

Town of Norfolk  
Zoning Board of Appeals  
One Liberty Lane  
Norfolk, MA 02056

March 1, 2018

Zoning Board Members	Others
Michael Kulesza –Chairman ----- Present	Devin Howe - Associate Member --- Present
Robert Luciano –Vice Chairman --- Present	Medora Champagne – Assoc. Member --- Absent
Christopher Wider – Clerk ----- Present	Amy Brady – Administrative Asst. - Present
Joseph Sebastiano –Full Member --- Present	
Donald Hanssen – Full Member ---- Absent	

The duly posted meeting of the Zoning Board of Appeals convened at 7:07 P.M. in the cafeteria of the Freeman Kennedy School. Mr. Kulesza announced that this meeting was being audio and video recorded, and detailed where the video could be watched.

**PUBLIC HEARINGS:**

**17 Lawrence St – The Preserve at Abbyville and Abbyville Commons** – (hearings continued from 2/28/18)

Present were Bill McGrath, Engineer, BETA Group; Neal Price, Horsley-Witten Group (HW); Scott Ridder, BETA Group. Dan Hill, Daniel C. Hill Law Offices; Glen Fontecchio, architect; Thomas DiPlacido, applicant; John Smolak, Smolak & Vaughan, LLP; Matt Mrva, Bohler Engineering; Henry Arnaudo, HPA Design; Stephen Smith, GeoHydroCycle; Carolos Quintal, CAQ Associates; Rick Goodreau, United Consultants;

Plans and other documents discussed were “Hydrogeologic Evaluation Report, Abbyville Commons/The Preserve at Abbyville, Lawrence Street, Norfolk MA, Transmittal #X277029,” dated 12/15/17, prepared by GeoHydroCycle; Letter to Neal Price, Horsley Witten, from Steven Smith GeoHydroCycle, dated 2/5/18; Letter to Jack Hathaway, Town Administrator, from Neal Price Horsley Witten, dated 2/13/18; Report entitled “Abbyville Commons Development WWTP,” Prepared for Thomas DiPlacido by CAQ, dated 3/1/18; PowerPoint presentation entitled “The Preserve at Abbyville and Abbyville Commons,” prepared by Matt Mrva, Bohler Engineering; PowerPoint presentation entitled “Hydrogeologic Evaluation, Abbyville Commons,” prepared by Stephen Smith, GeoHydroCycle; PowerPoint presentation entitled, “Abbyville Hydrogeologic Peer Review,” prepared by Horsley Witten Group.

Mr. Wider introduced Neal Price from Horsley Witten Group, who did the peer review for the town. Mr. Price reviewed the three topics that fell under the purview of hydrogeology, which were wastewater, the grading plan (how material was going to be moved about the site,) and the downgradient Activity Use Limitation area (AUL).

Mr. Price said that he focused on potential sensitive receptors that might receive effluent from the wastewater treatment plant. The first sensitive receptor is the private wells along Lawrence Street, and the second is the potential new drinking water site that has not been developed, but has had some initial testing done on it. The third sensitive receptor is the AUL area. The AUL consists of 2 parts, one is a series of settling lagoons where water from the former mill was sent down to settle, and the other is a capped landfill area where contaminated material from the whole site was piled up and covered with a copy in the 1990’s. The fourth and final sensitive receptor is the Mill River, because it will be the ultimate receiving water for effluent that is discharged from the treatment plant (WWTP).

Mr. Price stated that the first thing looked at is how the groundwater flow paths originate or move, and he showed two overlaid groundwater maps, one showing brown contour lines created by the applicant in their submittal to DEP for their application for the WWTP (from Fall of 2017,) and one showing blue contour lines created by Mr. Price using a wider variety of wells than those used by the applicant (from Spring of 2015.) Mr. Price explained that contour lines depict the elevation of the water table surface below the ground, and said that groundwater always flows from the high points to the low points, and it flows perpendicular to the contour lines. Mr. Price went on to note that both maps show similar groundwater flow, heading northeast toward the Mill River. Mr. Price said the next map (figure 10) which was created by the applicant uses three factors to show what the water table would look like under operational conditions of the WWTP in the high groundwater season

in springtime. Those factors were the regular water table, the seasonal high water table, and an analysis to account for the impacts of all the wastewater effluent that is going to be loaded to the ground, making the groundwater rise up higher.

