

HOPKINTON PLANNING BOARD

Monday, October 24, 2005 7:30 PM  
Hopkinton High School

MINUTES

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PRESENT: Mark Abate, Chairman, Brian Herr, Vice Chairman, Scott Aghababian, Sandy K. Altamura, Evan Ballantyne, John H. Coolidge, R.J. Dourney, Jaime Goncalves, Claire Wright

.....Elaine C. Lazarus, Planning Director

**1. Administrative Business**

The Planning Board voted unanimously to approve the Minutes of the October 22, 2005 meeting.

The Board voted unanimously to request the use of Town Counsel in the Whitehall Estates/Woodville Woods appeals of Ronald Nation and Brian Morrison and Susan Erdman of the Board's decision to approve the Concept Plan.

Mr. Dourney asked if there is a conflict of interest resulting from Chris Nation and Brian Morrison serving on the Master Plan Committee and this pending litigation. Mr. Abate stated that the Master Plan Committee is separate from the Planning Board and there should be no conflict. Other Board members agreed. It was noted that the Master Plan Committee is nearly done with its draft and it should be handed over to the Planning Board at its Nov. 14, 2005 meeting.

**2. Continued Public Hearing – E. L. Harvey & Sons – Materials Recovery and Recycling Facility – Wood St. - Site Plan Review**

Stephen Richmond, attorney, Gerry Cushing, registered professional engineer, James Harvey, applicant, and Steven Cosmos, registered landscape architect, appeared before the Board. Mr. Richmond stated that in accordance with previous discussions with the Board, it has been decided to divide their presentations and topic discussions, so tonight there will be a general overview and discussion of landscaping. He stated they have met twice with the Design Review Board, and may have another meeting with them in the future. He stated they have a good working relationship with other boards, and hope to continue this with the Planning Board. He stated the Harveys are proud of this project, and they have received the required special permits from the Zoning Board of Appeals, which contains a lot of conditions. He recommended that Board members read through this to establish the baseline.

Mr. Harvey stated there are mandates from the Mass. Dept. of Environmental Protection relative to recycling methods and new materials to be recycled. He stated that loads with 20% or more recyclable materials will be rejected elsewhere and directed to recycling centers. He stated that mandatory recycling of construction and demolition material will take effect six months from October 1, 2005. He stated that E. L. Harvey & Sons has as its customer base 98% commercial and industrial customers, such as EMC Corp. and Bose Corp. He showed elevation drawings of

the Materials Recovery and Recycling Facility (MRRF), the Construction and Demolition (C&D) building, and the maintenance garage. He stated that the garage will be air-conditioned so the doors will be closed in the summer.

Mr. Harvey generally described the traffic flow within the site and the location of the scale. He stated there will be a berm along Wood St. to block the views and noise, and distributed photographs of a crane with a balloon on top at the height of the MRRF roof, illustrating what would be seen from Wood St.

He stated the landfill on the property was capped between 1985 and 1989 and it will be re-capped so it is 100 times more impermeable. He stated they plan to park empty containers on it. He stated that all utilities will be provided by the Town of Westborough, and the hours of operation of the facility will be in accordance with the Board of Health's Site Assignment. He stated there will be oil/water separators in each building, and the fuel tank on the north side of the garage will be inside a vault and have many safeguards. He stated there will be no trucks queuing on Wood St., as there is ¼ mile inside the site for queuing between the Wood St. entrance and the scale. He showed the Board the elevation drawing of the scale house.

Mr. Harvey stated there will be extensive landscaping, and showed the Board a rendering of the landscaping proposed at the entrance. He stated they will be proud of their facility. He stated the proposed gate will look like iron, but will probably be aluminum. He stated they are currently working on the design of the signs for the entrance. He showed the location of the recycling facility for the Town, which would be relocated inside the site.

