

## PLANNING BOARD MINUTES

March 14, 2023

**Board Member Present:** Bob Domnitz (Chair), Lynn Delisi (Co-Chair), Margaret Olson, Gary Taylor, Ephraim Flint

**Staff Present:** Paula Vaughn-MacKenzie, Jennifer Curtin

**Attendees:** Shenjun Ren, Jim Hutchinson, Anne Hutchinson

**7:00 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.

BD reopened the hearing which was continued from February 28th. Board members have since conducted individual site visits.

To respond to the neighbor's concerns, the applicant submitted a revised landscape plan reducing the size of the proposed back lawn and showing a contiguous area where no trees would be removed from the neighbor's lot line all the way to the lot line with the Waltham Office Park.

GT moved to approve the use of average natural grade for the calculation of compliance with the height and story requirements. EF seconded. Roll Call: BD aye, LD aye, EF aye, MO aye, GT aye.

MO moved to close the hearing and approve the project as submitted with the amended landscaping plan. LD seconded. Roll Call: BD aye, LD aye, EF aye, MO aye, GT aye.

**7:00 PM Public Hearing for Town Meeting Warrant Article 25, Amend the Town's Zoning Bylaw, Section 6.6, Cluster Developments**

This hearing was cancelled due to the Planning Board vote on March 8, 2023 to pass over this article.

**7:15 PM Public Hearing for Article 28, Amend the Town's Zoning Bylaw, Section 12.6, Wireless Communications Facilities District** to carve out an exception to the requirement of a special permit for modifications or addition of equipment that qualify as "Eligible Facilities Requests" pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Publ. L. 112-96 (also known as the "Spectrum Act"); or take any other action relative thereto.

BD went through the presentation to be given at Town Meeting. EF moved to recommend at Town Meeting that the Town vote to adopt the provisions of this bylaw as presented. GT seconded. Roll Call: BD aye, LD aye, EF aye, MO aye, GT aye.

**7:30 PM Site Plan Review, Section 17.7:** James and Anne Hutchinson, 247 Old Concord Road, Parcel 156-6-0. Proposal to demolish existing structures and build a new single-family home. Vote Expected.

BD opened the hearing.

PVM presented the project as submitted by the applicant. The applicant proposes demolishing an existing home that is in disrepair and accessory structures totaling 5,720 square feet and constructing a new home containing 4,832 square feet of calculated gross floor area. The new home has a similar footprint to the original home, rotated slightly for a more direct view down to the pond and the Sudbury River beyond.

#### Zoning:

1. The Lot is 230, 868 square feet or 5.3 acres. It is non-conforming due to inadequate width. The applicant has received a special permit from the ZBA approving the project.
2. Setbacks: The house is 55' from the Northeast lot line and 77 feet from the Southwest lot line. It is 89 feet from the front lot line.
3. Height: The building is 29' tall as measured from the lowest exposed point.
4. Stories: The building is two stories because the basement constitutes a story as evidenced by the submitted story calculation. 63% of the perimeter is above 4' above the average natural grade.

Site Plan: Site Plan shows the existing building to be demolished and the new building. An existing car port will be demolished as well as other accessory structures. Two accessory structures delineated as a shed and a shipping container on the northeast side will remain to be used for storage until the construction is completed. The special permit requires that upon receipt of a certificate of occupancy, these two structures will be demolished.

The site plan shows a building envelope with 50' setbacks from the front and side yards, and bounded in the rear by the 100' buffer zone line.

The driveway will be gravel. The existing curb cut will be used but the driveway and the turn around area will be reconfigured to correctly approach the garage. The driveway dimensions are shown on the Proposed Landscape Plan. The largest area is the turnaround area 25' X 50' by the garage.

#### Elevations:

Elevations show all sides of the house and locations of lighting on the house. Elevation A2.2 shows the height measured from the lowest exposed point to the highest point as 29'.

#### Sewage Disposal Design:

The Septic system is designed for four bedrooms and is located in the Southwest corner of the property. The plan also shows the limit of work line in the rear with erosion control to protect the 100' wetland buffer zone as required by the Conservation Commission.

The Site Development and Stormwater Control Design Plan shows the drainage infrastructure. The applicant submitted a memo from Doucette Engineering regarding stormwater management. There will

be roof drip strips, roof downspouts and an infiltration system as shown on the plan. Ground water is estimated to be the same level as the pond which is 30' down from the house site.

Existing and proposed grades are shown on this plan. There are minimal grade changes. The limit of work is shown on the plan including materials storage area.

Landscape Plan: Only minimal landscape changes are proposed. The Landscape Plan shows the trees to be removed, mostly in the area of the house, the proposed driveway, and for solar access for planned solar panels. The plan also shows the dimensions of the gravel driveway with the largest area approximately 25' X 50' at the turn around area. The driveway is using the existing curb cut and is being reconfigured to meet the garage of the new building.

The plan leaves intact the 50' existing vegetative buffers on the north and south sides for screening of the neighbors except for the removal of 5 trees within the 50' setback for safety and solar access.

The Generator Location is shown on the north side. Specs for the Generac 24 kW is 67 decibels at normal load and 57 decibels at exercise mode. The decibel level is the same for all models.

Lighting Plan: The lighting plan shows a total of 11 lights.

Four (4) recessed lights under the entryway. Lotus LED Venus Adjustable Recessed Lights w/ 880 Lumens and 3000K color temp. They dim to 700 lumens and a warm temperature.

Seven (7) Myth Realm Nox Wall Lights w/ 933 lumens and 3000K color temperature. The applicant acknowledges that the lumen output is greater than 900 lumens and will find an alternative if the Board requires it. There are three wall lights at the garage doors, one at each exterior door. All wall lights are at exterior doors.

The applicant submitted all requirements for Site Plan Review.

Mr. Hutchinson said that the goal is to blend the house into the natural setting. The house will be all electric, have geothermal, and have solar panels on the roof to get as close to net zero as possible. Mrs. Hutchinson said that the lights that are 30 over the lumen output are otherwise compliant with the regulations, but they can find an alternative if necessary.

MO said the applicant should be able to find something similar that is fully compliant and would look to staff to approve the new lights administratively.

MO moved to close the hearing and approve the Site Plan as submitted with staff to approve compliant lighting prior to installation. LD seconded, Roll Call: BD aye, LD aye, EF aye, MO aye, GT aye

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

Approved on April 25, 2023.