

Accepted August 17, 2015

**SOUTHBOROUGH PLANNING BOARD
MEETING MINUTES
JUNE 15, 2015**

The Southborough Planning Board held a meeting on Monday, June 15, 2015 at 7:00 pm in the Hearing Room of the Town House. Members present were Donald Morris, Kathy Bartolini, Andrew Mills, Philip Jenks and Jesse Stein. Also present was Jennifer Burney, Town Planner.

The meeting was called to order at 7:00 PM

Public Hearing – Site Plan Review and Scenic Road Stonewall Removal for Chestnut Hill Road/ Chestnut Hill Farm

Present on behalf of Trustees of Reservation was Mike Francis, Superintendent and Farmer Desiree Robertson-DuBois.

- Applicant is proposing to offer a CSA/Farming Program.
- Parking for 14 cars (qualifies for minor site plan review but because of the use of the grounds, farm stand, green house, pick your own it appears to qualify for a Major Site Plan review because the use is more than 2,000 SF).
- Wall opening 20' wide with stones to be reused to build entrance wall
- 50 shares initially with pick up 2x per week on two weekdays during a 5 hour window with 25 car trips spread over each 5 hour span.
- By 2017 the CSA hopes to increase to 250 shares with expansion in the pickup days and hours.

The applicant is requesting a waiver for the fee as they are not-for-profit but will pay for legal ads and mailings.

They are exempt from LID Special Permit because they fall under Mass General Law Chapter 40A Section 3 that prohibits non-profits and agricultural uses from going through the Special Permits process.

Included in the application:

- Cover letter dated May 18, 2015
- CSA Plans May 2015
- Stewardship Phase 2010-2014
- Second Phase of Trustee's Stewardship 2015-2017 and beyond
- Base Plan Ortho dated April 30, 2009
- 2013 Imagery of Farmstead Area
- Google Map of proposed project
- Close up map of Farmstead
- Sketch Map of farmstead

Mr. Francis stated that the parking lot will be a gravel parking lot and will have no impact to drainage on the road as the gravel parking lot is entirely a pervious surface. Some top soil will be removed but used where the hoop houses are located. The portion of stone wall will be removed either by a contractor hired or in-house staff. Mr. Stein asked if parking would be adequate for future expansion. Mr. Francis indicated that it would because CSA pickup would occur on other days. Mr. Morris stated

that he wants to make sure that the stone wall will look as natural as it does now and to let the Town Planner know when work is started.

The CSA will cost \$650 for a large single share for 20 weeks good for 4 people, plus member ship to the Trustees of Reservation. Sharing of shares is encouraged if the large CSA is too big. Mr. Whitney Beals stated that he is in support of the proposed use. Resident at 5 Chestnut Hill Road stated that she is excited about it. Resident from 1 Chestnut Hill Road stated that he has concerns about height and set backs of the proposed greenhouse as he abuts it and the green house is only 20-25' from his property. The Town Planner cautioned the Board that under Chapter 40A Section 3 of Massachusetts General Laws that non-profits and agricultural uses cannot be subject to Special Permit requirements and cannot be unreasonably regulated. The proposed greenhouse would be constructed sometime in July. Mr. Francis offered to plant vegetation as a buffer.

Ms. Bartolini made a motion that the Planning Board close both hearings, for applicant "The Trustees of Reservations" located at Chestnut Hill Road (Chestnut Hill Farm), seconded by Andrew Mills, 5/0/0.

Ms. Bartolini made a motion to approve a request by applicant "The Trustees of Reservations" for a stone wall opening located at Chestnut Hill Road (Chestnut Hill Farm), designated as a Scenic Road, with a 20' opening subject to the following conditions:

- 1) Two granite posts are to be installed at the entrance way of the stone wall opening; and
- 2) The Planning Department and DPW are to be notified of the method of the wall removal and timing of removal.

It was seconded by Andrew Mills, 5/0/0

Ms. Bartolini made a motion to approve a request by applicant "The Trustees of Reservations" to approve the request to waive the fee as they are not-for-profit but will pay for legal ads and mailings, seconded by Mr. Mills, Voted 5/0/0.

