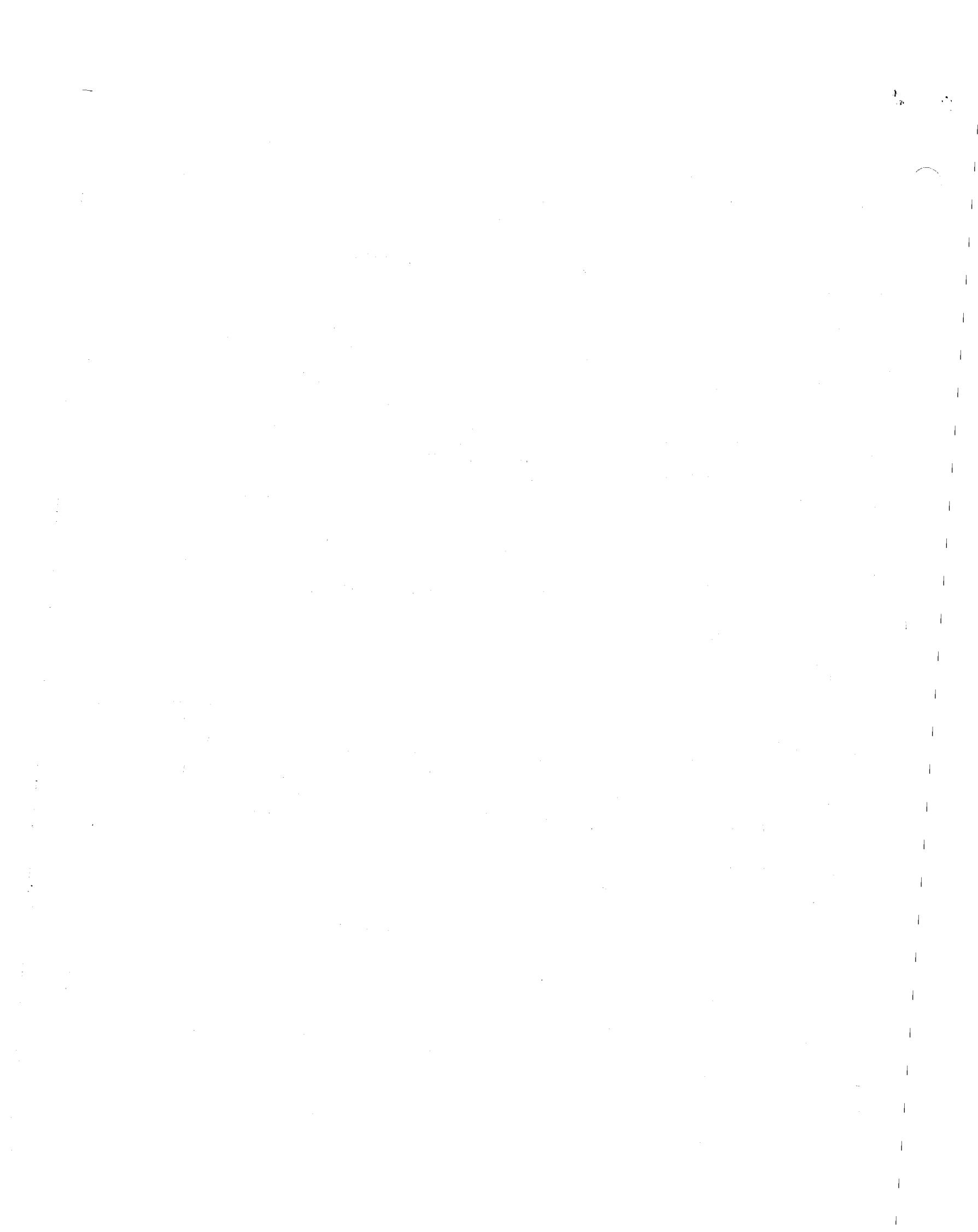
The Board voted unanimously to sign the plan entitled "Plan of Land in Norfolk, Mass. prepared for James J. Domenica, 197 Seekonk Street, Norfolk, MA 02056 by David E. Lukens, Registered Land Surveyor No. 30752, Landmark Engineering of New England, Inc. and dated June 20, 1990."

ANR ON GREEN STREET

Present: Wayne Carlson

Mr. Carlson presented a plan for land located on Green Street for which a Land Court judge was seeking signatures from the Board to help quiet the title from adverse possession.

The Board voted unanimously to sign the plan entitled "Plan of Land in



PLANNING BOARD MEETING

JULY 15, 1991

PAGE 3

Medfield, Mass. prepared for Eugene L. Gentes & Robin Gentes, 82 Meadow Road, Woonsocket, R.I. by Wayne S. Carlson, Registered Land Surveyor No. 29283, Carlson Survey Company, dated May 31, 1991 and containing 19,898 sq. ft. with 99.86 feet of frontage on Green Street."

UNFINISHED BUSINESS

Drainage Easement - Acorn Circle

Mrs. Bancroft will call Mr. Enright.

Woodcliff Estates - Grant of Easement

The Board will ask Town Counsel for his review of the easement and discuss it at its next meeting.

Clay Pit Road Waivers

The Board has received a letter from Damon Borrelli requesting an application for modification of a plan. A Definitive Plan application with the word "Modification" added as well as reference to 81W of the general laws governing modifications will be sent to Mr. Borrelli. A fee of \$1,000 will be asked with the possibility of reduction once the plan is reviewed.

Letter - Prentis Place

The Board received a letter from Paul Nyren updating his progress in carrying out the Board's decision No. 40. He noted all materials have been consolidated in one location and he will be proceeding with the other requirements. No response necessary.

NEW BUSINESS

Liaisons

Will discuss at another meeting.

Westbridge Subdivision - descriptions need to be corrected - holding \$2500+ interest bond

Will discuss with Town Counsel.

Shepherd Lane

The Board voted unanimously to call in the bond to put up the sign.

Rocky Acres

The Board discussed the two letters received from the applicant's engineer, R. F. Merrikin Associates, and dated July 12, 1991. The first letter requested that the Board prepare a bond amount for the remaining work on Vine Brook Road Extension and Willow Circle. The letter stated the construction would be ready for inspection on or near August 7th with the intent of being able to set surety at the Planning Board meeting in mid-August. The second letter requested the



PLANNING BOARD MEETING  
JULY 15, 1991  
PAGE 4

construction of 4-5 ft. walls as well as a possible change in the slopes on Lot L.C. 2, Lot L.C. 3, Lot L.C. 7 and Lot L.C. 8.

The Board noted Subdivision Rules and Regulations only allow 4 foot walls and that such walls should be constructed in accord with Plate No. 21. The Board will also ask the engineer to come in and explain his proposal. The Board was not in favor of granting 2:1 slopes.

ANR - Dale Street

The Board voted unanimously to sign a plan entitled "Land Court Plan of Land in Medfield, Mass. prepared for Robert W. Mozer & Lillian Mozer (Cert. No. 94384) prepared by Leonard J. San Clemente, Registered Land Surveyor No. 27070 from Guerriere & Halnon, Inc. and dated July 1, 1991." The property is located on Dale Street. The plan carries the notation, "This plan is a redrafting of a similar plan by Guerriere & Halnon, Inc. dated Oct. 15, 1979. The original linen tracing of which has been lost." The plan showed Lots 8 and 9.

The meeting was adjourned at 11:10 P.M.

Respectfully submitted,

John K. Gagliani, Secretary



PLANNING BOARD  
JULY 29, 1991

Members present: Margaret E. Bancroft, Daniel W. Nye, John K. Gagliani, Stephen M. Nolan, and Mark G. Cerel.

GRIST MILL POND ESTATES (cont.)

Present: Ralph M. Costello; Donald R. Nielsen, Guerriere & Halnon, Inc.

Following much deliberation concerning a Conservation Easement the Board requested language be included in the grant of easement to include control over cutting or trimming of trees or saplings and/or the planting of new landscaping materials as well as protection of the regeneration of old growth trees in the area.