With regard to wells, the first sensitive receptor, Mr. Price referred to the bedrock topography, noting that there is a steep slope of bedrock rising from the WWTP site in the direction of Lawrence Street. The wells on Lawrence St. are bedrock wells, meaning that they gather water from the bedrock aquifer underneath the surficial sediments as opposed to from the surficial sediments themselves. A colored cross section of this was shown, and Mr. Price explained that water in bedrock wells is obtained from cracks in the bedrock, and not from the permeable sand and gravel, which is why they need to be very deep, trying to intersect as many cracks as possible. Water can only get into the cracks by where they originate at the ground surface: rain on the land surface percolates through the sand and gravel and gets into the cracks in the rock at places where the cracks intersect the sand and gravel aquifer. Water that gets into the wells can be coming from a variety of unpredictable directions depending on which fractures it intersects.

Mr. Price first addressed conductivity, or how readily an aquifer can transmit water, and said that conductivity is much higher for a sand and gravel aquifer than for a fractured bedrock aquifer. Therefore, as treated water is infiltrated into the ground from the WWTP, it travels in the northeasterly direction toward Mill River through the sand and gravel aquifer, while it is trying to sink below the surficial sediments to get to the bedrock, making it unlikely for there to be significant contribution from the WWTP to the bedrock wells, before reaching Mill River. Mr. Price said that this fact, combined with the fact that the flow direction skirts the wells, and the depth of the bedrock wells, makes it unlikely, but not impossible, for there to be significant contribution from the WWTP to the bedrock wells.

Because it's not impossible for there to be some contribution, HW recommended that the applicant use the highest level of treatment available, which the State requires for facilities within two years "time-of-travel" of a public drinking water supply (PDWS) well. In addition, they also recommended monitoring be conducted for monitoring wells in between the treatment facility and the private wells, and perhaps for the private wells themselves for residents who are willing and interested. Mr. Price stated that these conditions were agreed to by the applicant.

Regarding the test well site for the potential PDWS well, the second sensitive receptor, Mr. Price pointed out that since there is not the steep slope of bedrock in that direction, as there is in the direction of Lawrence Street, there is a higher possibility of effluent heading toward it. In addition, the influence of a big public pumping well draws groundwater into it. The recommendation here would be to treat the effluent to the highest standards and conduct additional pre- and post-construction monitoring of wells. These conditions were agreed to by the applicant.

Mr. Price next addressed the sensitive receptor, Mill River, stating that there is a Total Maximum Daily Load (TMDL) for the nutrient phosphorous for this river, which determines how much phosphorous it can receive on a daily basis and still meet its required health and safety factors. This TMDL required a 50% reduction overall and a 60% reduction in the wastewater load to the upper Charles River, to which Mill River is a contributory source. Mr. Price added, however, that the TMDL has not really been implemented. It will be regulated under MS4, or Municipal Separate Storm Sewer Systems, which has been "in the works" for the better part of a decade; it is currently scheduled to come online this summer, and will be enforced by the EPA.

Mr. Price said that the wastewater component is controlled MassDEP, and to his knowledge to date, DEP has not enforced this TMDL for groundwater treatment facilities like this one. The town will ultimately be held responsible for meeting the TMDL standards on both fronts, stormwater and the wastewater, making up for it through mitigation. HW recommended that the applicant help with this mitigation towards meeting the phosphorous TMDL in three ways. First, maximize the sediment in the path between discharge location and river, as phosphorous binds to it, and less of it will get to the river. Second, provide as high a level phosphorous treatment at the facility as is reasonably possible. And third, provide some capacity for future expansion of the WWTP to tie in existing nearby homes, because the WWTP will do a "far better" job of treating phosphorous than will individual septic systems. These things were agreed to by the applicant.

