

PLANNING BOARD MINUTES

February 28, 2023

Members Present: Bob Domnitz (Chair), Lynn DeLisi (Co-Chair), Gary Taylor, Ephraim Flint, Margaret Olson

Staff Present: Paula Vaughn-MacKenzie, Jennifer Curtin

Attendees: Allen Vander Meulen, Shenjun Ren, Henry Finch, Edward Chang, James Craig

7:00 PM Public Hearing, Accessory Apartment Bylaw revisions.

BD opened the public hearing.

The Board reviewed the proposed changes to the Accessory Apartment Bylaw and edited the slide deck that will be presented at Town Meeting. Accessory Apartments will be allowed by-right in the main dwelling as long as it complies with all requirements in the Bylaw and the Building Inspector signs off. Accessory apartments in accessory structures will require a Special Permit from the ZBA without the need for Planning Board review. A requirement for one parking space on the property for the apartment and an explicit prohibition of split ownership will be added to the Bylaw.

Allen Vander Meulen asked how accessory apartments fit into the Town's SHI because we may be pushed below the required 10% if we allow too many accessory apartments.

PVM said that they do not count towards the denominator of the SHI calculation since they are accessory, and they are not assessed as independent dwelling units.

LD moved to close the Public Hearing. GT seconded. Roll Call: MO aye, BD aye, LD aye, GT aye EF aye.

7:15 PM The Commons Public Hearing

The Commons has withdrawn their application.

8:00 PM Site Plan Review, Section 17.7: Shenjun Ren, 200 Old County Road, Parcel 167-6-1. Site Plan Review for the construction of a new single-family home on an undeveloped lot. Vote Expected.

JC presented the project as submitted by the applicant. The proposal is for a new 2.5-story single family home on an undeveloped 169,012 square foot lot. The dwelling will be 8,978 square feet. The height will be 35.6'. The applicant is requesting utilizing average natural grade for the height and story calculations.

The property is conforming. The applicant received a variance from the ZBA to construct the proposed dwelling in a location on the lot that did not meet the 250' width requirement due to the high-water table, ledge, and steep grades in the by-right building envelope. A portion of the property is in Waltham, and the majority of the driveway will be on the Waltham side of the lot.

42 mature trees will be removed and 92 maintained after project completion. In addition, the applicant plans to plant 150+ 7-8' evergreen trees, the majority of which will be planted along the southern property line to provide screening from the Waltham office park.

The applicant received approval from the Board of Health for the septic system.

Abutters were duly notified. The Board received a letter from Bruce Fairless and Carol Ryan, abutters at 115 Winter Street, with the following comments on the plans:

"1. We are concerned about the visibility of the parking area lighting at the adjacent Waltham office park if many trees are removed for the construction. Already the lighting glare is visible from our house; these lights are on all night. We are concerned that the construction will remove trees that will make the office park lighting even more visible. Will all the existing trees in the "lawn area" be removed or will some remain? Which trees will remain?

2. Based on the Landscape Plan, it appears numerous trees will be planted along portions of the property line to provide screening. The proposed new screening trees have a size of 7 to 8 feet. Is it possible to provide some trees (say 30%) of larger sizes? The Landscape Designer should note that we see a lot of deer in the back of our property and on the proposed development property. We have planted several of the tree types specified in the 7 to 8 feet range and in the first year up to 5 feet up was completely chewed by deer, even though trees like the western red cedar are marketed as deer resistant. Larger trees have a greater chance of surviving deer damage. Therefore, the landscape designer may consider the benefit of planting larger trees and more deer-resistant trees."

Due to the project disturbing over 1 acre, the project is subject to the Lincoln Stormwater Bylaw. Per the Stormwater Management Rules and Regulations adopted by the Planning Board on July 27, 2021, the applicant submitted stormwater calculations, a Stormwater Management Plan, Erosion Control Plan, and Operation and Maintenance Plan. The Board must vote to Approve the Stormwater Management Permit in addition to the Site Plan Review Approval.

Lighting:

Koda Outdoor Wall Sconce - 800 lumens 3000k color temp:

- 1 at the basement door
- 1 at each of the 3 garage doors and 2 garage storage doors
- 1 above the exterior door to the family room, 1 to the mudroom, and a 1 above the entryway

In addition, there will be 4 3-foot-tall PM7 Path Lights, 3000k color temp 800 lumens, to improve safety on the winding driveway.

The applicant submitted all required materials for Site Plan Review.

The Board reviewed the level of clearing being done for the back lawn and the septic system.

LD asked what kind of heating system will be installed. Henry Finch, the project engineer, stated that the plan is for heat pumps and solar panels on the roof. There will be no gas line to the house. The only gas appliance would be a range.

Edward Chang, stormwater engineer, said that the proposed stormwater control systems will control 100-year stormwater flow and recharge groundwater.

Mr. Ren said that the lawn area has a lot of down trees from storms and there are not many healthy mature trees in the clearing area. He added that they can amend the landscape plan to keep more vegetation to provide more screening and disturb less area.

The Board discussed the septic location. BD said that 5 of the test pits have high groundwater but test hole 3 is close to the house and does not hit high groundwater and asked why that location was not chosen. Dr. Chang stated that he did not design the system and the original engineer is not on the project. Mr. Shen said Mike DiModica worked on this with the Concord Health Department and the system was approved at the time.

BD asked that the applicant provide the grade calculations on the elevations and one plan showing both the site and the septic.

Mr. Ren will mark the locations of the house and septic system and Board members will conduct a site visit.

GT moved to continue the hearing to March 14 at 6:30 p.m. LD seconded. Roll Call: BD aye, LD aye, EF aye, GT aye.

EF moved to adjourn. LD Seconded. Roll Call: BD aye, LD aye, EF aye, GT aye.

Approved on April 25, 2023.