The Board voted unanimously to approve the subdivision plan entitled: "Definitive Subdivision, Plan of Land in Medfield, Mass., Grist Mill Pond Estates" by Guerriere & Halnon, Inc., dated November 7, 1990 and revised to July 29, 1991, submitted by Ralph M. Costello, 503 Main Street, Medfield, Mass. subject to the following conditions:

1. Grant of Conservation Restriction to the Medfield Conservation Commission in terms agreed upon at the July 29, 1991 Planning Board meeting and reviewed by Mr. Nolan.
2. Grant of long term lease by Conrail for sight and sloping over the Conrail right-of-way.
3. Grant of drainage and utility easements to the Town of Medfield, said easements to contain restrictions preventing planting or fencing of the area;
4. Recording of Sight Easement by Vincent Hallowell, owner of property adjacent to Conrail right-of-way.
5. Relocation and reconstruction of the stone wall along South Street as shown on the plan.
6. Approval of all other town boards as required.

The Planning Board granted a waiver from the maximum length of a cul-de-sac to allow a street as shown on the plan.

All six conditions described above to be inscribed on the plan prior to endorsement of the plan.

Endorsement of the plans is conditional upon execution of the Conservation Restriction, Conrail lease, drainage and utility easements and Sight Easement.



Planning Board Meeting  
July 29, 1991

The Board further voted unanimously to send a letter to the Board of Appeals for its hearing August 7, 1991 for a special permit for injection wells on the Grist Mill Pond Estates. Said letter will state the Board's approval of the subdivision with the drainage as shown on the plan being satisfactory and with the understanding of Board of Health approval. Mr. Gagliani will attend the hearing.

The Board noted there is also a Conservation Commission hearing on Thursday, August 1, 1991 for construction and earth moving on Lot 5 and asked if that is included within the Conservation Easement. Mr. Nielsen explained the applicant is asking to put in drainage and sewer and that a corner of the house is within the 100 foot wetland buffer but outside the conservation easement.

Tallwoods Road

Mr. Costello reported he has completed planting trees all along Tallwoods Road.

ROCKY ACRES

Present: Ralph DiGiacomo, Richard F. Merrikin, P.E.

Mr. Merrikin stated 4:1 slopes were shown on the plan. Now that the road is roughed in, there is substantial amount of rock available which could be used for 4 foot retaining walls to reduce the amount of sloping. The applicant sought a modification of the 4:1 sloping to 3:1 and consideration of 2:1 slopes. However, the Board was not in favor of the steep slope, siting erosion and safety as problems. A 3:1 slope with uniform planting, not mulch, that would provide sod along with 3 foot walls would be acceptable. The walls, as proposed, would be based with large rock foundation and to the specification of the Sub Rules; detail of which will be placed on the plan. The Board will seek Superintendent Feeney's opinion regarding placement and design of such walls. Mr. Merrikin will provide the Board with a new page to sign referencing these changes.

The Board mentioned the condition of the Board of Appeals decision regarding work in the Watershed Protection District. Such decision stated there would be no blasting. The Board received a telephone complaint from abutters stating blasting was taking place. Mr. Merrikin explained the Board of Appeals restricted the blasting because they did not present anything about blasting. One of the neighbors inquired at the time of the hearing about the need for blasting and the applicant said they were not sure what would be needed. Mr. Merrikin stated that since the Board of Appeals decision, the DEP has approved a different line for the wetland which is more than 25 feet away from the roads, thus the developer is no longer working in the district.



Planning Board Meeting  
July 29, 1991

UNFINISHED BUSINESS

Lakewood Estates II

Present: John Copeland

Mr. Copeland explained there would be only five trees planted along Lakewood Terrace and not the ten as on the original plan. The width of the road had to be maintained at the 36 foot predevelopment width leaving no planting strip until reaching the circle. In addition there are driveways in the circle leaving room only for five trees. The Board reminded Mr. Copeland to check with the tree warden to ensure the proper kinds of trees are planted.

The Board voted unanimously to reset surety at \$6,200.

Woodcliff Estates

The Board reviewed Whitman and Howard's report and voted unanimously to reduce surety as follows:

Pederzini Drive Sta. 0+00 to 11+00 - \$180,365.00

Pederzini Drive Sta. 11+00 to end - 56,560.00

Total \$236,925.00

Surety to remain in no more than \$100,000. deposits per account.

Town Counsel approved the form of Grant of Easement for Woodcliff Estates. The endorsement should be submitted to the Board of Selectmen for acceptance given that the plans have already been endorsed by the Planning Board.

Overfield Estates

The Board reviewed letters from Chief Hurley and Chief Kingsbury regarding connector road(s) between Medfield and Dover. The consensus was that such a road would not be an advantage to Medfield but if an emergency only connector were to be allowed it should have a gate. The Board will send a letter to the Dover Planning Board stating that, although the Board has some division of opinion as to the best solution to the situation, no one on the Board is in favor of a street connection to Overfield Estates in Medfield. A copy of all three letters will be sent to Russ Burke of Oxbow Realty, Inc.

Hutson Pines

Chairman Bancroft explained Mr. Alan Haigh came to the Planning Board office during the week and requested a letter to Ben Franklin Savings Bank allowing them to release the interest on account number 03-73731221 and maintaining the principal of \$10,000 in the account. Mr. Haigh had explained that, although the bank advised him he did not need such a letter to obtain the interest, he preferred to have one.



Planning Board Meeting  
July 29, 1991

Mrs. Bancroft issued him such a letter. The Board was in agreement with her action.

Prentiss Place

The Board is in receipt of a letter of update from Mr. Nyren as to his progress in carrying out Decision No. 40. Requirement number one has been completed and he has spoken with Mr. Truax for annual cleaning of the catch basins. The third requirement will be completed within the next week or so.

NEW BUSINESS

Liaisons

The Board decided on the following liaisons:

Mrs. Bancroft	Board of Appeals Long Range Planning Committee Board of Selectmen Warrant Committee Board of Assessors Park and Recreation Commission Sign Advisory Board Board of Health Superintendent of Public Works Tree Warden Historical Commission Housing Authority School Committee Water & Sewerage Commission Conservation Commission
Mr. Nye	
Mr. Gagliani	
Mr. Nolan	
Mr. Cerel	

Minutes

Mr. Nolan will review the June 24, 1991 and Mr. Nye the July 15, 1991 minutes.

Invoice

The Board signed an invoice from Whitman & Howard for review of Overfield Estates in the amount of \$1,193.87.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary



PLANNING BOARD MEETING  
AUGUST 12, 1991

Present: Margaret E. Bancroft, John K. Gagliani, Stephen M. Nolan, and Mark G. Cerel. Absent: Daniel W. Nye.

UNFINISHED BUSINESS

Grist Mill Pond Estates

Mr. Gagliani reported on the Board of Appeals hearing for a special permit for Injection Wells. He was concerned that the Planning Board had approved the system with the 6" pipe located at the bottom of the pit and not one foot above as the developer indicated. Whitman & Howard's letter had indicated the pipe should be brought up one foot. The Appeals Board expressed concern for standing water.

Rocky Acres - Surety

The Board reviewed Whitman & Howard's letter dated August 12, 1991 for the purpose of setting surety. A headwall detailed on the plan was not included in the estimate. The plan shows a pipe requiring a headwall. The Board also discussed item #8 concerning planting of low bushes along Vine Brook Road Extension, the purpose being not to block sight distance (6.3.2). The placement of walls was also a matter of concern. Superintendent of Public Works, Mr. Feeney, prefers walls be back away from the right-of-way and clearly on private property. The plan for which surety is being set does not include the developer's modification request for walls or a change of slope to 3:1. The Board decided to add \$2,500 to the estimate set by Whitman and Howard.

VOTED unanimously to set surety at \$234,000. which includes the cost of the headwall for the drain pipe and on the condition that the lots not be released until Superintendent Feeney has certified that the grubbing and excavation has been done to meet the subgrade. Surety is based upon construction exactly according to the plan before the Board and does not include a change in walls or slopes.

Oxbow Realty - Dover Property

Mrs. Bancroft reported a meeting of the Dover Planning Board was held to consider a Preliminary Plan. The Dover Planning Board is strongly in favor of the subdivision to tieing into Medfield. The DP Board had not received Medfield's letter prior to taking action. They want at least an emergency tie in but prefer a direct connection. Dover has an abutter who abuts the 45 foot right-of-way which would allow the second access out through Center Street and that abutter objects strongly to the access. Mrs. Bancroft said, according to Russ Burke (Oxbow), the Dover Planning Board has not yet acted on the Preliminary Plan. Only one of the Board members at the Dover meeting was also present at the Medfield meeting.

the same time, the public sector has been asked to do more with less, and the private sector has been asked to do more with more.

