

Zoners Board of Appeals Meeting – 6/21/06
DRAFT

Joe Daigle, Dave Perry, Terry Girouard, Cheryl Anderson, Dick Heaton and Donna Brooks in attendance. Debbie Phillips absent.

Attorney Campabossa, Chris, Mark, Bill Scully in audience.

Review of last minutes

Donna Brooks made motion to accept minutes. Terry seconded.

Cheryl had questions on last months meeting minutes - minutes not approved.

Meeting opened at 7:40 – Perry opened up meeting.

Chairman passed out letter from Scott Fosters atty. dated 6/16/06

Eric Smith passed out invoice to boards – all reviewed

Cheryl asked Mark if it went over 10K, would it be approved. Mark not ready to answer.

For the record Dick Heaton said he could work within 10K budget. Eric to look at status of invoices.

Official contracts handed out to hire Rizzo dated 5/24

Approved scheduled of hearings on 6/21 – motion by Terry, 2nd by Cheryl

Schedule may change due to illness or otherwise. All approved.

Eric passing out various reports

Cheryl motioned to accept traffic rpt. Study.-2nd by Donna – Unanimous vote.

Disclosure statement from John MacMillan stating that the architect for the YMCA is the same architect for Whitney Park Estates – has no problem with this.

Presentation by Chris DeLoge – wetland discussion. Letter submitted to board. Notice of intent will be sent to conservation committee and storm water mgmt. Will be prepared at later date. Feedback from conservation commission on notice of intents so board can incorporate this into their discussion. Planning on Aug. submittal. Dick Heaton asked if applicant would be filing notice of intent before board renders decision.

Chairman asked if applicant had looked at cost of accessing area near New St. from the main area thru wetlands.

Vast crossing required. Permit is doubtful from conservation committee. Stability of wet land would be threatened. Discussion of improvements may be needed on Cross Street & New Street.

William Scully of MS Transportation Systems based in Framingham made presentation on Traffic concerns.

Study started in 2005

Focus intersections: Williams Rd.
Turnpike Rd.
S. Main

How much new traffic?

Issues re: impact of project and existing issues

How much new traffic projections from 2005 – 2010

Incremental impact of adding traffic: volume, intersection efficiency

Williams Road – 28 ft. wide with 2 in rd/sidewalk/ varied speed, 2700 cars/daily low moderate.

Center Street – 3900 cars/daily not exceptionally high

Peak time analysis and 2nd week in March 4:00 - 6:00

Potential safety issue – Ctr/Stree/Williams Road 3 or 4 accident history per year. Bit higher than mass hwy. avg.

Perry asked whats involved putting up traffic light.

Discussion on traffic light – if needed, John MacMillan stated guidelines are needed, high cost.

Due to comment tonight, further study may be needed.

Chairman asked Dick Heaton – ZA approval with condition? Dick Heaton has seen it happen with donation of the cost of portion of cost of traffic light.

All maps and presentations in Mr. Scully's report..

Joe Kalagher from Planning Board – figures for Holt Road/statistics available from Police dept. – just an FYI

Dave Pellegrini – Rizzo Associates looked at traffic report. Rpt. Submittal next week. Concern:

Intersection at 101/Williams Road

Present level of service is an E (Fairly poor – will be an F with traffic from project. Project will worsen traffic.

More analysis needed – New Street. Entrance/intersections.

Accidents greater than state average

Snow plowing/parking issues.

4 way stop – more analysis.

Pellegrini is asking Mr. Scully what speed was used 85th % speed for site distances.

Terry asked about safety issues (playground/sidewalks). More general engineering info down the line.

Joe Kalagher asked if police dept. was invited. Eric stated he did invite all.

Capt William Nolan against 4 way stop.

John MacMillan - Planning board reviewing concens. 17 lot sub-div # are higher, intersection service should not be allowed to be degraded, LARGE project for the town, density should be lowered.

Dick Heaton wants planning board to meet with Rizzo at July meeting.

Capt Nolan has concerns – wants to be on agenda for next meeting.

Access onto New Street, Cross Street

Calculations of water flow – 6 in Main on S. Main/6 in. Main on Cross

Required fire flow even with sprinkler is 600-1000 gal./min.

Sprinkler systems

Dead end systems (water is fed from 1 point in Water system (i.e. New Street.) Loop system would allow water to flow from 2 directions.

Discussion was held re: Mtg schedule time and about get appropriate depts. Heads to appear.

Residential sprinklers
Substantial soil is needed for fire trucks to go around buildings without driveways.

Joe Kalagher asked about peer review. Can applicant's money be used for fire protection help. Does Rizzo have capability to do this.

Peer review for water and sewer does include fire protection/water flow. Dave Pellegrini from Rizzo stated their engineering work stays outside building and type of questions inside building are addressed by fire protection engineering.

Terry asked of Dick Heaton if the board can request the Applicant to consider fire protection/peer review. Dick answered that is a very polite way of answering it but the board can require it.

Chris Deloge stated that Whitman & Bingham did perform a flow at hydrants and will submit info to Rizzo Associates & board.

Cheryl requests meeting start at 7:00
Rizzo asked for Captain Nolans report.

Water distribution system – Rizzo reviewing.

Continue hearing to 7/26 at 7:00 p.m.
Motion to adjourn meeting by Cheryl – 2nd by Donna.

Meeting ended at 10:15 p.m.