Mr. Price addressed the sensitive receptor, the AUL, stating concern as to whether the rise in the water table created by the WWTP would accelerate the migration of contaminants away from the AUL site towards the

river. The applicant's model of groundwater rise at the site showed a 0.4' rise of water table at the site, which Mr. Price does not feel is significant. First, the lagoon component is already in groundwater, adding more will not change what they are doing. Second, the bottom of the landfill consolidation area is above the 100 year flood line, which in turn is above the high groundwater and mounded groundwater. These facts make it unlikely that there will be extra groundwater getting into the AUL site, and potentially causing a risk of migration of contaminants.

Another factor is that the landfill part of the WWTP is located between the tailrace and the actual river. The tailrace is a spot where water was taken from the dammed pond and used to run the mill; it still has water in it and still collects groundwater and sends it to the river. The influence of the river and the tailrace limit the amount to which the water table can rise. Finally, the entire AUL is controlled by DEP, and if they have issues with any operations here, we recommend they take it up with the landowner.

Next, site grading was evaluated for effects on hydrogeology. There are 3 stormwater basins for the site, and they do not maintain 10' of separation from the proposed grade and groundwater, as is required by Town Bylaw; Mr. Price feels that since controlling groundwater by gravity dictates that the basins must be low, and the town might consider granting an exemption for this, as they do for utilities. The state requires 4' of separation beneath each of these infiltration areas (or further analysis if between 2' & 4'); it was determined with various calculations that 4' separation is not being met, and the applicant agreed to make adjustments to meet that criteria.

The final point with site grading was the proximity of the cut of the 2-to-1 vertical slope to #51 Lawrence Street. HW recommends erosion control plantings and evaluation of stormwater controls at the top of the slope, benching (a wall at the bottom partly meets that request) and monitoring of the slope so that any erosion that develops can be repaired before it gets bad.

HW also recommends the applicant provide curbside PDWS shutoffs for homes on Lawrence Street so they have the option there for public water.

Mr. Wider opened the hearing to questions. Atty. Hill asked about the significance of 2-year time-of-travel, and implications with respect to what is in the effluent, and what the higher level of treatment does. Mr. Price explained that the time-of-travel refers to how long it takes for the groundwater at the disposal site to travel to its destination, in this case a potential drinking water source. This WWTP was calculated by the applicant to be a 1 year time-of-travel, hence the recommendation for the highest required level of treatment that the state looks at. All contaminants in wastewater are taken into consideration in meeting the time-to-travel criteria, including nitrogen, viruses, bacteria, pathogens, pharmaceuticals. The highest level of treatment will address Total Organic Carbon (TOC), which treats for anything with carbon it. HW recommends this, regardless of whether the PDWS is actually ever built here. Mr. Price referred subsequent questions with regard to actual treatment techniques to the design engineer, later in the evening.

Next, Mr. DiPlacido addressed the Board, stating that although his hydrogeologist was there and ready to give a presentation, he felt it would largely duplicate Mr. Price's presentation, and suggested that they now move on to a presentation from the WWTP design engineer, Mr. Quintal.

Mr. Quintal said that he would discuss what they're going to do for the levels of treatment that will be provided, as well as the wells that will have to be monitored. He began by stating that his design will assume the PDWS is there and active. He pointed out the two existing Franklin PDWS wells, noting that it puts the area in a Zone II, which requires discharge of water with 3 mg/L of TOC; once inside the 2 year time-of-travel, it drops to 1 mg/L, which means treating to a quality in which the TOC gets used up. TOC is soluble in water, so it cannot be collected; all nutrients need first to be reduced, including nitrogen, phosphorous, suspended solids, etc. , so that bugs looking for food have to attack the TOC. Inherent in this is the fact that phosphorous is one of the nutrients that must be used up, so the TMDL will not be an issue. Turbidity will have to be low.