These changes have led to a new reality in which the public and private sectors are increasingly interdependent. The public sector is no longer the sole provider of health care services, and the private sector is no longer the sole provider of health care insurance.

As a result, the public and private sectors must work together to address the challenges of health care delivery and financing. This requires a new level of collaboration and communication between the two sectors. It also requires a new level of accountability and transparency in the way health care is delivered and financed. The public sector must be held accountable for its actions, and the private sector must be held accountable for its actions. This is a challenge that must be met if we are to ensure that all Americans have access to high-quality, affordable health care.

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PLANNING BOARD MEETING  
AUGUST 12, 1991  
PAGE 2

The developer is also asking for a reinspection to reduce surety. Whitman and Howard has been requested to make such inspection.

Prentiss Place

The Board received a letter from Mr. Nyren which stated he had moved and leveled the landscaping. Mrs. Bancroft and Mr. Gagliani will view the site.

VOTED unanimously to send a letter to Mr. Nyren, pending site visit by Mrs. Bancroft and Mr. Gagliani, stating that he has met the conditions of Special Permit #40.

NEW BUSINESS

VOTED unanimously to sign invoice from American Office Products for \$33.98 for office supplies.

MINUTES

VOTED unanimously to approve the minutes of July 29, 1991 to include some minor changes.

Minutes of 6/24/91 (SN) and 7/15/91 (DN) to be reviewed.

PROSPECTIVE CHANGES IN ZONING BYLAW FOR NEXT TOWN MEETING

Section 6.2 % Non Wetlands/Flood Plain - wording be added to require the land to be contiguous

MISCELLANEOUS

Mr. Cerel reported he attended the Conservation Commission meeting in his capacity of liaison:

- ...The CC would like to be more involved in the early stages of planning.
- ...They do not like the 50 foot right-of-way or the cul-de-sacs because each creates too much impervious surface.
- ...They would like copies of Preliminary Plans as such plans are submitted.

Meeting adjourned at 9:15 P.M.

Respectfully submitted,

John K. Gagliani, Secretary

1. The following is a list of the names of the  
members of the Board of Education.

2. The following is a list of the names of the members of the Board of Education.

3. The following is a list of the names of the members of the Board of Education.

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15. The following is a list of the names of the members of the Board of Education.

#### 16. The following is a list of the names of the members of the Board of Education.

17. The following is a list of the names of the members of the Board of Education.

PLANNING BOARD MEETING  
SEPTEMBER 9, 1991

Present: Margaret E. Bancroft, Daniel W. Nye, John K. Gagliani, Stephen M. Nolan, Mark G. Cerel.

UNFINISHED BUSINESS

Rocky Acres

The Board has not received surety. Superintendent Feeney advised that the road has not been brought up to subgrade as of this morning.

The Board has received a modification plan from R. F. Merrikin Associates to allow side slopes of 3:1 instead of the usual 4:1.

VOTE to allow the modification of a plan entitled "Rocky Acres Definitive Subdivision, Plan of Land in Medfield, MA." drawn by R.F. Merrikin Associates and dated September 5, 1991 with all slopes to be stabilized with permanent ground cover including 6" of loam.

Oxbow Realty - Reduction in surety

Present: Russell Burke

The Board reviewed with Mr. Burke the September 9, 1991 report from Whitman and Howard as quoted below:

1. "A monument has not been set at Sta. 0+53R Chestnut Lane."

Mr. Burke referred to his letter of July 24, 1991 which said the "as built" plans indicate that a drill hole was set at that station in lieu of a bound due to ledge encountered at the location. This drill hole is located 10" subsurface in ledge. Concern was expressed over the use of the drill hole since it is not easily found. Whitman and Howard will be asked to confirm such use as acceptable.

2. "There are several locations on all three streets where the bituminous berm has been damaged and should be repaired."

The berm will be repaired.

3. "We were unable to locate the Monument at STA 2+19.78 on the west side of the Quail Run street. Work has been done at this area for the driveway. This monument should be located and exposed."

Mr. Burke stated the monument is there.

4. "We have not received any response from the Board and therefore repeat items #12 our last letter."

The inverts of the two 24 inch culvert pipes are different than proposed on the definitive plans. Also, there is a new 12 inch pipe that was not part of the design. We request that new



calculations be provided for this change in plans. This is a major change in the drainage design, we believe we should have been consulted prior to this work being constructed. There are openings in the retaining wall on each side of the road that have been plugged with brick masonry. Is there any pipe between these openings? If there is, the pipe should be shown on the as-built with the note that the pipe is lugged with brick masonry."

Drainage calculations were rerun of the revised configuration and indicate they do comply with the original design objective. There is no increase of peak flow including up to a 100 year storm. It continues to show significant decreases in the built condition vs. the predevelopment conditions. A field decision was made to put in a 12" pipe at the lower elevation to permit the existing stream flow to continue at its present elevation and rate. The new drainage calculations done by BSC will be sent to Whitman and Howard.

5. "The riprap added below the 24 inch pipes on Quail run should be expanded to about 10 ft. wide x 15 ft. long."

Previously Whitman & Howard indicated that larger stones should be used which they did. Now Whitman & Howard are changing to measurements. The hurricane didn't ruin the riprap. Mr. Burke felt that the area is probably 10 x 15 ft. He will have to pay for additional mobilization to take care of the riprap when he thought it was completed.

6. "One tree appears dead, and two other trees are missing on Steeplechase Drive."

Two trees are missing from the hurricane in addition to the one dead one. The landscaper will be taking care of the trees.

The Board and Mr. Burke continued discussion concerning the area of riprap required. Since Mr. Burke seems to think there already is a greater area of riprap present than is requested, the Board will ask Whitman and Howard to clarify its recommendation.

VOTED unanimously to reduce surety to \$3,100 and waive another inspection fee.

Surety was set based on the Board's opinion that the bound on Quail Run is indeed there.

Mr. Burke will call the Planning Board office when the trees and berm have been completed.

#### Grist Mill Pond Estates - Conservation Easement

Present: Craig Harwood, Chairman of Medfield Conservation Commission

Mr. Harwood come to the Board to express the Conservation Commission's concern for language of the Conservation Easement on subject development. One of the conditions of the Certificate of Approval from the Planning Board was that Mr. Nolan be able to review the wording of



PLANNING BOARD MEETING  
SEPTEMBER 9, 1991  
PAGE 3

the easement before it is accepted. He has not yet received such easement from Mr. Costello.

The Conservation Commission was concerned about having specific input into the wording of the easement since they are charged with enforcement.

Mr. Harwood addressed the Board and provided copies of a Conservation Easement involving the Town of Framingham. The Board discussed whether the Selectmen must give approval to a Conservation easement. Chapter 184, Section 31-33, along with newer legislation covers such approval. Mr. Harwood stated the only provision that applies to Medfield would require the Secretary of Environmental Affairs to approve easements. The Board questioned whether the easement should be deeded to the Town of Medfield or to the Town of Medfield Conservation Commission.

Mr. Harwood stated the "conservation area" should be described exactly as on the plan; should refer to it as "conservation and open space easement" with the approximate area of the easement stated. Any activities prohibited should also be specified with the phrase "shall include but not be limited to ..." The walkway referred to should possibly be changed to a foot path.

The Board's intention of the easement was to protect the trees and property. It did not consider that any pavement would be part of the easement.

Mr. Harwood expressed concern that the easement contain reference to statute and the purpose clause be spelled out, that the town reserve the right to enter the land to ensure compliance, that provision for regeneration of old growth trees be made, and that a height be determined. He further stated the value of keeping undergrowth to prevent run off.

The Conservation Commission has not issued any Order of Conditions.

In the end the easement must be accepted by the Board of Selectmen and Town Meeting.

CONSERVATION COMMISSION CONCERNS

Claypit Road - The Planning Board previously denied an ANR plan.

Mr. Harwood stated the area has been filled before. The Department of Environmental Protection has upheld the Commission's decision which has not been appealed. They would like the fill removed and need to check the statute of limitations. He did say the fill is clean fill. The Board expressed concern that the lot may not comply with the percentage of dry area required.

Vinebrook - Mr. Gagliani stated the brook is filling in the area of Brook Street. Vegetation is filling the stream. He expressed concern for mosquitoes.