Ms. Bartolini made a motion that the Planning Board approve the request by applicant "The Trustees of Reservations" to allow a proposed pervious parking area for 14 cars, farm stand, green house, and pick your own flowers at 7-9 Chestnut Hill Road, Chestnut Hill Farm Southborough MA 01772; subject to the following conditions:

- 1) Within the appeal period of this decision the Applicant will provide the Planning Department with details of the proposed landscape buffer to be installed between the proposed greenhouse and the property located at 1 Chestnut Hill Road, Southborough, MA 01772.

Seconded by Andrew Mills and unanimously voted 5/0/0

Public Hearing – Continued Public Hearing – Definitive Subdivision Review and Special Permit for Lower Impact Development/Ila Bella Estates.

Ms. Bartolini recused herself as she is an abutter to an abutter and left the meeting room.

Present were co-applicants Jack Bartolini, and brother David Bartolini, their attorney, and Michael and Antony Bartolini and their engineer Peter Bemis who presented the project.

Mr. Bemis stated:

- Open space updated on the plans with breakdown by type show.
- Affordable unit was increased from one to two based on request from former Chairman Charlie Gaffney and is now considered a duplex.
- Only 25% open space was shown and required at the time the project was first approved and the applicant has now increased the open space to 35+%.
- Open Space is in easements and is a buffer to abutters
- Exploring affordable housing options and the buyout option. The Board of Health requirement of 2 septic systems instead of 1 has created a hardship. The Applicant has indicated and agreed to own the units and rent them out and would be deed restricted.

Mr. Stein read a letter provided by the Open Space Preservation Commission (OSPC).

Abutter residing at 15 Admiral's Lane expressed surprise over the renter status. Abutter residing at 6 Mt Vickery Road too stated that he did not anticipate that the project would include a rental property.

Mr. Jenks made a motion to close the public hearings for Ila Bella Estates, seconded by Mr. Mills 4/0.

Mr. Jenks made a motion to approve 4 waivers on the cover sheet to plans dated June 10, 2014 with revisions through June 8, 2014, seconded by Mr. Mills, voted 4/0.

Mr. Jenks made a motion to conditionally approve the subdivision as shown on plans entitled "Ila Bella Estates A Definitive Subdivision Plan in Southborough, MA" dated June 10, 2014 revised through June 8, 2015; prepared by Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, MA; stamped by Walter M. Lewinski, PE; and consisting of eight (8) sheets, and subject to conditions and waivers, and seconded by Mr. Mills voted 4/0

ANR – 11 Cherry Street/Rich Gordon

Mr. Jenks made a motion to approve the ANR as shown on plans entitled "Plan of Land in Southborough, MA" dated May 18, 2015; prepared by Guerard Survey Co. & Assoc. Inc. 11 Summer Street, Westborough MA; stamped by Todd Chapin PLS, seconded by Ms. Bartolini, voted 5/0.

ANR – Lovers Lane – 18 Lovers Lane/Haseotes

After discussion the Applicant requested to withdraw the ANR application without prejudice and refile it along with the common driveway application for the planning board meeting being held on July 13, 2015 at 8:30pm.

Mr. Jenks made a motion to approve the applicant's request to withdraw the ANR without prejudice and waive the fee for resubmittal, seconded by Ms. Bartolini, voted 5/0.

Other Business Properly Before the Board

- Planner's Report – planner gave a quick update on various projects

PLANNING BOARD

◀ **Minutes of Meeting** ▶ June 15, 2015

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- Approval of Minutes - none
- Goals – Mr. Stein stated that he would like to set as a goal codification of the bylaws, open space, submission checklist/process. Mr. Morris stated that he would like to set as goals, creation of solar regulations for the solar bylaw with Mr. Stein working with the Town Planner to fine tune the draft regulations. The Board could begin reviewing this for the August meeting and Land analysis as identified in the Affordable Housing Plan. The Board also would work on fine tuning and goal setting at the July meeting. To allow time for goals discussion the Board agreed to convene at 6:00pm on July 13, 2015.

Ms. Bartolini made a motion to adjourn the meeting, Mr. Stein seconded, all in favor.

Meeting adjourned at 11:25 PM

Respectfully Submitted,
Jennifer Burney, Town Planner