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ADAMS PLANNING BOARD

TOWN CLERK
ADAMS MASS.

MEETING MINUTES
MONDAY, JANUARY 22, 2018

MEMBERS PRESENT: Chairman David Rhinemiller and Members Sandra Moderski and Martha Stohlmann

MEMBERS ABSENT: Vice-Chairman David Krzeminski and Member Barbara Ziemba

OTHERS PRESENT: Tim Armstrong, Hill Engineers; Donald Sommer, Sr.; Kathy Dean and Recording Secretary, Pam Gerry

CALL TO ORDER: Chairman Rhinemiller called the meeting to order at 7:00 P.M.

Tim Armstrong, engineer for Hill Engineers representing Mr. Sommer addressed the Planning Board members at the podium. He stated to the members that he had presented them an amended subdivision of Sommer Hill Road. Mr. Armstrong told them that the applicant's proposed plan was to take one of the existing garage buildings located in the roadway and relocate it to Lot # 5 on the subdivision plans. Mr. Armstrong, Mr. Sommers and the board members reviewed the plans.

Member Moderski stated to the board members that the property was under the title of the "Homeowners Association" which Sommer Hill Road was a private road, adding that the road could become an accepted street in the years ahead.

Chairman Rhinemiller stated to Mr. Armstrong that the board members wanted to review the waivers that were established during the approval of the Sommer Hill subdivision. Mr. Armstrong proceeded to read them to the members for their review. (Refer to the twelve (12) "Request For Waivers" attached)

Waiver # 1; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #1, passed unanimously.

Waiver #2; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #2, passed unanimously.

Waiver #3; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #3, passed unanimously.

Waiver #4; Chairman Rhinemiller stated that he had concerns regarding the existing turnaround being approved for accessibility by the Adams Fire Department.

Member Moderski stated that this waiver should be changed to improve for safety reasons regarding the existing turnaround.

Member Stohlmann expressed concerned about this matter as well.

After reviewing the plans with Mr. Sommers, Chairman Rhinemiller expressed to him that issues regarding the existing turnaround can arise in the future when the family lots are being sold to perspective buyers.

Member Moderski stated that she was not in favor of this waiver as written.

Chairman Rhinemiller proceeded to address the remaining waivers with the board members while continuing the review of this waiver to their next meeting.

Waiver #5; Board members would like to address waivers #4 & #5 together at their next meeting.

Waiver #6; Member Moderski stated that "Sommer Hill Road as a private road, there shall be no public maintenance of the road, now or in the future."

Chairman Rhinemiller told members that the clause stated by Member Moderski should be added to Waiver #6.

A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #6 with the addition of the clause stating that "Sommer Hill Road as a private road, there shall be no public maintenance of the road, now or in the future," passed unanimously.

Waiver #7;

Planning Board members agreed to address waiver #7 at their next meeting.

Waiver #8; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #8, passed unanimously.

Waiver # 9; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #9, passed unanimously.

Waiver #10; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #10, passed unanimously.

Waiver #11; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #11, passed unanimously.

Waiver #12; A motion made by Member Moderski, seconded by Member Stohlmann to accept waiver #12, passed unanimously.

A motion made by Member Moderski, seconded by Member Stohlmann to continue the Planning Board meeting to February 26, 2018, at 7:00 P.M. for the review of the changes to waivers #4, #5 and #7, passed unanimously.

MAIL SORT: There was no mail for the Board members' review.

OLD BUSINESS:

Personal Wireless Service Facility located at 56 Wilbur Lane. Review and approval of removing and replacing three (3) cell antennas by SBA Communications.

A motion made by Member Stohlmann, seconded by Member Moderski to approve the removal and replacing of three (3) cell antennas by SBA Communications at the personal wireless service facility located at 56 Wilbur Lane, passed unanimously.

NEW BUSINESS:

ADJOURN: A motion made by Member Stohlmann, seconded by Member Moderski to adjourn the meeting at 7:45 P.M., passed unanimously.

Respectfully Submitted,


Pamela A. Gerry, Recording Secretary

5-24-18
Date

**REQUEST FOR WAIVERS
OF THE TOWN OF ADAMS SUBDIVISION REGULATIONS
PROMULGATED IN CHAPTER 201 OF TOWN OF ADAMS BYLAWS**

The existing roadway of Sommer Hill Road has been in existence for over 30 years, is constructed of compacted gravel and limestone, and has been repeatedly used safely by fully loaded construction vehicles. This Application for Approval of the Sommer Hill Subdivision includes a request that the Planning Board waive the following provisions of the Adams Subdivision Regulations:

CHAPTER 201, ARTICLE II – PLAN PROCEDURES

§9-B, ¶(7) *On a separate sheet but at the same scale as the definitive plan, topography at two-foot contour intervals, with graphic drainage analysis, including distinction between upland and wetland, indication of annual high-water mark, and location of existing structures, including fences and walls.*

WAIVER Because no engineering design nor construction is being performed or proposed as part of this submittal, Applicant requests that the requirement for 2-foot contour topography be waived. Instead, Applicant proposed to show the overall site topography as depicted on the USGS Quad sheet for this area, which shows 3-meter contours. No changes have been made in 2017.

