

Development Review Team Report

Eastondale Cottages—121 Pine Street & West Meadow Cottages—232 Turnpike Street

Comprehensive Permit Applications

February 6, 2008

Introduction

On January 22, 2008, Mirrione Realty Corp., represented by Nick Mirrione, Christine Mirrione, and Fred Clark, presented a preliminary project proposal for a Comprehensive Permit Application at 232 Turnpike Street, to be called West Meadow Cottages and a Comprehensive Permit Application for 121 Pine Street to be called Eastondale Cottages. Present from the Development Review Team were Jack Marsh, Wayne Southworth, Marc Rousseau, Stephanie Danielson, Alice Savage, and Mark Trivett, representing the Departments of Public Works, Building, Planning & Community Development, and the Water Division.

The substance of both permit applications was largely similar (unit type, and distribution, locations near each other, etc.) and so the Development Review Team has reviewed the projects together. Except where noted, all comments apply to both projects.

Project Summary

Eastondale Cottages is proposed as Comprehensive Permit Application with a single point of entry, off of Pine Street in Easton. The project proposal is to develop 28 units of “cottage-style” single-family homes on 3.74 acres in Easton. Seven units will be income restricted and made affordable to households earning up to 80% of the Area Median Income.

West Meadow Cottages is proposed as Comprehensive Permit Application with a single point of entry, off of Turnpike Street in Easton. Sixteen units, 4 of which will be affordable, are proposed in Easton and an addition 12 units, 3 of which will be affordable, are proposed to be in West Bridgewater.

Comments Summary

The Development Review Team requests the following additional information:

- A detailed landscaping plan.
- A plan for trash collection and storage (i.e. details of a common collection and disposal system, or a statement indicating that trash will be handled only at the household level).

Additionally, several concerns were raised:

- The Water Division and the Department of Public Works strongly opposes the applicants' proposal to extend the Easton water lines to West Bridgewater.
- The applicants should make a special effort to ensure that the development fits architecturally into the character of the neighborhood.
- Low Impact Development techniques should be used in place of a single basin stormwater system.

Departmental Comments

Building Department

No comment at this time.

Department of Public Works

The DPW would request that the developer eliminate the need for outside irrigation by reducing the size of the lawn area and provide perennial plantings that are drought resistant and native to the area.

At West Meadow Cottages: Due to the requirements of the State's Water Management act we would not be in favor of supplying water to any home outside of Easton.

Health Department

The septic system was presented as a common system. The size of the system (110 gallons per day per bedroom; less than 10,000 gallons per day discharge) would place the permit application on the local level. The field work that was done on the property revealed that the soils are suitable for on-site disposal of sewage.

Co-mingling of condo fees pertaining to unit owners that own a garage compared to owners that do not. The electricity and water (fire suppressant) that will service each garage unit will be charged to all condo owners – pro-rating for the individuals that do not own a garage was offered. During the presentation the applicant stated that they don't expect the affordable units to purchase a garage but in today's presentation they would be subsidizing the cost without a pro-rate system in place.

West Meadow Cottages: The discussion among the group pertaining with West Bridgewater residents utilizing Easton's resources has some merit. Potable water, water for fire safety and gardening would be supplied by the Easton Water District. The only access to the cottages requires traveling on Easton's roads. This would include school buses and ambulances from West Bridgewater to service its' residents. We did not mention trash service in the meeting. I would like the applicant to elaborate more on the topic in the future (trash compactor, dumpster, individual trash cans).

Eastondale Cottages: The plans reveal a common trash building. One can assume common dumpsters or a compactor would be used.

Fire Department

West Meadow Cottages: The Fire and Police Departments of both towns will have to formulate and agree upon a response plan/policy. Several properties along Turnpike Street are in West Bridgewater, but only accessible from Easton. Depending on the nature of the call, either the Easton Fire Department or the West Bridgewater Fire Department will respond. In the event of an emergency, the Easton Fire Department's firehouse on Depot Street

is much closer to these properties than is West Bridgewater's nearest fire station. A main concern with the project is accessibility. In regards to the West Meadow Cottages "sketch" it is difficult to determine the actual widths of the drivable surfaces. It looks as though vehicles may be able to circle the entire perimeter of the project (which will be fine), however the critical access area would be the center section. Also, I am not sure how wide the proposed access drive is to units 25, 26, 27 and 28.

Eastondale Cottages: Here again, a main concern is accessibility. In the proposed site plan for Eastondale Cottages it looks as if fire apparatus would be able to enter from Pine Street and navigate the center "circle area". But it would be difficult to position fire apparatus in close proximity to the homes particularly in the eastern and western most portions of the complex making firefighting operations manpower intensive. Again, it is difficult to determine at this time the width and weight bearing properties of the walking paths that service the homes.

Planning & Community Development

1. A detailed landscaping plan should be submitted with the formal submittal of the application. The landscaping should create an atmosphere of an English garden. The developer should post surety to ensure that this happens.
2. As much as possible, all efforts should be made to ensure the development fits into the character of the neighborhood. An architectural "viewscape" showing the project and abutting properties should be provided.
3. *Eastondale Cottages*: Based on the plans submitted, the project proposed at 121 Pine Street would require a filing with the Conservation Commission, specifically related to the proposed constructed stormwater management system located within the 100' wetland buffer zone.
4. We encourage the developer to strongly consider LID stormwater management methods. Neither plan, as currently drawn, shows the use of such methods. The project proposed at 232 Turnpike Street would not require filing with the Conservation Commission. Both projects are located within a Zone II wellhead protection district.

Police Department

No comment at this time.

Water Division

West Meadow Cottages: The Water Division would not be in favor of servicing any customers outside of Easton

Contact WithTown Boards

Mirrione Realty Corp. met with the Easton Housing Partnership to discuss both the Eastondale and West Meadow Cottages projects. An informal meeting occurred on November 8, 2007. This was followed by a formal meeting on December 11, 2007. Following this, the Development Review Team received letters from the Easton Housing Partnership Committee. These attached letters are dated January 17, 2008 and February 7, 2008.

Other Comprehensive Permit Applications Approved In Last Twelve Months

In December 2007, the Easton Zoning Board Appeals approved Winterberry Hills, LLC, a forty-four unit Comprehensive Permit. Eleven of the units are eligible for the Subsidized Housing Inventory.