Mr. Quintal stated that the WWTP has to be operated daily (5 days per week) by an operator certified by the state of Massachusetts, who tests for contaminants on a monthly basis, and reports to DEP. Testing is done at the discharge point, as well as in monitoring wells, both uphill and downhill. Mr. Quintal reviewed a typical sampling schedule Solids will be removed by adding a coagulant, typically alum, which adheres to phosphorous. . DEP requires an account be maintained to cover any repairs and replacements for the plant. An Operations &

Maintenance Plan will be established. Mr. Quintal said the only plant with a TOC of 1 that has been performing is in Sharon, and it just came on line. Mr. Quintal continued expanding on processes to be followed.

Atty. Hill asked Mr. Quintal why, if no plant in Massachusetts actually reaches 1 TOC, there is a state standard for it. This is a number DEP is working toward by reducing TOC via ultraviolet radiation, which makes the little “bugs” go after the carbon. Atty. Hill asked what happens to the solid waste, and Mr. Quintal answered that it is trucked off, similar to a private septic system.

Mr. Sebastiano asked how large the building will be, and Mr. Quintal answered that it will be 40' x 50' and pointed to the one at Village at River's Edge as comparable. Mr. Wider asked what happens if there's a violation; Mr. Quintal responded that you get a noncompliance letter that must be responded to; multiple violations will result in fines. Mr. Luciano asked if the operators work for the state and was informed that they do not, they work for the owners of the WWTP (for instance, the Homeowners' Association [HOA]).

Mr. Wider opened the hearing for public comment.

Lawrence Wilson, 22 Lawrence Street, asked a question with regards to droughts, and if it is possible that the effluent could creep south. Mr. Price responded that the only way for that to happen would be for the pressure head in the bedrock aquifer to be less than the pressure head in the surficial aquifer, which could potentially happen if you were pumping hard enough from the bedrock aquifer from a particular fracture or set of fractures that intersect that surficial aquifer in the valley; not impossible but not likely. Mr. Wilson added that there have been instances of the wellheads going down, and Mr. Price responded that the connection also has to be there.

Sue Rayner, 9 Bush Pond Road, asked about the wells on Bush Pond Road, and Mr. Price responded that because it sits 10' higher than the Mill River, it is pushing water outward away from it, so it would be very difficult, if not impossible for water from the WWTP to get into the vicinity. Mr. Price reiterated that you could never say anything would never happen with bedrock wells, but it is very unlikely. Ms. Rayner said she would like for Bush Pond residents to also be able to have their wells tested. Atty. Hill asked Mr. Price to confirm that the river actually also serves as a barrier that protects the Bush Pond Road wells, and Mr. Price did confirm that. Atty. Hill also reiterated that the fact that you can't have 100% certainty is the reason for implementing the highest safety standards, and that there is precedent in other towns.

Bill Young, father of 8 Mill River Rd resident, expressed concern about blasting on the bedrock, based on his experience in the field. His concerns regard fractures and nitrates. Mr. DiPlacido stated that the bedrock is “significantly” below all of the cuts and fills, so no blasting is expected, although he cannot guarantee that there won't be a big boulder that was overlooked and may need blasting. Mr. Smith added that there are state standards regarding the amount of energy that can be transmitted, that will be met on any blasting that might occur.

Mike Guidice, Eagle Drive, asked if an overlay could be provided with the bedrock elevation plan and the final grading plan. Mr. Goodreau responded that that could be done.

Chris Wagner, Park Street, stated that he felt more evidence was needed as to bedrock elevation in the northwest part of the site, were there weren't any borings, and where there is potential for a PDWS. Mr. DiPlacido responded that at least 3 or 4 holes, as deep as their excavators could reach, were dug out there without hitting any ledge. Discussion ensued as to what effect blasting would have if it were required in that area. Mr. Reardon reiterated Mr. Smith's response that any blasting that was done would be very tightly controlled, and stated that he believes controlled blasting is a better alternative than some others, such as pneumatic hammering. In response to another question by Mr. Wagner regarding an inground pool in the area, Mr. Goodreau said that he would be submitting a new drainage plan.