- §9-C (1) *For every street there shall be a separate plan at one inch equals 40 feet and a profile at one inch equals 40 feet horizontal and one inch equals four feet vertical showing the following data:*
- (a) Exterior lines of the way, with sufficient data to determine their location, direction and length.*
 - (b) Existing center-line profile to be shown as a fine full line for proposed streets and for intersecting streets for at least 100 feet each side of the intersection of street center lines. When required by the Board, the existing topography on the right side lines of proposed streets shall be shown as dashed black line and left side lines as black dots. Elevations shall be based on USGS bench marks if such exist within 1,000 feet of the subdivision.*
 - (c) Proposed center-line profile, to be a heavy full line, with elevations shown every 50 feet (25 feet on vertical curves).*
 - (d) Existing and proposed watercourses, ponds and wetlands.*
 - (e) All drainage facilities to be shown on the plan and profiles, showing pipe sizes, invert elevations, and slopes.*
 - (f) Location and size of existing and proposed water mains, hydrants, and main gate valves.*
 - (g) Location of existing and proposed cable utilities and their appurtenances.*

- (h) Location of the following, unless waived by the Board: existing and proposed street paving, sidewalks, streetlighting, curbs and gutters.*
- (2) Typical street cross sections shall be supplied for each class of street within the subdivision, and for each subdivision district [see § 201-10A(1) and (2)], drawn at one inch equals four feet, showing all elements within the street right-of-way, and typical cross sections of any altered drainage courses or off-street paths.*

WAIVER Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision, Applicant requests that §9-C be waived. Applicant submitted a plan and profile of the existing roadway of Sommer Hill Road as surveyed in October 2013, to a scale of 1" = 100' and which shows the true grades and topography within the roadway, and the approximate locations of existing surface and underground utilities. No changes have been made in 2017.

CHAPTER 201, ARTICLE III – DESIGN STANDARDS

§10-C *Cross section. Grading, location of pavements, utilities, and other improvements shall be designed and located as indicated on the typical street cross sections (see Appendix for sample).*

WAIVER Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road, Applicant requests that §10-C be waived in its entirety as it relate to roadway design. No changes have been made in 2017.

§11-E. *Dead-end streets.*

(2) Dead-end streets shall be provided at the closed end with either a turnaround having an outside roadway diameter or at least 100 feet and a property line diameter of at least 115 feet or an alternative configuration accommodating the turning of a vehicle with thirty-foot wheelbase.

WAIVER Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road with it's existing turnaround, Applicant requests that §11-E, ¶(2) be waived in it's entirety as it relates to roadway design. No changes have been made in 2017.

§13 Stormwater management.

- A. Storm drainage, culverts, and related facilities shall be designed to permit the unimpeded flow of all natural watercourses, to ensure adequate drainage of all low points along streets, to control erosion, and to intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained. To the maximum extent feasible, stormwater shall be recharged rather than piped to surface water. Peak stream flows at the boundaries of the development shall be not more than 10% higher following development than prior to development.
- B. Storm sewers, retention basins, and leaching basins shall be based on a twenty-year frequency storm, and culverts shall be based on a fifty-year frequency storm. Design shall employ backflow valves or other devices as necessary to avoid damage from reverse circulation of floodwaters.
- C. Design shall be based upon either the Rational Method or Manning Formula. Water velocities shall be between two and 10 feet per second. The coefficient of runoff used shall be not less than 0.45 for subdivided areas. All developable land tributary to facilities being designed shall be assumed to be subdivided, except within the mountain district of this chapter and the floodplain district of Chapter 125, Zoning, of the Town Code. Leaching basins or a catch basin to manhole system of drainage is required, with no storm sewers of less than twelve-inch inside diameter and with catch basins at all low points and sags, near the corners of the roadway at intersecting streets, and at intervals of not more than 350 feet on continuous grades. The Board may require test borings at leaching basin locations where percolation is in doubt.

WAIVER Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road with it's existing turnaround, Applicant requests that §13 be waived in it's entirety as it relates to roadway design. No changes have been made in 2017.

CHAPTER 201, ARTICLE IV – CONSTRUCTION REGULATIONS

§17 Improvements required.

