



TOWN OF ROCKLAND

Planning Board

Town Hall
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TOWN CLERK, ROCKLAND
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Planning Board Minutes Tuesday, March 22, 2022 at 7:00 pm Rockland Town Hall Lower Level

In attendance – Michael Corbett, Chairman; John Lucas, Randy Hoblitzelle (*via phone James Wells for meeting & Charles Williams for Administrative only*).

Call to Order: 7:00pm

The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

Cont'd Business

Open Public Hearing 7:02pm

- Continued Public Hearing continued from August 24, 2021 PUD Concord Meadows– Conrock, LLC c/o Walter Sullivan, Esq. Sullivan & Comerford, 365 Concord Street (Map 62, Lots 35, 36, 41, 42, 43, 44 & 46)

Attorney Walter Sullivan of Sullivan & Comerford and Brendan Sullivan the Project Engineer presenting.

Brendan Sullivan project consists of 19 new homes including an existing home. Conservation setback pulled cul-de-sac back but the same number of dwellings, however, some were rotated 90 degrees. We deleted pond behind lots 1, 2 & 3. The extension ponds underground will be a raised lawn area. We realigned roadway moved away from wetlands on south side and will have vegetated vernal pool. The setbacks around required us to move the roadway from existing wetland and have mitigations planting 25ft no touch. We moved a couple of driveways from catch basins and did hydro flow test. We received good flows can get those results once received.

Chairman Corbett the date on drawing is February 17, 2022. **Pat Brennan** I did review and the latest set sent letter dated February 18, 2022. Do have proposed retaining walls make condition if approved. The site distant triangle if approve make sure trimming completed triangle maintained. Anything from fire are they satisfied? **Chairman Corbett** we received. They did fire flow test make

condition provide results if not received. Providing subsurface systems. Only approved by waiver rules require open so you can see them. Pat recommends if approved make condition roadway a private road to HOA and responsible for subsurface system. Please note waivers seeking don't match on cover plan ones on plan is what they need there are 10 altogether.

Attorney Sullivan before Conservation closed hearing grant order of conditions, we don't have orders or denial. We want to reopen with appeal or through a public hearing the pavement too close to wetlands.

Brendan Sullivan concern access area existing of 12-inch corrugated pipe runs under driveway. We removed roadway to the north reduced pavement area down to 2500 not enough for Conservation. There is a retaining wall 2-3ft high we can put abutting property. I think I can get down to 1300-1500 and provide additional mitigation. We are reestablishing to move driveway so outside of 25ft buffer and with those medication hopefully will satisfy Conservation. **John Lucas** when do you expect to have an answer? **Attorney Sullivan** hopefully this week, may reconsider just on how we will do it. **John Lucas** we will not ok until we have an answer from Conservation. **Attorney Sullivan** you've said that before.

John Lucas was the hydrant moved? The hydrant is in middle of cul-de-sac. **Chairman Corbett** will not accept hydrant on island. **Brendan Sullivan**, I can move it is still in the middle. **John Lucas** what is turning radius? **Brendan Sullivan** not on the plans. The critical turn coming into subdivision used Abington and Rockland trucks, it does make sweep staying in the lane. We did sweep of cul-de-sac it does go around that.

Randy Hoblitzelle there are 19 dwellings? **Brendan Sullivan** yes, plus the existing house. **Randy Hoblitzelle** share a driveway? **Brendan Sullivan** to eliminate pervious areas. **Chairman Corbett** individual houses? **Brendan Sullivan** yes, not typical subdivision, a PUD houses closer together.

Randy Hoblitzelle on page 4 the frontage on 7,8,9? **Brendan Sullivan** minimum 15ft feet. **John Lucas** how wide is the driveway? **Brendan Sullivan** 12. **Chairman Corbett** driveways frontage of said land - one is common law? **Brendan Sullivan** can do two, will just be close together. **Attorney Sullivan** it will be a private roadway. **Chairman Corbett** I have an issue with driveway on one lot. **Brendan Sullivan** I can separate driveway. **Chairman Corbett** design standards must comply with ZBA bylaws at the time of the application. How wide are some of these lots and frontage? **Brendan Sullivan** frontage on those 3 is 15ft that's different for PUD is it not? **Chairman Corbett** 15ft is really cutting 100ft off min width roughly. **Randy Hoblitzelle** just jamming 3 houses. **John Lucas** I am not satisfied with that. Are you putting sidewalks on just one side? **Brendan Sullivan** yes. **John Lucas** cutting streets down from 30ft? **Brendan Sullivan** 30 to 24. **John Lucas** not too thrilled if a car on both sides you won't get a fire truck through or a school bus. It will be blocked in or out depending where. **Brendan Sullivan** there is ample parking on lots themselves. **John Lucas** they don't always park in/on them. **Brendan Sullivan** max width is 10ft wide. **John Lucas** if a car is on both sides - I've seen it. It's just a thought. **Attorney Sullivan** maybe put a bus stop at the beginning of roadway? **John Lucas** that would help. **Attorney Sullivan** can put condition not to park on street. **John Lucas** that will not work. Trying to bring up problem that may or may not appear trying to resolve. **Attorney Sullivan** ok. **John Lucas** you are looking for 10-11 conditions, some I have no problems others I want looked that.