Vinebrook Road Extension - The Conservation Commission will be issuing an Order of Conditions. There are minor violations on which

1. The first step in the process of creating a new culture is to identify the values and beliefs that are important to the organization.

2. The second step is to communicate these values and beliefs to all members of the organization.

3. The third step is to reward and reinforce behaviors that are consistent with the organization's values and beliefs.

4. The fourth step is to punish behaviors that are inconsistent with the organization's values and beliefs.

5. The fifth step is to provide training and development opportunities that help members of the organization learn and apply the organization's values and beliefs.

6. The sixth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

7. The seventh step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

8. The eighth step is to monitor the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

9. The ninth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

10. The tenth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

11. The eleventh step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

12. The twelfth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

13. The thirteenth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

14. The fourteenth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

15. The fifteenth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

16. The sixteenth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

17. The seventeenth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

18. The eighteenth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

19. The nineteenth step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

20. The twentieth step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

21. The twenty-first step is to evaluate the organization's culture and make changes as needed to ensure that it remains aligned with the organization's values and beliefs.

22. The twenty-second step is to maintain the organization's culture over time by continuing to communicate, reward, and reinforce behaviors that are consistent with the organization's values and beliefs.

PLANNING BOARD MEETING  
SEPTEMBER 9, 1991  
PAGE 4

they will be taking action. The CC will be allowing a house on Willow Circle.

NEW BUSINESS

Day Care

Mark Strehlke and Dawn Sticher of 19 Spring Street asked the Board for clarification of the wording of the Bylaw stating that Day Care Centers in residential districts must be "owned and occupied" by the resident. The couple is renting at 19 Spring Street and has the approval of the landlord as well as a lease for day care for fewer than 6 children. They are presently seeking approval and licensure from the state. In the opinion of the Board the day care must be owned by the resident who may be a renter. To not allow this would be to discriminate against renters.

ANR Claypit Road

Robert Borelli submitted an ANR Plan showing one lot on Claypit Road. He has previously submitted such plan which was denied for lacking frontage on a public way. This decision was appealed through the court system. In the interim he submitted a Subdivision Plan in July 1990 which the Board approved with the condition that endorsement would be upon actual construction of the roadway. Such construction has not taken place. The Board postponed action until consulting with Town Counsel as to the status of the legal action.

Tannery Farm

The Board received a letter from Richard A. DiMarzo, 7 Tannery Drive, requesting that a dead birch tree in front of his home be removed. Mr. Gagliani will make a site visit.

Subdivision Rules and Regulations

The Board will set aside September 23, 1991 to discuss possible changes.

Meeting adjourned at 10:15 P.M.

Respectfully submitted,

John K. Gagliani, Secretary



PLANNING BOARD MEETING - DRAFT  
SEPTEMBER 16, 1991

Present: Margaret E. Bancroft, John K. Gagliani, Stephen M. Nolan, and Daniel W. Nye. Absent: Mark G. Cerel.

UNFINISHED BUSINESS

Tannery Drive

The Board has received a second letter from Mr. Richard A. DiMarzo concerning the dead birch tree in front of his house at 7 Tannery Drive. The letter is accompanied by an estimate for removal of the tree. Mr. Gagliani visited the site and confirmed the need to remove the tree. A letter will be sent to Mr. MacCready requesting the tree be removed and the stump be chipped out.

Woodcliff Estates

Ralph Good, as attorney for Cal Colwell, has drawn up easements for Woodcliff Estates. He would like them accepted by the town. Town Counsel and the Selectmen would prefer not to accept easements for the town before streets are accepted. Accepting easements may require Town Meeting action. In the interim, there is a need for other provisions. Discussion followed concerning possible ways to re-word easements so the town is not responsible until acceptance by the Selectmen/Town Meeting; maintenance is the responsibility of the developer or landowner or their grantors and successors. There is no responsibility of ownership with an easement. One solution could be to have the easements recorded but not accepted. There is concern if the town does not accept the way. The Board could change its requirement to state the easement must be held by the owner of the street until the time that the street is accepted by the town. Concern was expressed that the lots might be conveyed without revealing the easements and then challenged later by the new owners. If the developer misconveys or somehow limits the fee that he gives in another lot, there could be problems. The Board feels that the developer needs to go on record reserving the right to accepting easements or not when the streets are accepted. If the easement is on file it is in the chain of title and is registered land. Nothing in an easement binds the town. It's a right that the town may chose to exercise or not. There is no tax or liability.

In a hypothetical concern the Board questioned if a detention basin could be flooding an area, an easement allows the town to maintain the drainage, is the town, by implication, responsible for taking care of the problem? The feeling is that the town cannot be held liable. The owner or developer should be required to maintain the drainage until all the lots are sold. Another possibility would be revise the form of easement to specifically state that the grant of easement shall not impose any responsibility on the town for maintaining until it is accepted by the town. The Chairman will talk with Town Counsel regarding the procedure.

1. *What is the relationship between the two variables?*

ANR Claypit Road

Chairman Bancroft explained the history of subject road following her review with Town Counsel Fuller:

1. A prior submittal of an ANR plan was denied by the Board as not being to standard and not on a right-of-way.
2. The Applicant then submitted a subdivision plan which was signed but not endorsed.
3. The Applicant has now presented this ANR plan for approval. The road in the subdivision plan was never built. This lot is not on an approved and endorsed sub division plan.

The Board discussed the fact that this has never been a buildable lot. There are many Conservation issues concerning this lot.

VOTED to deny endorsement of the plan because the lot shown on the plan does not fit any of the definitions of a lot which does not require approval under the Subdivision Control Law as listed in MGL Chapter 41, Section 81-L under "Subdivision."

INFORMATIONAL

Board of Appeals hearing - September 25, 1991 - Rocky Acres

Mr. Nye stated he would be attending the hearing in his capacity as a member of the blasting committee. He will report back.

Walpole Planning Board Public Hearing - September 19, 1991 - Jorie Lane

Subject location is on the Medfield/Walpole line with a short portion of Jorie Lane within the town limits of Medfield.

Meeting adjourned at 9:05 P.M.

Respectfully submitted,

John K. Gagliani, Secretary

1. The first step in the process of creating a new species is to identify the traits that are unique to that species. These traits are often called "adaptive traits" because they help the species survive and reproduce in its environment.

2. Once the adaptive traits have been identified, the next step is to determine how these traits are passed on from one generation to the next. This is done by studying the genes that are responsible for the traits.

3. The third step is to identify the mutations that occur in the genes. These mutations can be either beneficial or harmful to the species. The beneficial mutations are passed on to the next generation, while the harmful mutations are not.

4. The fourth step is to identify the environmental factors that affect the survival of the species. These factors can include temperature, humidity, food availability, and predation.

5. The fifth step is to identify the genetic variation within the species. This variation is what allows the species to adapt to changes in its environment.

6. The sixth step is to identify the mutations that occur in the genes. These mutations can be either beneficial or harmful to the species. The beneficial mutations are passed on to the next generation, while the harmful mutations are not.

7. The seventh step is to identify the environmental factors that affect the survival of the species. These factors can include temperature, humidity, food availability, and predation.

8. The eighth step is to identify the genetic variation within the species. This variation is what allows the species to adapt to changes in its environment.

9. The ninth step is to identify the mutations that occur in the genes. These mutations can be either beneficial or harmful to the species. The beneficial mutations are passed on to the next generation, while the harmful mutations are not.

10. The tenth step is to identify the environmental factors that affect the survival of the species. These factors can include temperature, humidity, food availability, and predation.

11. The eleventh step is to identify the genetic variation within the species. This variation is what allows the species to adapt to changes in its environment.

12. The twelfth step is to identify the mutations that occur in the genes. These mutations can be either beneficial or harmful to the species. The beneficial mutations are passed on to the next generation, while the harmful mutations are not.

13. The thirteenth step is to identify the environmental factors that affect the survival of the species. These factors can include temperature, humidity, food availability, and predation.

14. The fourteenth step is to identify the genetic variation within the species. This variation is what allows the species to adapt to changes in its environment.

15. The fifteenth step is to identify the mutations that occur in the genes. These mutations can be either beneficial or harmful to the species. The beneficial mutations are passed on to the next generation, while the harmful mutations are not.

PLANNING BOARD MEETING - DRAFT  
SEPTEMBER 23, 1991

Present: Margaret E. Bancroft, John K. Gagliani, Stephen M. Nolan, and Mark G. Cerel. Absent: Daniel W. Nye.