Mr. Cushing stated the site is 40.8 acres and most of it now has a highly packed gravel surface. He stated that much of it will be paved. He described the property boundaries and wetland locations. He stated that the site is used to store things now. He described the location of the Westborough Cedar Swamp Area of Critical Environmental Concern (ACEC) and the location of the boundary of the Water Resources Protection Overlay District (WRPOD). He stated that the MRRF building will be 80,000 sq. ft. in size, the C&D building will be 20,000 sq. ft., and the maintenance garage will be 20,000 sq. ft. He stated the scale house will be small, and the C&D and MRRF building together will process up to 600 tons per day. He stated that no hazardous or putrescible waste will be accepted. He noted that the leaf and yard composting activity on the site now will be relocated to a compacted gravel pad in the rear of the property.

Ms. Altamura asked if the 600 tons per day is in addition to the 500 tons per day processed on the Westborough site, and Mr. Cushing replied yes. He stated the Board of Health has Site Assigned the property for this use with the exception of the wetlands and treed areas. He stated there will be 36% lot coverage, which is within the Industrial district requirements. He stated the Zoning Bylaw requires the provision of 327 parking spaces based on the square footage of the buildings, and they have requested to only build 100 spaces with the rest held in reserve. He stated that 100 spaces will be sufficient to handle all of the parking needs.

Mr. Cushing described the stormwater management components, noting the site will have about 1 mile of storm drain and pipes ranging in size from 6" diameter to 30" diameter. He stated there will be 16 single and 10 double catch basins, 5 oil/water separators, and 4 detention basins. He stated there will be two infiltration chambers to infiltrate clean water at the MRRF and C&D buildings. He stated the pre-development and post-development peak rates of runoff will be

equal. He stated the site will also have weirs that can close at catch basins if there has been a release on site. He stated the fuel tank in the vault will be 9,000 gallons in size.

Mr. Cosmos stated that they have been to the Town of Westborough for review, and have been approved. He stated they will continue the same landscape approach on the Hopkinton portion. He stated that the berm along Wood St. shown on the plan will provide a green screen in the foreground. He stated they will try to maximize existing vegetation. He described the planting proposed around and on the berm, which would be for screening and easily maintainable. He stated they will use compost, place a jute mat on top, then hydroseed, which was done in Westborough and worked very well. He stated the grass slopes will be mowed. He stated there will be a 6 ft. wide flat area at the top with evergreens and a fence behind it. He stated the trees will grow fast, and will be 40 to 60 feet tall when fully grown. He described the entry plantings, consisting of shade trees, evergreens, and other materials. He stated there would also be stone walls which would provide a backdrop for the plantings at the entrance. He stated that there will be evergreens planted to further screen the Town recycling area, and new plantings near the C&D building adjacent to the Mass. Turnpike.

Ms. Altamura asked about the height of the wood fence at the berm, and Mr. Cosmos stated it would be 6 ft. high. He described the white fir trees proposed for planting in that area, noting they grow to 40 ft. and keep their lower branches. He stated it would be planted in cleared areas near the C&D building also. Mr. Coolidge noted that the berm would be 6 ft. wide at the top, and asked what the width at the bottom would be. Mr. Cosmos stated the slopes would be 2:1 so the base would be about 120 ft. wide. Mr. Coolidge asked if the trees at the top are vulnerable to wind damage when they mature. Mr. Cosmos stated they should be well rooted, and the fence will also protect them. He noted they will be planted in a staggered pattern.

Mr. Abate asked if they had thought about breaking up the wall of fir trees proposed with other types of trees for character. Mr. Cosmos stated they can't plant them on the slope. Mr. Abate suggested planting a mix of materials along the top, not just the white fir, for visual interest. Mr. Cosmos stated they could add some pin oaks. Mr. Abate stated this would avoid a wall-like effect, would look more natural, and be less noticeable. He noted that additional materials could be planted lower near the road too. Mr. Cosmos stated they could try to fit them in.

Mr. Coolidge asked where the eyes of the neighbors across the street would hit the screening that had been described. Mr. Cosmos acknowledged that the properties are higher, and the residents will be looking at the berm and trees. Mr. Coolidge recommended that the applicant provide a cross section through the site and the houses across the street that illustrates the elevations and screening proposed.