The following improvements, to be constructed consistent with good building practice, shall be made by the developer without cost to the Town.

§ 18 Preparation and surfacing of roadway.

- A. Stumps, brush, roots, boulders, trees, and like material shall be removed as necessary to provide for paving, shoulders, and utilities, but, wherever feasible, existing vegetation shall be protected.

- B. *All materials not suitable for the foundation shall be removed from an area three feet wider than the paved width and to a depth of at least 16 inches below finished grade. In that area, peat, silt, loam or similar yielding material shall be removed to leave a firm foundation. No loam suitable for reuse shall be removed from the subdivision unless adequate loam will remain or is otherwise assured to provide all disturbed areas within the subdivision with a loam depth of at least six inches, and also there is assurance that all streets from which loam is being removed will be brought to subgrade with approved materials within six months.*
- C. *No slopes resulting from grading of streets shall exceed one foot vertical to three feet horizontal in fill, one foot vertical to two feet horizontal in cut, or one foot to 3/4 foot in ledge. Slope easements or retaining walls shall be employed where slopes cannot be contained within street side lines. Land between the outside of the layout and the street pavement, and driveway entrances, shall be so graded as to prevent surface water on the street from draining onto private land except at designated ponding areas (see cross section).*
- D. *Traveled ways shall be provided with a foundation consisting of at least 12 inches or more as required by the Director of Public Works compacted in six-inch lifts (layers) of good binding gravel satisfactory to the Director of Public Works, clean, free of organic matter, and containing no stones over three inches in diameter. The material shall be thoroughly watered (if necessary) and rolled true to line and grade to conform to the typical street cross section and the street profiles. Any depressions that occur, either during or after rolling, must be filled with additional gravel and rolled until the surface is true and even.*
- E. *The wearing surface of roadways and driveways within the right-of-way shall be a two-course Type I-1 bituminous concrete pavement, applied with a three-inch (after compaction) base course and a one-inch (after compaction) finish course, after the roadway has been subjected to traffic for a time specified by the Director of Public Works.*

WAIVER

Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan, Applicant requests that Article IV §17 & §18-A through §18-E Construction Specifications as listed above be waived in their entirety. No changes have been made in 2017.

§ 19 Berms

Molded bituminous berms or paved gutters shall be installed wherever pavement grade exceeds 6% or elsewhere where required by the Board to control drainage. Berms, where used, shall be placed directly on the base course.

§ 20 Paths

- A. *Sidewalks and footpaths required under § 201-11A(11) shall be constructed four feet in width and bicycle paths six feet in width.*

- B. *Surfacing of paths and sidewalks shall continue the material of connecting paths or, where such do not exist, shall be either three-inch dense-type I-1 bituminous concrete pavement laid in two one-and-one-half-inch courses on six-inch gravel foundation or other material specifically approved by the Board.*

§ 21 *Utilities.*

A. *Water systems.*

- (1) *When connection to the Adams Fire District system is possible, a complete water system shall be installed, including mains, gates, valves, and hydrants, consistent with the specifications and pipe size requirement of the Adams Fire District and as shown on the approved street plans.*
- (2) *Before making connection to the Adams Fire District water system, the developer shall agree to comply with all appropriate regulations of the Adams Fire District.*

B. *Sewage disposal.*

- (1) *Common sanitary sewers within the subdivision shall be installed under the supervision of and in accordance with the requirements of the Adams Sewer Commission.*
- (2) *Design and installation of such individual or private sewerage systems shall be under the supervision of the Board of Health in strict compliance with Title V of the State Environmental Code.*

C. *Stormwater management system.*

A complete stormwater management system shall be installed as shown on the street plans and profiles and as follows:

- (1) *Piping shall be concrete unless asphalt-protected 16-gauge corrugated metal is approved by the Board. Piping with less than 18 inches of cover shall be of reinforced concrete.*
- (2) *Catch basins and manholes as shown for typical street cross sections shall be at least six feet deep and four feet in diameter (inside measurements), constructed of concrete blocks with least two three-inch weepholes with galvanized one-fourth-inch wire mesh covers and 1/4 yard of crushed stone drainage per weephole. Leaching basins shall be backfilled for at least one foot around all sides with one-and-one-half-inch washed stone, topped with pea stone, and shall be cross-connected with twelve-inch drainpipe.*
- (3) *Open brooks or tributary ditches which are to be altered shall be shaped to a cross section and gradient and provided with stream bottom hardening and riprap if necessary, all acceptable to the Board.*
- (4) *Subdrain. At the option of the Director of Public Works, a six- or eight-inch perforated metal pipe shall be installed in a two-foot by four-foot deep trench with a six-inch bed of one-half-inch crushed stone covered by 3 1/2 feet of crushed stone and connected to the storm drain system*

D. *Cable utilities; streetlights.*

All cable utilities shall be installed. Installation of streetlights may be required by the Planning Board as necessary for the safety of the inhabitants of the neighborhood.

