

DATE: March 24, 2021  
LOCATION: Online  
TIME: 7:00pm  
STATUS: APPROVED Oct 27, 2021

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### **Members Present**

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Kevin Moriarty (Member), Troy Spaulding (Member), John Urbaczewski (Member) and Kirk Baker (Town Planner) were present

Thornton called the meeting to order at 7:03 p.m. Meeting conducted by remote participation to the greatest extent possible, due to Governor's orders on suspending open meetings and gatherings of more than 10 people.

### **Continued Public Hearings**

#### **Definitive Subdivision and OSRD Special Permit/Danielsville, LLC, Map 9, Lot 23**

Thornton moved to open the continued hearing. Mr. Decoulos presented a new infrastructure plan for comments and advice from the Board. The Fire Dept. agreed the road could handle their largest truck movement around the circle, and the Health Dept was also notified. The one-way loop road will be proposed as a public road rather than the private loop previously proposed. They discussed the size of the loop for traffic concerns as well as to make the 30 ft. set back requirement work. The entrance from Daniels Road was reworked. No parking will be allowed on the street pavement. Lots of 10-15,000 sq. ft. are not established yet as Decoulos wanted to make sure the infrastructure would work before proceeding.

Decoulos discussed 3-4 parking spaces to be provided for guest parking for the open space wetland path, possibly inside the track of the loop. An alternative in the future could show parking near the wetland boardwalk in the area where a possible road continuance could be located. A sidewalk will be located on the top of the road from Daniels Road to the boardwalk path. Plan shows a possible bus stop at the Daniels Road intersection as well as individual mail boxes.

The infrastructure plan will require 3 separate sewerage easements under the public right of way. Discussion continued on the easement placement and the construction of it for ease of maintenance to benefit the homeowner's association who will be responsible for the shared septic system.

Mr. Graham discussed his concerns on the intersection and questioned reducing the right of way from 55 ft. to 50 ft. with a 24 ft. width of the road. The Board discussed the sidewalk requirement of being on two sides, but they could consider a waiver for one side. Decoulos reiterated the sidewalk length goes from Daniels Road to the wetland bridge. There is currently no plan for a sidewalk around loop. Thornton asked about considering a path through the green, as well as a crosswalk. Decoulos stated benches are proposed for in the green. Graham also discussed the open space plot line and possibly keeping wetlands out of private ownership.

Much discussion continued on the Daniels Road intersection, regarding the lot line of the neighboring Frasier property, site distance as well as the radius for the fire equipment. Spaulding stated an island in there may cause a problem for snow plowing. Decoulos said he is trying to make a perpendicular intersection for safety as well as a low-grade island design. Spreading the entrance and exit would make it possible to put in an island that would not be problematic. Current look of the intersection shows too large of a paved. Graham also asked about the intersection where the road around the green splits, and Decoulos stated they are proposing an island there as well.

Decoulos will work out hydrants and the layout of water lines. It appears the Board is in agreement with the infrastructure and he will move forward to have a complete set of plans for the next meeting. Thornton asked him to show trails to be laid out on an OSRD conservation plan. Soil borings will be done for the boardwalk and Decoulos will work with the Conservation Commission for approval. The plan will also show the proposed easement to allow access to the town-owned property beyond the wetlands and Decoulos will investigate licensing for the connection.

Baker stated that an extension for the subdivision control law, definitive subdivision needs to be extended to the end of May for this project and a request needs to be submitted by Decoulos to extend to the end of May. Thornton made a motion to continue the public hearing to the April 14, 2021 meeting. Seconded by Spaulding. All voted in favor (5-0).

### **Other Business**

#### **Minutes**

Minutes from 1/13/21 were discussed and then Thornton made a motion to approve the minutes for 1/13/21 subject to corrections, and Jaquith seconded the motion. All voted in favor (5-0).

Minutes from 1/27/21 were discussed. After a short discussion on additional buildings, marijuana cultivation and presenting the Rte. 1 Village Overlay zoning changes, a motion was made by Thornton to accept the 1/27/21 minutes as written. Jaquith seconded the motion and all voted in favor (5-0).

#### **Rowley Solar Facility Update**

Baker stated Dirk spoke to him regarding an explanation on where they are at on the soil for the Rowley Solar. They are expecting a positive report to be given at the April 14 meeting.

Regarding the open meeting violation complaint, Thornton stated that the Atty. General decided the Board had done nothing wrong after reviewing the details of the issue provide.

Thornton asked when the Board thought they could start doing meetings in real time. Baker stated once everyone is vaccinated; hopefully by the July meeting the board can resume conducting live meetings.

#### **Adjournment**

Motion made to adjourn by Jaquith. Seconded by Spaulding and all voted in favor (5-0). Meeting was adjourned 7:50 p.m.