UNFINISHED BUSINESS

Overfield Estates

The Board reviewed a letter from Whitman and Howard as quoted:

- "1. Change 'DH Set' label at the monument to 'a drill hole set in ledge one foot below grade.'"
- "2. Provide a blow up of the monument on the as-built showing ties to adequate surface items."

A copy of the letter was sent to Russ Burke of Oxbow Realty. They will be asked to make the changes.

Whitman and Howard will be asked to clarify the size of the riprap area.

Rocky Acres

The Board reviewed page 5 of 9 of Rocky Acres Subdivision with the change in slopes to 3:1 on certain lots. A condition for 6" loam and seeding has not been added to the plan. However, the Sub Rules do require the loaming and seeding. The plan shows the new location of the road since the wetland border was changed by DEP. This plan does not show any walls.

VOTED to endorse the modification of sheet 5 of 9 of Rocky Acres Subdivision revised to September 5, 1991 with the condition that the waiver for the 3:1 slopes be added to the plan.

NEW BUSINESS

Tannery Drive

Chairman Bancroft read a letter (not dated) copied to the Board and addressed to Mr. David MacCready and signed by Dr. and Mrs. John G. Semeraro of 10 Tannery Drive regarding a Boston Edison pad mount transformer, cable TV terminal and Telephone Co. terminal, which they consider are currently located primarily on their property and partially on the town setback land. The Semeraros asked these be moved to a less hazardous location.

Mr. Gagliani stated Mrs. Semeraro apprised him of the situation on his site visit concerning the dead tree. The Board reviewed the plans with attention to the location of utilities and felt they were in place.

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TEACHING OF MATHEMATICS IN THE STATE

FOR THE STATE OF KARNAKATA  
BY THE STATE BOARD OF EXAMINATIONS

FOR THE STATE OF KARNATAKA  
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PLANNING BOARD MEETING  
SEPTEMBER 23, 1991  
PAGE 2

before the driveway. It does not appear that the Planning Board has any jurisdiction over the matter. Mrs. Bancroft will speak with Mr. MacCready to respond to the letter from the Semeraros.

Frances Cafe

The Board of Selectmen notified the Planning Board that it will hold a public hearing on September 24, 1991 for the purpose of transferring the liquor license of the Frances Cafe to a new owner. The only concern of the Planning Board would be if there is significant change in the manor of the building or the capacity of the restaurant. Parking is provided across the street by special permit from the Board of Appeals. If there is an increase in the capacity of the restaurant the Board will need to review a parking plan. A memo will be sent to the Board of Selectmen with the above concerns.

Underground Storage Tanks

The Board reviewed a copy of a letter from our Board of Selectmen to the Lincoln Board of Selectmen failing to support them in their efforts to ease the regulations on the decommissioning of underground storage tanks which are no longer being used. The Planning Board had supported the effort of the Lincoln board.

**SUBDIVISION RULES AND REGULATIONS**

The Board reviewed the AASHTO (American Association of State Highway and Transportation Officials) road standards with specific emphasis on Chapter 5. Standard roadway width for small town roads is 26 feet. Width of a road depends on design speed which includes number of trips per day.

Medfield Subdivision Rules and Regulations require a 28 foot wide pavement, conservative radii and horizontal curves. It would be possible to require roads to "meander" as in Dover.

AASHTO standards say street lanes for moving traffic should be at least 10 feet wide. Where feasible they should be 11 feet wide and in industrial areas 12 feet wide.

Most engineers will design roads to specifications because they prefer to avoid the hassle. There is a small group of them who will seek a waiver.

The Board discussed curbing, Cape Cod, granite - which may be laid in at an angle to give a granite Cape Cod berm. Superintendent of Public Works Ken Feeney prefers gently sloped curbing because it requires less maintenance. Granite curbing makes the road look better and seem more country like.

Sidewalks sit back 4 feet and could sit back further if the road is made narrower, thus allowing a wider grass strip.



PLANNING BOARD MEETING  
SEPTEMBER 23, 1991  
PAGE 3

Find out the comparative cost of a new layout that would be 50 feet wide with 24 foot pavement and granite, Cape Cod berm and a 4 foot sidewalk. Discussion continued about making it a 5 foot sidewalk. (Note: According to Superintendent Feeney sidewalks must be six feet wide to comply with handicap requirements.)

In design planning the Board suggested secondary roads be done for 30 MPH and primary roads for 35 MPH. The Board will ask Whitman and Howard to make recommendations for such roadway design as well as their input on offset vs centered cul-de-sacs and island vs no island.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

John K. Gagliani, Secretary



PLANNING BOARD MEETING  
OCTOBER 7, 1991

Present: Margaret E. Bancroft, Daniel W. Nye, Stephen M. Nolan, and Mark G. Cerel; Absent: John K. Gagliani.

SCENIC ROAD HEARING - NOONHILL ROAD AT HOLTS POND

Present: Ed Hinkley, Tree Warden; Kenneth P. Feeney, Superintendent of Public Works.

Chairman Bancroft convened the hearing at 8:03 P.M. and the public notice was read into the record. The hearing was held in conjunction with the Tree Warden.

Mr. Hinkley explained a tree hearing was necessary because several trees will have to be taken down in the reconstruction of a new culvert on Noonhill.

Mr. Feeney stated there would be some work on the dam. It is necessary to replace the stone culvert which has been the cause of problems. Town Meeting voted to replace the culvert which is a hazard removal project. This will be done in conjunction with the Trustees of Reservations which will meet again the following day with the Public Works Department. The trustees prefer to have the town take the land before doing work on the road or culvert. However the town considers it is a potential hazard that needs to be taken care of now. Taking the land would require a vote of Town Meeting. There was more damage done to the culvert during the hurricane. The Public Works Department has replaced the culvert and the dam work. The approaches to the culvert need minor alignment, minor road alignment and a recommendation from the County Engineers for a 24 foot gravel road. There is no intention of asphalting the area. 38 trees need to be removed (11 Oaks, 9 Pine, 11 Hickory, 2 Ash, and about 5 Maples). All the trees have been posted.

Paul Nyren stated there is a big oak tree almost into the travel way at the side of the street by the gun club, half way from the pond. He asked if it was going to be removed since it is a hazard.

Mr. Hinkley explained the reconstruction work is not down that far. Mr. Feeney state the town is trying to keep the amount of work to be done minimum.

Chairman Bancroft explained the plan. The existing road is 16 feet wide with a small parking area. The realignment will straighten out a portion of the road. Areas of stone wall will be relocated.

Mr. Feeney continued to explain there are 8 spaces for parking off the travel way. They are asking the trustees to abandon about 3,615 feet in the area. Parking which the Trustees do want will be on town land with taking.



PLANNING BOARD MEETING  
OCTOBER 7, 1991  
PAGE 2

Mr. Nyren asked if the Jersey barriers over the Stop River would be taken care of. However, that is not related to this project.

The project is an emergency repair on a collapsed bridge and has run out of funds. Eventually it will be repaired. They will be looking for 75% reimbursement with federal aid.

Trustees are aware of the trees. Mr. Feeney has walked the area with Tom Foster of the Trustees of Reservations.

The Highway Department will be responsible for repair to the stonewalls but there will not be any trees planted to replace the trees being removed. There are already many trees in the area.

The current travel way is 16 feet wide and difficult for two vehicles to pass thus the plan is for a 24 foot gravel way with one barrell 80 feet long. Under the plan they are rechannelling the existing drainage.

Conservation Commission has a copy of the plans. This is an emergency repair. They will do haybales and silk fence. Conservation discussed the project last Thursday night. The barrell is 80 feet because there is 24 foot travel, with slopes coming off.

Chairman Bancroft asked if access to the roads would change with the new parking lot proposed. Will there be vehicle access to the cart road? Is there a possible gate or barrier along the end of the parking lot so people could not drive through?

There is a need for access for emergency vehicles. There presently is a gate there but people go around it.