Mr. Guidice asked if the Construction Management Plan (CMP) will be updated with a blasting plan, as well as other issues that have been mentioned, and Mr. DiPlacido responded that it will.

Mr. Young stated that energy is not monitored in blasting, vibration is, and explained the Susskind curve. He said that no one can tell how a fractured rock is going to be affected by vibration, even if it's within the limits of state standards. Mr. Wider asked Mr. Price if blasting were to be done in the northwest site, would the wells of the residents be affected. Mr. Price responded no, the monitoring wells were placed to protect the private wells

from the effluent. In the unlikely event that a very long crack in the bedrock intersected somewhere, the fact that the area in question is downgradient makes it even more unlikely.

Karen McCabe, Lawrence Street, thanked the Board for having the extra report done, stating that it was very informative. Ms. McCabe said that based on her reading of the HW report, the groundwater discussions are based on information that was insufficient to begin with. Mr. Price responded that where contours didn't extend very far to the east, towards Lawrence Street, he did add more data. And since, as has been stated, you cannot say with 100% certainty where water will flow at all times, that is the reason for the high levels of treatment. Ms. McCabe expressed concern about the frequency of monitoring the test wells, particularly "post" construction, and was informed that "post" means after construction of the treatment plant, not after full buildout of the development. Mr. Quintal clarified that monitoring is done on a monthly basis in perpetuity for the life of the WWTP.

Discussion ensued with regard to testing of private wells in the area, and Atty. Smolak said that they do not think that is necessary; one concern being that there might already be existing contamination from existing septic systems, and they could fail at any time during the process. Ms. McCabe mentioned that a Figure 2B was missing from the HW report that had been received.

Bryan Lowe, Stewart Street in Franklin, expressed concerns about blasting on Franklin residents and was informed that everything is being looked at in the vicinity of the project, regardless of what town it is in.

Peggy Bedard, 28 Lawrence Street, said she feels like she will be a de facto Franklin resident paying Norfolk tax rates for the life of this construction project, and she would like to consider selling her house, but feels no one would buy it at this time. Next, Ms. Bedard asked who would pay for connection to public water, and the water itself if her well were to fail. She was informed that that would be her responsibility, and she suggested that potentially failing wells due to the construction should not be a cost borne by the residents. In the absence of the residents of 51 Lawrence Street, Ms. Bedard asked for clarification if the drop was 40 feet or 60 feet, and Mr. Price said he counted 40 feet by contour lines, but Mr. Goodreau could confirm. Next Ms. Bedard asked about stormwater control for 51 Lawrence Street and was informed that if it was necessary it would depend on how much space there is. Mr. DiPlacido said that the landscaping and grading part of the hearing would answer some of these questions. Next, Ms. Bedard asked about the risk of a sinkhole on this property, and was informed that would also fall under landscape and grading. Ms. Bedard asked about the history of WWTPs, how other area treatment plants compare in size to the one proposed here, who will own the plant, how it's insured, and what would Plan B be in the case of a failure of the plant (as opposed to DEP noncompliance procedures).

Mr. Quintal stated that he began in the business in 1984, right around the time WWTP started coming on line. The expected life of a WWTP is set at 20 years, not because it might fail at that point, but to make sure the owner has enough funds to replace it at the end of 20 years, and a report must be done at the 15 year mark to prepare for that. The largest plant he did was 120,000 gallons (the subject project is proposed at 64,000 gals.) Ownership will be the homeowner's association. Mr. Quintal stated that he did not know of any drastic failures, although he had heard of an owner association going bankrupt. Funds must now be escrowed at 25% of project cost, and yearly reports to DEP need to verify the funds availability.

Ms. Bedard stated that she would like to know who owns this during development; how many exist and what is the success rate; what are the costs associated with this to the association; what are the standards for 120,000 gallon systems and how successful is it. Mr. Quintal responded that the large systems he has designed, as well as those others have designed are still in operation; ownership is by the developer until a certain percentage of units are built and ownership is transferred to the HOA.