In response to a question, Mr. Cosmos stated the trees would be 6 to 7 ft. tall when planted. Mr. Abate asked if any land would be clear-cut, and Mr. Harvey replied no. Mr. Goncalves asked if the Design Review Board had made any recommendations with respect to landscaping, and recommended that they talk to their landscaping expert. The applicant stated they would do that.

Mr. Herr asked if the berm would be irrigated, and Mr. Cosmos stated there would be a buried line. Mr. Goncalves asked if it would use town water, and Mr. Harvey stated they may have to put in a well for irrigation, or they could use water trucks.

Ms. Altamura asked if Hopkinton residents would use the same driveway as the trucks to access the recycling area, and it was noted that would be addressed with the traffic segment of the hearing.

Muriel Kramer, 39 North St., stated the residents across the street would welcome Board members to go to their homes to look across at the site. Mr. Abate asked if the abutters were in attendance, and they were not. The Board stated it would not go there unless invited by them.

Mr. Abate asked about the number of employees and principal hours of operation. Mr. Harvey stated there will be 39 employees and materials would be received between the hours of 7:00 AM and 5:00 AM. He stated that other activity will be occurring on the site starting at 6:00 AM and that the maintenance garage will be in use until 2:00 AM. Mr. Abate questioned the need for 100 spaces, noting that might be too many. Mr. Goncalves asked how many trucks would be stored on site, and if their parking spaces were included in the 100 spaces. Mr. Richmond stated there are separate spaces for the trucks and the 100 spaces are not for them.

Ms. Wright asked if there would be emergency access in the rear of the property to the Westborough site. Mr. Richmond stated it is not designated for that purpose, but a gate there could be opened if there is an emergency and it will be kept clear in bad weather. Mr. Coolidge stated that when discussing traffic at a future hearing, it would be good to show this site in relation to the Westborough site and the modeling of traffic flows at the interior of the site.

Mr. Herr asked if there would be union or non-union employees on the premises. Mr. Harvey stated they are non-union. Mr. Herr stated asked what management techniques would be used to get the drivers to follow the traffic rules. Mr. Harvey stated they can fire them if they don't comply. He stated they would first get a written warning and then they would be fired. He stated they provide continuous training for their drivers. Mr. Richmond stated there are truck route limitations, and the employees will be trained to follow the requirements. He stated that the few non-Harvey employees will follow the procedures in the Board of Health's Site Assignment. Mr. Herr asked how many trucks per day would be utilizing the site. Mr. Richmond stated there would be 188 trips in and 188 trips out of the site. Ms. Altamura stated that people's eyes will see more than 300 trucks, even though it is technically the same truck twice.

Mr. Richmond stated the hours of operation would be 7:00 AM to 5:00 PM Monday through Friday and 7:00 AM to 3:30 PM Saturday. Ms. Altamura asked what times the trucks enter the local roads. It was decided to continue this discussion when the topic of traffic is scheduled.

Mr. Goncalves asked if there would be a monitoring plan, monitoring wells, and alarms at the fuel storage area, and the reply was yes. He stated it will be the same setup they currently have in Westborough. Mr. Cushing stated it will be spelled out in the operation and maintenance plan, and there will be semi-annual ground and surface monitoring for the next 30 years.

The Board discussed the hearing schedule with the applicant, and it was decided that the hearing schedule to follow would be:

- November 28, 2005 at 8:00 PM – Building Design and Traffic Flow
- December 12, 2005 at 7:30 PM – Lighting, Stormwater Management, and Other Issues

- January 9, 2005 at 7:30 PM – Discussion and possible Decision

The Board stated that the Nov. 28, 2005 meeting would be held at the Town Hall.

Ms. Kramer stated the Board should visit the homes across the street and observe the area both at night and during the day. The Board stated it would not do so unless invited by the homeowners.

Nancy Peters, Chairman, Board of Health, recommended that the Board read the Site Assignment. The Board asked Ms. Lazarus to include the document in the next mailing.

The Board voted unanimously to continue the public hearing to November 28, 2005 at 8:00 PM.