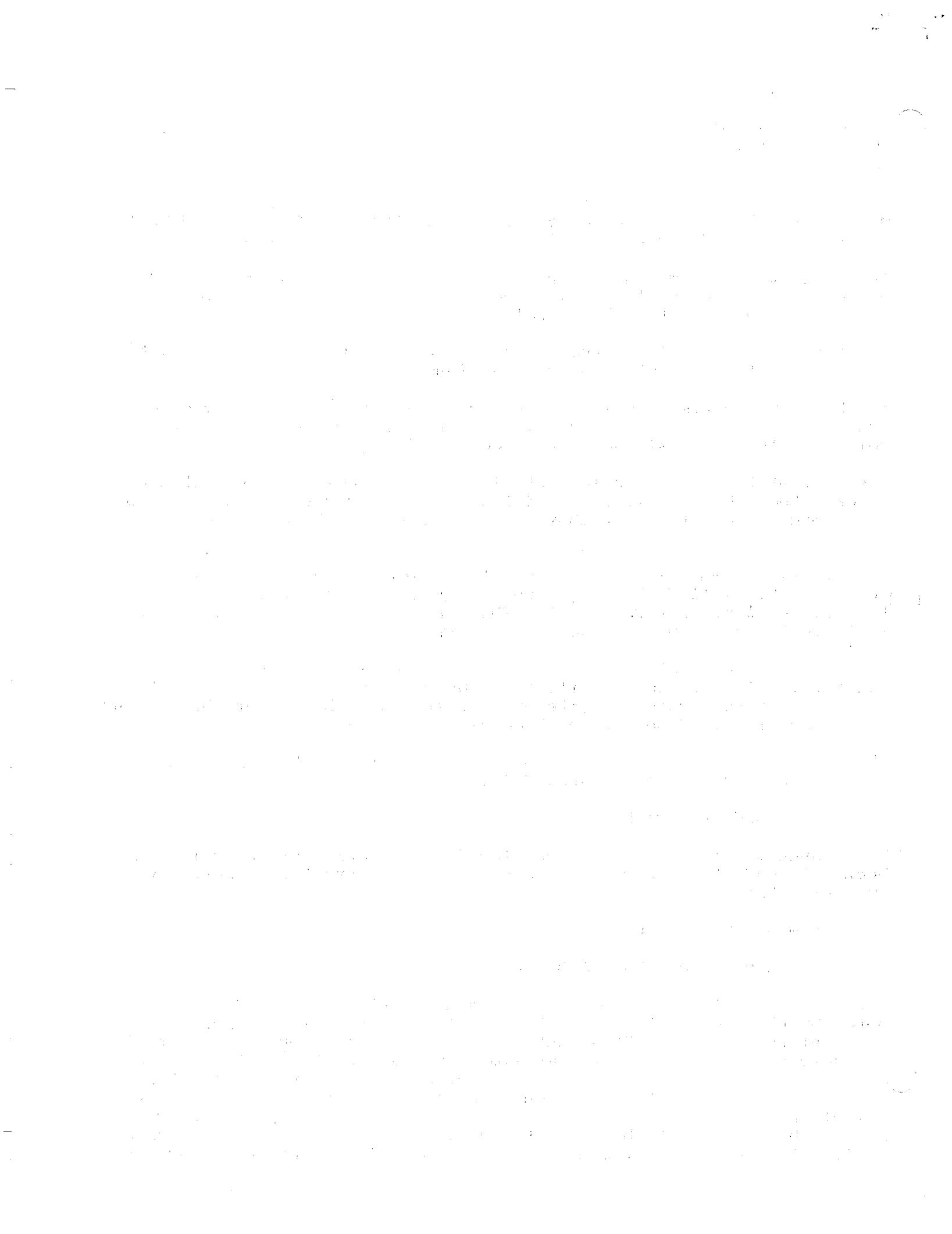
Hearing closed at 8:21 P.M.

VOTED unanimously to approve the plan for relocation of the walls on Noonhill Road at Holts Pond and appoint Mrs. Bancroft representative to supervise the work.

ANR PLAIN STREET - GREG CORAS

Present: Greg Coras, Vail Juhring

The plan shows four form A lots on Plain Street including #27 which is owned by the applicant, Vail Juhring. The property was formerly the Wallingford property. They wish to gain approval of these lots and in a couple of months bring in a Preliminary Plan for the back land. At the present time the back land is in forestry restriction. The town has the right of first refusal when the land is taken out of forestry. All of the lots meet the frontage requirements necessary for an ANR plan. They also meet the perfect square requirement but Lot 10 appears to lack the depth requirement of the Zoning Bylaw. The Board could go



PLANNING BOARD MEETING  
OCTOBER 7, 1991  
PAGE 3

ahead and sign the plan since the only requirement for an ANR plan is that it meet frontage. The plan would be stamped with the disclaimer as to complying with zoning. Mrs. Bancroft explained the rear lot line requirement. Mr. Coras wished to withdraw the plan and return on October 21, 1991 with a plan that would also meet the depth requirement for all of the lots. There is no provision for withdrawal of an ANR plan but the Board would still be able to review the plan on the 21st and be within the allotted time frame.

Ms. Juhring said the land which is in forestry includes 15 of 19 acres on the west side of Plain Street and 1.5 of 1.9 acres on the east side. The primary residence is located on the west side of Plain Street.

OLD BUSINESS

Overfield Estates

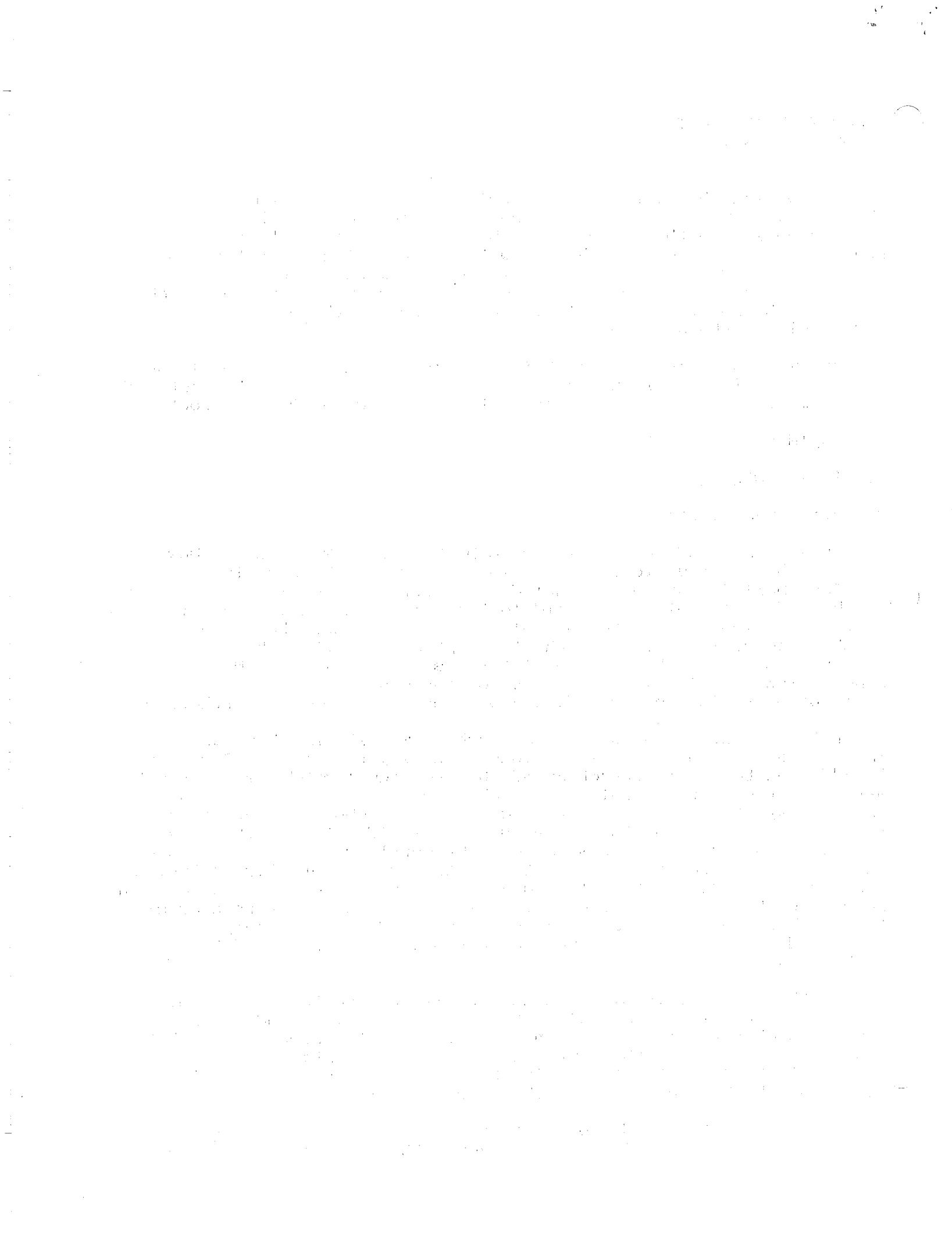
Present: Russ Burke

Mr. Burke explained he met with Dale MacKinnon of Whitman and Howard to go over the previous letter regarding surety. He brought in 5 sets of the "as-built" plans which included a minor modification relative to the buried drill hole. Dale did look at the plan and approved it. The Board will also need acceptance plans. All together there are 31 lots in the subdivision. This is the first phase of work with 14 subdivision lots. The code for lot names is as follows: N - subdivision lot; P - on Pine Street on the southern side; R at the end of a lot means it was revised; O - on Pine Street on the northern side.