WAIVER

Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan, Applicant requests that Article IV §19-21 Construction Specifications as listed above be waived in their entirety. No changes have been made in 2017.

§ 22 *Other requirements.*

A. Boundary markers. Boundary markers shall be installed at all street intersections, at all points of change in direction or curvature of streets and at other points where, in the opinion of the Board, permanent bounds are necessary, but in any event not spaced further than 500 feet apart. Such monuments shall be granite, not less than 30 inches long and five inches square, with dressed top and a one-half-inch drill hole in the center, and shall be set to finish grade, or a drill hole and pin in ledge.

(1) No permanent boundary marker shall be installed until all construction which would destroy or disturb its location is completed.

(2) Elevation markers. A permanent bench mark shall be set on a granite monument at each point where the street meets the base flood elevation.

WAIVER

Because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan and that iron pipes were placed at points along the road Right of Way for Sommer Hill Road at locations shown on the Definitive Plan, Applicant requests that Article IV §22-A as listed above be waived in its entirety. Additional pipes will be placed in 2017 due to the modified layout of Sommer Hill Road. Pre-existing pipes will be removed.

B. Street signs.

Street signs of a design and material acceptable to the Director of Public Works shall be installed for each street at each intersection.

C. Planting.

(1) Every effort shall be made to preserve and protect existing vegetation.

(2) The subdivider may be required to plant trees where necessary, in view of existing vegetation, to assure amenity for the future residents of the proposed subdivision. Before the trees are planted, a plan showing their proposed location and species, based on avoidance of problems from pests, disease, or root intrusion, shall be submitted to the Planning Board for approval. Up to one tree of two-inch caliper each 40 feet of street side line may be required. Trees to be retained shall not have grade changed over their root areas more than 12 inches.

(3) *All unpaved areas within the street layout shall be stabilized with retained vegetation, topsoil and plot grass, well rooted low-growing plantings, bark, or other organic materials acceptable to the Board.*

D. Cleaning up.

Before sale of a lot, the subdivider shall clean up any debris thereon caused by street construction and installation of utilities.

WAIVER

Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan, Applicant requests that Article IV §22-B through §22-D Construction Specifications as listed above be waived in their entirety. No changes have been made in 2017.

E. Fee (title) to ways.

The following shall be observed unless waived by the Planning Board for subdivisions where the public interest is served by retention of private ways and means of assuring such retention have been agreed upon. The subdivider shall retain title to the fee of each street or path in the subdivision until conveyed to the Town or for three years, whichever is the lesser. Notation that this is to be done shall be placed upon the definitive plan.

WAIVER

Because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan and the fee title to the way of Sommer Hill Road has been conveyed to a Homeowner's Association, which has the responsibility of roadway maintenance, Applicant requests that Article IV §22-E Construction Specifications as listed above be waived in its entirety. No changes have been made in 2017.

G. Certification.

A professional civil engineer retained by the developer shall certify that all construction was executed in conformance with the subdivision regulations and with all requirements agreed upon as a condition to plan approval.

WAIVER

Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan, Applicant requests that Article IV §22-G

Construction Specifications as listed above be waived in its entirety. No changes have been made in 2017.

CHAPTER 201, ARTICLE V – ADMINISTRATIVE

§23 *Schedule of work.*

- A. *The work connected with the items mentioned in Article IV shall proceed in the following order, each item to be accomplished so as not to interfere with previous work:*
 - (1) *The roadway shall be brought to subgrade.*
 - (2) *Water, gas lines, cable utilities, and drains shall be placed with related equipment. All service connections shall be installed to the lot lines unless jacking across the street is feasible without breaking or weakening road pavement.*
 - (3) *Base gravel shall be placed.*
 - (4) *Surfacing shall be placed with sidewalks and curbs.*
 - (5) *Monuments and street signs shall be placed.*
- B. *The work shall proceed as above with exceptions only by order of the Planning Board.*
- C. *Inspections shall be arranged for by the developer as outlined on Form H, Inspection Form.*

WAIVER

Because no engineering design nor construction is being performed or proposed as part of this submittal, and because the Adams Planning Board was in general concurrence to waive the requirements for new roadways for this subdivision and to allow the existing roadway of Sommer Hill Road to become the subdivision road when Applicant submitted his Definitive Plan, Applicant requests that Article V Administrative as listed above be waived in its entirety. No changes have been made in 2017.