Brendan Sullivan the area Conservation is concerned with - could we reduce pavement still maintain firetruck. **John Lucas** to keep sidewalks. **Brendan Sullivan** yes. Maybe reduce to 22? **John Lucas** I'd like to run by the Fire Department. **Brendan Sullivan** I would like to as well.

Chairman Corbett how close to property line with retaining wall? **Brendan Sullivan** about 3ft want to move the highest point about 4ft. **John Lucas** I notice there are 58 trees required you are putting 25, which is less than half of that. **Brendan Sullivan**, most of it not great don't want tree onto of retaining wall rest of the trees 1 or 2 on each lot. We could add some more near cul-de-sac and where the dwellings are located.

Chairman Corbett houses off street? **Brendan Sullivan** about 20-25ft. **Chairman Corbett** which one? **Brendan Sullivan** 25ft.

Chairman Corbett audience any questions? **Kathy Boyd** 343 Concord Street can you explain retaining wall on property line? **Brendan Sullivan** wall will be at close point designed at 5 ft then flares away as you go towards Concord Street. **Kathy Boyd** the entire length? **Brendan Sullivan** not entire length max height 4 ft then dies down 3 to 1 slope. **Kathy Boyd** 4ft height? **Brendan Sullivan** from existing grade. **Kathy Boyd** **Chairman Corbett** my husband sent letter in fall any response to that letter submitted? **Chairman Corbett** you want a privacy fence on south side of property line? **Kathy Boyd** yes. **Chairman Corbett** how much trees and vegetation on the property line now? **Brendan Sullivan** it is wooded, quite a few between house and driveway now. There is a chain link fence and pool. **Chairman Corbett** how to be removed to build a retaining wall? **Brendan Sullivan** would/could stake out and see how many trees to be taken down. **Attorney Sullivan** we will see.

Chairman Corbett any other questions? **Martin Galvin** 292 Spring Street the number of waivers is at least 10 maybe 11 for one project. What rules are we holding onto? That rule is for safety. Two years ago, in a windstorm people couldn't get out for 5 days. If it happens now 60 people can't get out and a fire truck can't get through. Have other projects received 10-11 waivers? You would be setting a precedent and that rules don't apply it doesn't seem right.

Chairman Corbett any design for other part of parcel leaving open. **Brendan Sullivan** walking trails, walking bridges and walking paths. **Chairman Corbett** wooden bridges over streams? **Brendan Sullivan** yes not designed in concept only.

John Lucas I don't like 3 houses with 15ft frontage. I'd rather lose a house then just squeezing in more houses than land will actually take and that gentleman's comment about 900ft and cutting width makes it even worse. I have a concern with it. If you eliminated 1 house how much will you gain? **Brendan Sullivan** it is something to consider. **John Lucas** the 11 waivers it is an awful lot and narrowing streets, only 1 sidewalk and trees. **Attorney Sullivan** we will take a look working with Conservation.

Martin Galvin what is definition of open space? For general public or homeowners? **Attorney Sullivan** for the town in general. **John Lucas** that's another problem where will they park? **Attorney Sullivan** the Board may limit to park only. **John Lucas** be careful on impervious keep in mind.

Chairman Corbett I do not like frontage along road, it is so narrow and the sharing driveways. **Attorney Sullivan** ok. **Chairman Corbett** the HOA responsible for roadway everyone else their own driveway. **Brendan Sullivan** there could be easement, a condition HOA to do driveways along with road.

Randy Hoblitzelle look at 7,8,9 smallest frontage everything is jammed and no space. **Chairman Corbett** how close are these? **Brendan Sullivan** 15-20ft between houses. **Chairman Corbett** houses or property line? **Brendan Sullivan** houses.

Motion to continue until after Conservation – John Lucas
Second – Randy Hoblitzelle
Voted 4-0
Randy yes, John yes, James yes, and Chairman Corbett yes

Close hearing 7:50pm

Charles Williams joined 7:55pm

Administration

Motion to approve minutes from meeting January 25, 2022 – Randy Hoblitzelle
Second – John Lucas
Unanimous

Randy yes, John yes, Charles yes, James yes and Chairman Corbett yes

Motion to pay Amory in the amount of \$874.00 80 Bill Delahunt Lovell Academy – Charles Williams
Second – James Wells
Unanimous

Charles yes, James yes, John yes, Randy yes and Chairman Corbett yes

Motion to pay Amory in the amount of \$912.00 for 365 Concord Street – Randy Hoblitzelle
Second – John Lucas
Voted 4-0 (*Charles Williams recused himself*)

Randy yes, John yes, James yes and Chairman Corbett yes

Motion to pay Secretary in the amount of \$450.00 for February 22 & March 22, 2022 meeting –
James Wells
Second – Charles Williams
Unanimous
James yes, Charles yes, John yes, Randy yes and Chairman Corbett yes

Motion to close – Randy Hoblitzelle
Second – John Lucas
Unanimous

Randy yes, John yes, Charles yes, James yes and Chairman Corbett yes

Adjourn: 8:12pm

For the Planning Board:


Michael Corbett - Chairman