Under the covenant Pine Street is a public way which Oxbow Realty improved according to specifications. The improvements on Pine Street in addition to the construction of the individual subdivision streets were a prerequisite to release of subdivision lots. The covenant further says that upon completion Oxbow would submit acceptance plans for Pine Street. Then the Planning Board would petition the Selectmen for acceptance under the new layout. Presently Pine Street has several identities. There is the ancient way, the 1938 county layout (which was never built), the travelled way (the dirt road prior to a few years ago), and the present 32 foot layout with a 22 foot wide roadway with 1 foot of berm and 4 foot shoulder on either side. Since they have completed Pine Street and submitted acceptance to the Board they now seek release of lots.

All of the lots comply with zoning even if the frontage is on the county layout. There is a 50 foot wide county layout and a new 32 foot layout which generally correspond except for a few areas in which the new layout is outside the county layout. The acceptance plan also shows all the Pine Street lots in there entirety but it is difficult to determine which line serves as the front lot line.

Chairman Bancroft considered the town has a 50 foot layout and where the 32 foot layout is within that layout, there should be no problem.



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However, in accepting the new layout the town is accepting a portion of what it already owns. The town may be reluctant to relinquish the 50 foot layout in favor of a 32 foot layout because, in the future, if there is development in Dover, they would want to have the flexibility afforded them with the 50 foot layout.

Mr. Burke stated he is following through with the conditions of the covenant. He is further trying to determine where the front lot lines are located for frontage purposes. The question still exists as to whether the taking ever really was done. It is questionable if the county way will ever exist due to the wetland requirements. They are siting houses farthest back to accommodate the various layouts.

The Board questioned a need for easements as a means for dealing with the situation.

Mr. Burke continued that Pine Street has shifted mostly southeast. As a result of the new construction maybe some lots (perhaps lot 9) have less than they did before. Oxbow still owns that lot. Lot 8 has been conveyed but the deed states the town may require an easement on the front part. When conveying lots Mr. Burke said the language refers to a specific plan as well as the covenant. Many of the lots have their septic systems in the front yard.

VOTED unanimously to release the lots on the southeast side of Pine Street designated as P-5R, P-11R, P-18R, N-19-20, N-21, N-22, N-23-24, N-25, N-26, N-27, N-28, N-29, N-30, and N-31 on a subdivision plan entitled, "OVERFIELD ESTATES OFF PINE STREET IN MEDFIELD, MASSACHUSETTS" dated October 3, 1988 by the BSC Group - Boston, Inc., 425 Summer Street, Boston, Mass. and a plan entitled, "MODIFICATION OF DEFINITIVE SUBDIVISION PLAN OF OVERFIELD ESTATES in Medfield, MA" dated December 22, 1989 by the same group.

Rocky Acres

Mr. Nye reported on the Board of Appeal's hearing explaining that, although the hearing was not about blasting, the developer did have the blasting company representative there who explained blasting on the site that had been done in the past and the type of blasting that might need to be done in the future in order to finish the roadway. There is a stretch of ledge 75'X 28' on Willow Circle that needs to be blasted. The developer, through his attorney, asked the ZBA to rescind its previous decision since they no longer need the permit. The roadway has been moved away from the wetland and the drainage at the end of Willow Circle moved to another lot also away from the wetland. They reserved their right to come back for two lots in the Watershed.

The Board discussed the need for increased testing data by requiring borings so that it is known up front when blasting is necessary. This information could also be provided to other Boards. Perhaps the Board could go through each item, item by item, with the developer to be assured all the necessary information is present.



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Sub Rules

The Board briefly discussed revision of its requirements for roadways and will seek advice from Whitman and Howard concerning intersection radii and K-values for primary roadways 28 feet wide at a speed of 35 mph and secondary roadways 24 feet wide at a speed of 30 mph. It will also seek input as to off-set (as opposed to centered) cul-de-sacs and island v. no-island cul-de-sacs.

Castle Hill Estates

Bond for the subdivision is \$7,500 in an account "Guaranteed Deposits". Ed Beard, who is assisting Town Counsel, advised that the town get at least 2 recommendations for finishing the work. The Board will send a letter to Superintendent of Public Works Ken Feeney to proceed. The cost of the "as builts" must be included in the \$7,500.

Briar Hill Road

Mr. Costello called to say he has put street signs up at Briar Hill Road, Powderhouse Road and Tallwoods Road.

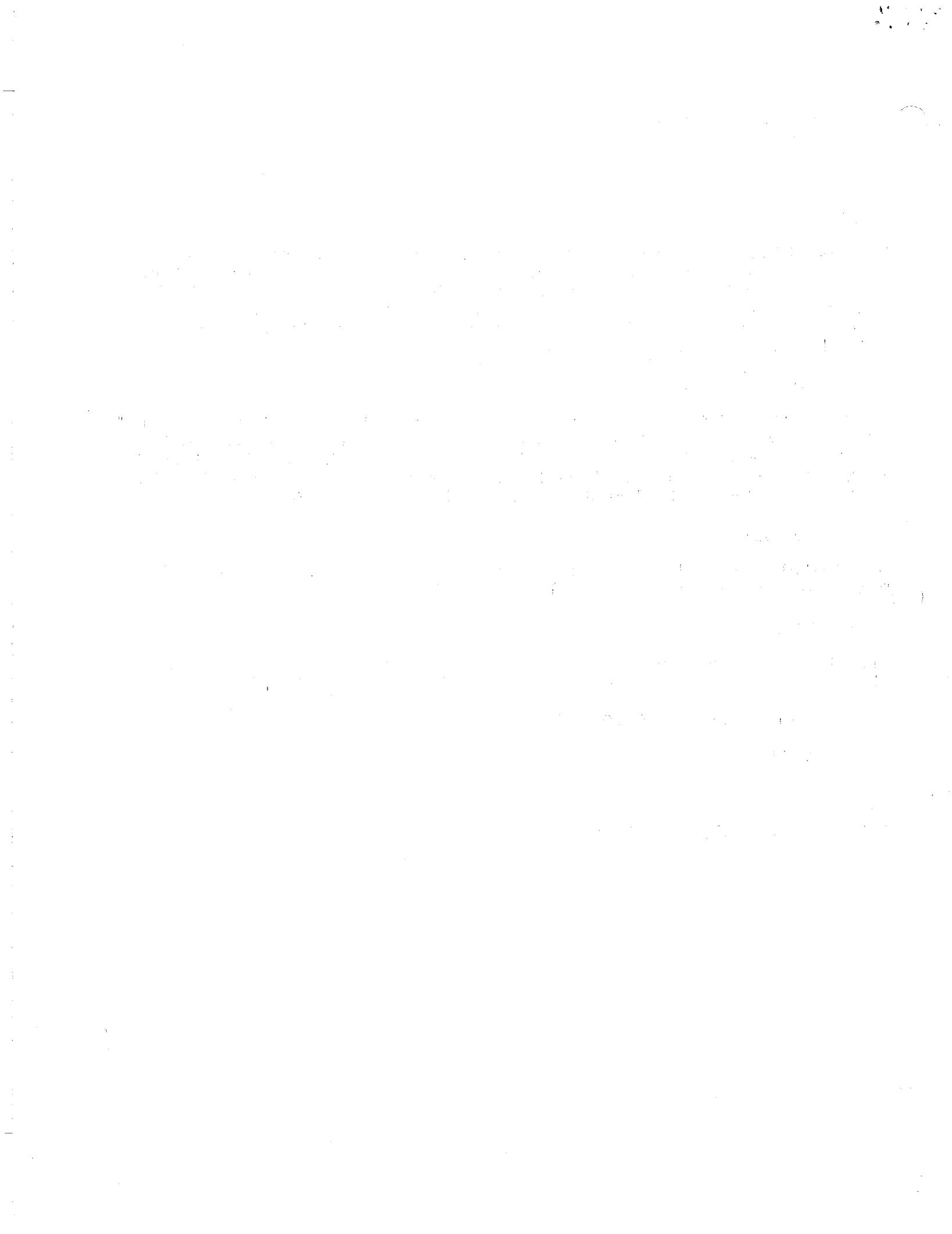
Flatley Plaza

Mrs. Bancroft explained the new plan submitted for a traffic light at the Flatley Plaza. The Board has no authority over the plan.

