



**TOWN OF EASTON**  
**DEPARTMENT PLANNING & COMMUNITY DEVELOPMENT**  
**CONSERVATION COMMISSION**  
**PLANNING & ZONING BOARD**



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**QUESET COMMONS JOINT MEETING**  
**MEETING MINUTES**  
**JUNE 17, 2009**

Present: Christine Santoro, Chair; Colin Gillis, Clerk; Walter Johnson, Gregory Strange, John Duggan, Peter Deschenes; Alice Savage, Town Planner

**6:35 MEETING OPENED AT OLMSTEAD SCHOOL**

Procedure Review – Mr. Douglas King gave a project introduction for work being proposed as a 40R development at intersection of 123 and 138. Mr. Mark Bartlett of the planning board thanked everyone for meeting jointly to discuss this project. A site walk was done this past Saturday. Origins of project include wastewater disposal, which will be in two fields in Zone II. A wooden bridge will be erected on pilings. The main entrance will be off Washington Street with alternative exits. The objective tonight is to discuss the building and design for the site. Mr. King would like to come back with details at the proper times. The phasing plan is different tonight than what was submitted with PAA and NOI. The elevation (sea level) from 106 at pond – 7120 ft.

A main focus is on the bridge crossing. Sloping retaining walls will be built up to the wing walls with drive pilings. Building B & D – reinforced turf to allow for fire access road, manicured landscape feature with absolutely minimal amount of fill. The filling will be done on the southern portion of the site on other side (eastern) of bridge. A walking trail with parking area is being proposed. Mr. King is proposing privatizing the existing road so the town would not need to continue to maintain. He worked very hard to stay out of the 50' buffer zone. A discussion followed with comments on reducing the parking area to further reduce disturbances. Mr. King would like to get the main utilities installed prior/in conjunction with the bridge.

Garrett Tunison – proof of mailing presented. He identified resource areas including an intermittent stream on the western portion where ponding occurs and a stream flows into Moses pond. He also identified disturbed areas where fill has been placed. Replication of 13,000 + s.f. of wetlands as mitigation, potential shading. There is 37,704 s.f. of area as nesting habitat. The wildlife habitat to the north of site should be protected by removing fill, seeding and planting native shrub plantings. Eight acres of proposed open space will be given to the town.

QUESTIONS:

Planning Board – John Duggan

Q. Entrances into buildings; encouraging walkways and bike paths to facilitate movement around buildings.

A. Very willing to work with and respond to any questions and suggestions that Alice may have regarding shuttle buses. No significant design changes.

Peter Deschenes

Q. Some slight deviances on proposals from guidelines?

A. No problem trying to comply with town by-law. Not aware of any major areas where not in compliance.

Greg Strange

Expressed concern with Appendix A – smart growth maintaining a visual sense of neighborhood character. He wants to make sure the boards are careful in not making a mistake of just approving footprints.

Mr. Bartlett responded that he would like to get the architecture and streetscape worked out. He is interested in hearing conditions from the board and would like to come back with the architectural, streetscape, lighting and landscaping details.

Christine Santoro

This should be a compact site that encourages people to park once and walk. The services have to have easy access. One of the most important things Alice addressed was procedurally the board needs to know what they are approving at this stage. No response.

Walter Johnson

Who is going to take responsibility of the roads if Mr. King goes away?

All roads will be private. A management company/association will be responsible.

What is size of treatment plant?

At least half the size of CVS building. The flow capacity is 100,000 gallons which includes Stone Forge.

Certified operator?

The state has stringent standards.

Size of leaching field?

Don't have off top of head, but is shown on the plan.

Mr. Johnson wants to know the size of the plan and who is going to operate.  
Christine Santoro

PAA does not control or approve the wastewater treatment facility. Information on discharge rate is needed.

Conservation Commission - Patricia Haederle

Concerned with the restoration of disturbed buffer zones such as the Winterberry Hills project. She would like to know the impact of discharging 100K gpd of leach ate on Morse's Pond.

A response will be provided by Woodward & Curran with a detailed analysis.

Regarding the leach field under the bridge, would the town have to tear up and replace in order to use the field.

The work would be done to the south.

What is the impact of leach ate on the stream?

The stream discussed flowing from the parking area or SW is not shown on the plan.

Is manmade drainage channel within the BVW, assumed this was part of the plan?

Will applicant provide funds from the town to maintain?

Mrs. Haederle still has concerns about the amount of grading, whether the retaining walls were considered or why the bike path needs to be on top.

Kyla Bennett

She would like to make a reference to the report on climate change impacts, such as heavier downpours and longer droughts. What would be the impacts on stream flows and flooding. She would like the applicant to look at estimates discussed in the report and respond to any questions. Zone II – septic system, will it be housed on site. Concerned with potential flooding and the water quality impact of underground garages. She doesn't like to see good uplands turned into wetlands. Due to the number of trees in the area, how will sunlight penetrate under the bridge. Protection of the turtle nesting at the site is a concern, along with the use of treatment chemicals and herbicides. Two years of replication monitoring is not enough time. The crossing work should be done within the dry season. More details on types and number of logs need to be

provided. Disagreement with some of the information entered on the DEP wildlife habitat form. She would like to see more open space protected as Smart Growth.

John Grant

The centerpiece of the project is Morse's Pond and the applicant has no control over the dam.

Jonathan Chace

He re-iterated the concerns on the turtle habitat at the site.

Michael Ganshirt

Echoed all other comments and concerns.

Garrett Tunison

Turtle nesting selected – move away from development; area has proper sun exposure proximity to the pond.

Mark Bartlett

Underground parking concerns – by law, most have underground closed storage. Extensive fill is used for any drippage from garage.

Kyla Bennett

Wants information regarding how fill was determined, how long the sand pile was on site, Wildlife Habitat and condition of Morse's Pond Dam.

### Public Comments

John Lundgren, 20 Reynolds Street - How is meeting being recorded? Tape and secretaries minutes. Is North East Village still on table? Facility is large enough, add capacity. Reserve field being set aside.

Diane Peterson, Massapoag Avenue – Has NRT granted permission to connect to their trails? Only they're dealing with this on their land. Why do we define Aquifer Protection District if not protected? The project is being designed to meet the regulations.

Deborah Balcarek, Wheelock Road – Are either of the condos encroached on 100' buffer? The building itself is just outside the 100' buffer . Is it possible to scale buildings D & E outside of buffer zones? They are looking into that possibility.

Priscilla Almgust Olson – Clarification on figures, concern with proximity of leaching Fields to Morse's Pond.

No other public comments.

Mrs. Haederle took a motion to adjourn, seconded by Santoro. VOTED

Respectfully submitted by Stacey Lincoln, Conservation Commission Recording Secretary

Signed by,

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Date