Dave Diamond, 3 Brett's Farm Road, expressed his concern about water quality. He said that he found the presentation from MEPA to be very helpful, and asked to read a two-page letter into the record. The letter was written to Ms. Erin Flaherty, who was a representative from MEPA. In his letter, Mr. Dimond stated concern with the site as it stands today, but especially to what could happen if the land were developed "without recognition of the potential for increased health risks." In particular, he is very concerned about the current risk of cancer to people who utilize the private well water in Norfolk, and for the potential for future increased risk for those with private wells in the area of development, and for a new town well in close proximity to the AUL. Mr. Dimond stated that he works in the profession as a researcher treating rare disease and cancer, and he cited several examples of cancers that show higher incidence than expected in Norfolk, which is highly dependent of

well water. Mr. Dimond reviewed his history of studying the property and suggested it might be helpful for the town to consider hiring a Licensed Site Professional to do an inspection focused on site conditions and surface water.

The Board recessed for 15 minutes, resuming at 9:48 P.M. Mr. Wider recognized Matt Mrva, with Bohler Engineering.

Mr. Mrva said that in response to reviews by BETA and HW evergreen screening was addressed and some street trees were swapped out for other species. The two long garage units were broken up, and additional extra parking spaces were added. There are now 23 garages and 118 other parking spaces for a total of 141 parking spaces in the Abbyville Commons area (as opposed to the 104 previously presented). Mr. Mrva addressed the landscape screenings (plantings, fences, etc.) proposed for the homeownership units around the common green area. More plantings were provided around the main entry drive.

Mr. Goodreau discussed grading and slopes. The slope in the area behind 51 Lawrence Street, the closest existing house to the proposed houses, is approximately 2 to 1. A 6' high retaining wall was added to the plan in this area. Site grading will start approximately 4' off that lot line a g down at a 2 to 1 slope. Evergreens were added around the edge, to be 7'-8' tall at the time of planting.

Mr. Mrva said there would be an intermediate layer of native shrub plantings, and the slop itself would be treated with a mix including rye and fescue and a wildflower mix for a more aesthetic treatment ; these treatments would not require mowing, would establish quickly, and would prevent erosion. In response to questions from Mr. Wider, Mr. Goodreau responded that the elevation rises from the house at #51 Lawrence St. to the rear property line, and Mr. Mrva responded that the limit of work would not change any of the slope or tree cover, and would not cause any more water to come into this site. As requested, a more detailed photometric plan was provided and explained. Mr. Mrva also reviewed augmented planting being done, including a reforested area, and provided detail on the seed mix being proposed.

Mr. Howe asked about screening from headlights for the driveway located across the road from the entrance; Mr. Mrva concurred that they had agreed to sow that on the plans, but it was not incorporated yet. Atty. Hill asked about a 3-D view of the sloping common area, and Mr. Mrva responded that it had not been done yet, as they are waiting for some of the architectural features to settle. Mr. DiPlacido added that the area would be addressed by the architect.

Scott Ridder, BETA landscape architect reviewer, stated that his comments regarding species and spacing had been addressed. He talked about the 2 to 1 slope area, stating that regulations are 3 to 1 until a certain height, then benched, so a waiver may be needed. He also said keeping the 2 to 1 slope will help to save existing trees, and the planting plan proposed is good for holding the slope. Regarding the slope of the common area, he said it's about a 7% slope; steeper than a typical walk, but probably not very noticeable with the architecture. He approved of the bufferings around the detention basins and around the houses. In order to avoid removing loam from the site, Mr. Ridder suggests using some in the areas of clearing, and around the boathouse. Landscaping around the 40' x 50' WWTP has not been designed yet, but will need to be; same comment around the rental garages. Mr. Ridder expressed approval of the treatments in the green common area.

Mr. McGrath said that the photometric plan had been reviewed and approved.