Meeting adjourned at 10:10 P.M.

Respectfully submitted,

John K. Gagliani, Secretary



PLANNING BOARD MEETING - DRAFT  
OCTOBER 21, 1991

Present: Margaret E. Bancroft, Mark G. Cerel, John K. Gagliani, Daniel W. Nye, and Stephen M. Nolan.

ANR - PLAIN STREET

Present: Greg Coras

Mr. Coras explained he has redrawn lot lines to obtain the required 150 foot depth requirement of the Planning Board. The present plan will also accommodate the perfect square requirement. The Board is required only to determine that there is sufficient frontage on ANR lots which it so finds.

VOTED unanimously to approve a plan entitled, "PLAN OF LAND IN MEDFIELD, MASS. prepared for: Vail Juhring," dated 17 October 1991 showing lots numbered 9, 10, 11, and 12 of land on Plain Street.

OLD BUSINESS

Subdivision Rules and Regulations

The Board reviewed Chapter 5, Local Roads and Streets, of AASHTO with specific attention to radii and superelevation. It also reviewed Whitman & Howard's recommendations on radii, Off-St vs Centered Clu-de-sacs, and Island vs No-Island. The Board further considered the value of allowing secondary streets as well as primary street. The Board will continue discussion the following meeting.

Rocky Acres

Discussion concerned bringing water into the subdivision and the use of possible blasting outside the subdivision itself. It is the sense of the Board that work outside the subdivision is not governed by the special permit.

NEW BUSINESS

Clayton Street

A resident called from Clayton Street to say that about a month ago workers dug up the street so that it now has large pot holes and has been broken up along the edge. About that same time the developer, Mr. Haigh, came to the Planning Board office and asked for a letter which would allow him to take the interest from a savings account at the Ben Franklin Bank. The account was setup as a requirement of the bonding company that provided surety for the development. The bonding company has since been declared insolvent. Mr. Haigh stated the money would be used for work on the street. Since he is only required to maintain the principle, he was given a letter to allow him to take out the interest. The town has not accepted the road to date.



PLANNING BOARD MEETING - DRAFT  
OCTOBER 21, 1991

Mr. Gagliani expressed concern about the town calling in the bond or taking the road. There are many problems with the road and the bond would not be enough.

Mr. Nye visited the street on Friday and said work was being done on a culvert and along with granite curbing. About half way down the road there was a big patch which looked as if there had been a sink hole.

The road had been back filled and is now settling and the road sinking. They put big boulders in. There is also a 10 foot patch of sidewalk. The wall is on town land and does not have footings. Since some of the property has been auctioned off there remains a question as to who owns the roadway. The Board reviewed the work that remained to be done according to Whitman & Howard's report January 1990.

The Board reviewed Whitman and Howard's report of work to be done as of January 1990. Superintendent Feeney will be asked to go out and look for subsidence and advise as to the necessity for test borings.

The question of ownership of the property remains unclear. Some of the lots were sold by the bank in foreclosure.

VOUCHERS

VOTED unanimously to approve a Whitman and Howard voucher in the amount of \$518 for consultant fees for Overfield Estates.

VOTED unanimously to subscribe to LANDLETTER for a period of one year.

Respectfully submitted,

John K. Gagliani, Secretary



PLANNING BOARD MEETING  
NOVEMBER 25, 1991

Present: Margaret E. Bancroft, John K. Gagliani, Stephen M. Nolan, and Daniel W. Nye. Absent: Mark G. Cerel.

LARKIN REAL ESTATE - NONCONFORMING SIGN

Present: Robert J. Larkin, Mr. Dewolf, Louise Garrison, Paul Alfano (Sign Advisory Board).

Mr. Larkin explained that the building ownership will remain the same. However, the business has changed name even though it is still a real estate business. He has merged his business with Dewolf of New England. His sign has been in the same location for 35 years, thus a preexisting/nonconforming sign. They will still be selling real estate and changing only the lettering of the sign.

VOTED unanimously to interpret the Zoning Bylaw to permit the proposed changes to the wording on the Larkin Real Estate sign as "grandfathered" in accordance with Section 13.10.

D'ANGELO PARKING

Present: Charles G. Devine, Ralph C. Good, Jr., George Basile.

The applicant has complied with the recommended changes of the Board, Police and Fire Department: included a "Fire Lane" directly in front of the store, opened the entrance way on route 27 to 30 foot wide and the exit to 20 foot wide, right turn only onto Main Street, rearranged parking to provide the necessary 89 spaces. The applicant will both erect "Entrance" and "Exit" signs and paint such directions on the parking lot surface. The plan as shown does not have a barrier between parking areas. They will have granite curbing. A small planting area is located near the corner of the lot (routes 27 & 109) but the plantings will not be so busy as to interfere with the line of sight.

The Board has received a letter from the Fire Chief stating he and the Police Chief agree with the plan. Since the public safety concerns have been met the Chiefs accepted the parking plan as submitted.

VOTED unanimously to accept a parking plan for D'Angelo's Sandwich Shop entitled "PLAN OF LAND, 555 Main Street, Medfield, Norfolk County, Massachusetts" and dated August 8, 1986 and detailing the recent revisions.

ACORN CIRCLE

Chairman Bancroft reported she talked with the developer, Ken Enright, who advised her he appears to have reached a solution to the drainage problem on the Keigan property at 3 Acorn Circle. He will put in a swale by the stonewall located in the back of the Pietsch's property



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(14 Hickory Drive). They would not be putting any structures there. The Pietsch's will allow the swail to be constructed on their land. The drain pipe will start at the Keigan's lot. Mr. Enright said his machinery would be there this week. The Board will wait for the grass to be planted before releasing the bond.

OLD BUSINESS

Clayton Street

The Planning Board sent a letter to all residents of Clayton Street who expressed concern for the road conditions there. Mr. Clark called to inquire further and was advised the letter contained all the available information at this time. Residents will be meeting with the Planning Board, Board of Selectmen, Town Counsel and Superintendent Feeney on December 9th at 8:00 P.M.

Pondview

The Board would like to have Mr. Eramo do as much of the work that needs to be done instead of calling in the bond. The Board reviewed the sidewalk and gas line locations. The layout line runs down the middle of the sidewalk on one lot. The sidewalk could be extended to the road thus providing handicapped accessibility. One of the solutions may be to move the sidewalk. The gas company would be responsible for their line on private property. The Board will send a letter to the gas company that it has come to the Board's attention that it appears the gas line is not within the layout and they may wish to obtain an easement or move the line.

Tocci - Hickory Drive

Attorney Ed Beard is assisting Town Counsel in calling in the bond to complete the subdivision. Among other deficiencies several of the drains are not at the proper elevation. The Board will contact Mr. Beard to determine the status of progress.

Sub Rule Changes

Police Chief Hurley and Fire Chief Kingsbury responded to the Planning Board's request regarding changes. They agree that the outside diameter on dead ends must remain at least 90 feet to accommodate both the largest fire truck and school bus. School buses, by law, cannot backup without a monitor and Medfield does not have monitors on the buses.

The chiefs do not oppose a temporary barrier on subdivision streets as long as it is moveable in case of emergency.



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NEW BUSINESS

Budget

The new budget will be level funded. Expenses by the Long Range Planning Committee will be taken from the "outside services" account.

Zoning Changes

It is time to check for proposed changes for Town Meeting.

Acceptance Plans

Plans for Tannery Drive and Sewell Court have been submitted.

Need to check on Village

Meeting adjourned at 9:15 P.M.

Respectfully submitted,

John K. Gagliani, Secretary