### **3. Zoning Advisory Committee/Zoning Ideas**

Mr. Herr gave an overview of the zoning forum held at the previous meeting, noting that many ideas had been received. He suggested that the Board try to pick a few that can be handled in a reasonable time frame. Ms. Altamura stated that some of the items can be passed on to other boards. Mr. Coolidge stated there isn't enough time for articles to be developed for the 2006 annual town meeting.

Ms. Peters stated it was a good meeting and it will hard for the Board to prioritize the items.

Mr. Abate referred to the letter received from Ron Roux, President, Chamber of Commerce, recommending a 15 member board, noting that setup might be a good idea. Ms. Wright stated there could be a core group which brings in various people when certain topics are addressed, citing concerns about having a group that is too large. Mr. Dourney stated if Mr. Roux is going to be the Chair, he should drive how many people he wants on the Board. Mr. Goncalves stated he had not heard that Mr. Roux was going to be on the Committee or be its Chairman.

Ms. Altamura stated since it is so late in the year, they could ask other boards to take on some of these things, and the Planning Board could handle a few things in house, like the changes to the Garden Apartment bylaw. Mr. Abate stated the Planning Board needs to manage the process and put a group together. He stated that none of the things on the list seem critical.

Mr. Coolidge stated the ZAC started out as a few members of the Planning Board, Board of Appeals, Conservation Commission, and the Building Inspector and either the Chair or Vice Chair of each board was involved. He stated they discussed things that weren't working with respect to the bylaws, and this worked well. He stated that in recent years, pet projects have hurt this as the ZAC's membership was opened up to others.

Mr. Aghababian stated he thinks the Planning Board should do this work, not a separate group. He stated the Board can react to proposals by others, and support them or not. He stated there is no reason why legislation needs to be created unless the Planning Board thinks the issue is important. Mr. Herr stated there should be a small dedicated board who will work on these items, and the Planning Board shouldn't push them to produce anything for the next town meeting. Mr. Goncalves noted the list contains some long term projects and some short term items. He stated the Board could figure out if there are one or two items that a small group can

meet and go over, discuss, and deal with quickly. He stated the Planning Board should dedicate some time to long term planning. Mr. Aghababian agreed the Board should do more planning.

Ms. Wright stated the problem now seems to be the date and the need to have public participation in the process, which takes time.

The Board discussed some of the items that members believed could be handled quickly. Ms. Wright suggested consolidating the sign regulations with no changes to the requirements, abolishing the Garden Apartment bylaw, the change to the Wetlands Protection Bylaw that was suggested, and adding some phrases in the Open Space bylaw regarding preserving historic resources. Mr. Dourney suggested allowing restaurants and 4 stories on South St.

Mr. Herr stated the process the Board sets up needs to work. He suggested appointing nine members who can work over a two year period on the list of items. Ms. Altamura asked if the Committee would work year round, and Mr. Herr replied yes. Mr. Dourney recommended giving the Committee a list of priorities. Mr. Abate stated the Board should give direction but empower them to be creative. Mr. Dourney stated the priorities could be general.

Mr. Herr suggested the following membership of the Zoning Advisory Committee: 3 members of the Planning Board, 1 member of the Zoning Board of Appeals, 1 member of the Bd. of Health, 1 member of the Conservation Commission, 2 members of the Chamber of Commerce, and 1 at-large member. The consensus of the Board was that this was acceptable, and a letter would be sent to the various entities requesting the name of their representative(s) and indicate that the Planning Board wants committed people who can put in the time required.

Mr. Abate stated at the next meeting, each board member should come prepared to discuss their top 5 priority ZAC items, and the Board could choose 3 overall from those. Mr. Aghababian disagreed, stating that the Planning Board should be addressing them, not a separate committee. Ms. Altamura stated she thinks an easy item for the ZAC to handle is inclusionary housing, which was nearly adopted before.

#### **4. Administrative Business**

Ms. Lazarus asked if the Board would be willing to meet at 7:00 PM on November 14, 2005 instead of 7:30 in order to accommodate the additional time needed for the Master Plan. The Board agreed to meet at 7:00 PM.

Adjourned: 9:50 PM

Elaine C. Lazarus, Planning Director

Approved: November 14, 2005