Henry Arnaudo, HPA Design architect, began with a streetscape view of the rental properties showing 3 different types of units, and the garages were broken up and separated. Regarding the slope of the common area, there was much discussion. Mr. Fontecchio described is as "If you're playing kickball, it's goint to roll easier one direction than the other, obviously, but it's not a really steep slope." Mr. Goodreau said they could look at placing some flatter areas within the overall area, but would have to be cognizant of fact that it's a wastewater discharge area, requiring certain coverage..

In response to Mr. Wider, Mr. Fontecchio said the applicant had done what was discussed at the work session, specifically breaking up the garages and adding more parking spaces. Mr. Goodreau informed him that there are 141 spaces, or 2.52 per unit, and include 21 visitor spaces.

Mr. Wider again opened the hearing to public comment.

Referring to the Environmental Notification Form (ENF) Mr. Wagner asked about 1:1 replacement of trees, and about the 2 to 1 slope. Mr. Mrva responded that about 350 street trees will be planted, as well as a reforestation area and the evergreens for buffering, but it will not approach 1:1; regarding the slope, Mr. Mrva said that several different grading studies had been looked at, and the current is what works best for the site.

Ms. McCabe asked about trash bins for the rentals; each will have their own. Ms. Rayner asked about guest parking spaces in the homeownership area; the ones originally proposed are still there. Ms. Bedard asked for clarification on how many parking spaces are in the rental area, and if any are street parking; Ms. Bedard also asked about toy storage in the Commons area. Mr. DiPlacido responded they could rent a garage, or have storage on their patio or elsewhere behind the house; Mr. Bedard expressed concern with having to look at people's trash and toys and suggested there should be some accommodation for that. Mr. Fontecchio stated that rental units, in general do not have garages, although this project does have garages available for rent; there is no town mandate stating that every rental unit must have a garage. Atty. Hill said that these are two-family houses meant to look like a residential area, not apartments, and some type of screening might be called for.

Ms. Bedard asked another question about #51 Lawrence Street, and was told that the owners need to come and ask their own questions. Mr. Goodreau reiterated it is a 2 to 1 slope, and the development begins 4' off that property line. Ms. Bedard also stated that removing 1 million cubic yards of earth would set precedence for the state of Massachusetts.

Ms. McCabe asked about protecting #14 & #16 Lawrence St. from headlights exiting the development. Mr. Mrva reiterated that they will be adding that to the next plan, but Ms. McCabe said she was talking about the other entrance. Mr. Mrva and Atty. Hill had not heard this concern before, and said the owners of those properties would need to reach out to the Zoning Board.

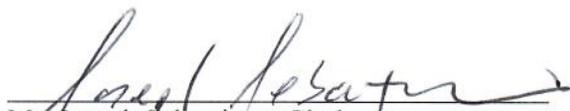
Ms. Bedard re-asked the question about a potential sink hole at #51 Lawrence St.; Mr. Mrva responded that at a 2 to 1 slope is a standard in construction, and would be unlikely to create a sink hole; a more possible likelihood would be erosion, and that is what the landscape stabilization plantings address. Ms. Bedard wondered why runoff would flow toward #51 in this area, but runs toward the river in other parts of the development; Mr. Mrva showed the cross section again, which shows how the land rises from the back of the house to the beginning of the slope.

With no further questions forthcoming, the Board turned to setting a date for the next meeting. Tasks to be completed before that include overlaying the grading and bedrock plans, reworking the drainage plan with time for peer review. The board also asked Mr. Quintal to provide a narrative of some alternatives for technology that might be used in the project; Mr. Quintal agreed, but made it clear that much more needs to be discussed before a final approach is decided upon.

Mr. Kulesza made a motion to continue the public hearings for The Preserve at Abbyville and Abbyville Commons to March 22, 2018, at 7:00 P.M. at the King Philip Middle School; Mr. Sebastiano Seconded the motion; the vote on the motion was unanimous.

**Mr. Kulesza made a motion to adjourn the meeting at 11:05 P.M.; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous.**

*The meeting was adjourned at 11:05 P.M*



Mr. Joseph Sebastiano, Clerk, or  
Mr. Donald M. Hanssen, Clerk

In accordance with the requirements of G.L. 30 § 22, approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.