

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
MAY 28, 2019
TOWN OFFICES

PRESENT: Lynn DeLisi (Vice-Chair), Gary Taylor, Stephen Gladstone

STAFF: Paula Vaughn-MacKenzie

7:00 PM Public Hearing, Site Plan Review, Section 17, Site Plan Review: Town of Lincoln, 1-8 Ballfield Road, Parcel 143-15-0. Application to install modular classrooms, parking facilities for 44 cars and associated utilities.

LD opened the Public Hearing.

Peter Lukasic, Dan Clasby and Buckner Creel appeared before the Planning Board to present the proposal.

In preparation for the construction and renovation of the schools, the Town of Lincoln is proposing to add modular classrooms, an associated parking lot for 44 cars as well as four pole lights for the new parking area. The pre-fabricated buildings include approximately 22 classrooms plus administration and other support space. The buildings will be founded on sono-tubes. Roof drainage will be collected and recharged into the ground with an overflow discharge to the existing drainage system. The parking area will be constructed of porous pavement. The modular classrooms will sit in the field that is between the school and the Hartwell parking lot. The modular classrooms and new parking lot are temporary for up to three years while the Brooks and Smith Schools are renovated, and additions are built. The area will be restored to its original condition once the construction for the schools is complete.

The School Building Committee requested that the Board waive the Planning Board review fee. CEI has been hired to review the plans and monitor the construction on behalf of the Planning and Conservation Departments.

GT made a motion to waive the Planning Board review fee. SG Seconded. Passed 3-0.

Mr. Lukasic made a power point presentation describing the project.

Zoning Compliance: Setbacks for non-residential uses in a residential zone is 75 feet.

- Front yard = 953 feet

- Side yard = 576 feet
- Rear yard = 559 feet
- Max height is 15 feet
- Stories = 1
- Frontage = 246

The applicant submitted a narrative that explained how the project meets Site Plan Standards and Criteria as follows:

Site Plan Standards and Criteria (Section 17.4)

- Preservation of Landscape:

The existing schools, roadways, and trees will be protected throughout the project. Grade changes will be minimized. However, excavation is required for building footings and the installation of the stormwater management systems (porous pavement and infiltration trenches). As practicable, excavated fill materials will be reused or stockpiled on site. To protect the wetlands and Stony Brook, erosion control measures – compost sock with silt fence and silt sacks at catch basins – will be installed downgrade of and prior to any land disturbance.

All disturbed areas within the limit of work for the modular buildings will be loamed and seeded. Once vegetation is established the grass areas will be mowed and maintained along with other School landscaping. Deicing materials will only be used when necessary.

When the temporary modular structures are removed, the athletic fields will be regraded, matching or improving the aesthetics and drainage of existing conditions.

- Relation of Buildings to Environment:

The location of the modular buildings and the parking area was chosen after reviewing several alternative locations at the site. The site is surrounded by wetland resources including bordering vegetated wetlands, intermittent stream, a perennial stream, and bordering land subject to flooding. Other locations on the site that could accommodate the size of the modular classrooms and parking were also partially within resource areas.

Proposed work is located with a previously developed athletic field and surrounded by roadways on the north, east and west sides. The work is outside of the BVW buffer zone except for approximately 10 feet of access road to the parking area and an average of a 15-foot section of the modular trailers. The work is within the outer 100 feet of the Riverfront Area except for approximately 10 feet of access road to the parking area and an average of an 8-foot section of the modular trailers, which is 90 – 100 feet from the stream.

- Building Design and Landscaping:

The modular classroom buildings are prefabricated and will be transported and installed as units. The maximum height is about 15' above finished grade, including the sono-tube foundations which are about 20" tall. A skirt will be installed along the bottom edge of the buildings to prevent access.

No trees will be removed as a part of this project, and tree protection will be installed as indicated on the Site Plans. All landscape areas disturbed as a part of the project will be stabilized and seeded.

After the completion of the Lincoln Schools renovation, the modular buildings and porous pavement will be removed, and the area will be restored to open space.

- Open Space:

Open space and landscape areas will be maintained to the maximum extent practicable. Additionally, after the completion of the Lincoln Schools renovation, the modular buildings and porous pavement will be removed, and the area will be restored.

- Circulation:

The area is centrally located between the Smith and Brooks buildings providing safe, close access to the respective buildings. Other locations on-site involved buffer zone impacts and required additional road work to gain access for bus and parent drop-offs.

Chief Kennedy of the Lincoln Police submitted an e mail voicing concerns about children crossing from the modular buildings to either the main school or the Hartwell Building. He noted that crosswalks and appropriate signage directing the students must be added.

Fire Concerns: A designated Fire Lane must be added to the entrance to the modular building.

- Surface Water drainage:

To protect the wetlands and Stony Brook, erosion control measures – compost sock with silt fence and silt sacks at catch basins – will be installed downgrade of and prior to any land disturbance.

The parking lot and walkways will be constructed of porous pavement with recharge storage within a stone reservoir below the pavement. An underdrain is provided to capture overflow runoff beneath the larger parking area.

The modular building roof drainage will be captured and routed through downspouts to underground piping that will include perforated pipes surrounded by stone reservoirs that will recharge the runoff. The roof drain system includes an outlet control structure that will maximize recharge and route overflow to the existing drainage system.

The combined recharge of the porous pavement and the roof drain recharge system is 2,117 CF which exceeds the required recharge volume of 1,166 CF per DEP. The drawdown time is 4.5 hours. The roof recharge and porous pavement is designed to be a minimum of two feet above the Seasonal High Groundwater (SHGW) elevation of 212.5 NGVD.

A HyrdoCAD analysis of existing and proposed conditions was completed that shows that the proposed design reduces peak discharges in the 2, 10 and 100-year storms. See attached calculations.

- Water and Waste Disposal:

Domestic and fire protection water service will be installed for the buildings. The users of the modular classrooms will be students and staff relocated during the renovation of the Brooks and Smith Schools. Therefore, total water demand is not increased.

Sanitary sewer waste will be discharged in the leaching field on site to the south of the proposed building location via the septic tank and pump station to the north of the buildings, as shown in the Site Plans. A Title 5 On Site Sewage Disposal approval is attached.

- Utility Service:

The utilities for the modular buildings will include electrical, water and sewer. Electrical service will be provided by a temporary overhead service from the existing service including new utility poles and a new pad mounted transformer located at the modular trailers. The new utility poles will be installed partially within the 100 Foot Buffer Zone. Sewer will be collected within the modular piping and then be connected to the existing on-site system. Both domestic and fire protection water service will be tapped from an existing water main approximately 30 feet from the proposed modular building.

At the end of the approximate 3-year period of the modular building use, the modular buildings along with associated parking, walkways, and other temporary improvements will be removed. The area will be restored replacing removed topsoil and seeded for use as a ball field. Portions of the stormwater system

- Signs:

One stop sign is proposed where the parking area connects to Ballfield Road. The sign is designed to comply with local and state dimensional and visibility requirements.

- Special Features: N/A

- Screening:

No trees will be removed as a part of this project. There are existing trees, shrubs, and other buildings which provide screening of the proposed buildings from Lincoln Road.

- Consistency with the By-law:

The proposed project is designed to comply with the Lincoln Zoning Bylaw and the Lincoln Wetlands Bylaw. Careful consideration was taken in siting the modular trailers to minimize impact to the 100 Foot Wetland Buffer and the 200-Foot Riverfront Area. The limit of work is within

previously developed ball field area. The work area will be restored to its original condition at the completion of the School project.

Stormwater management measures have been incorporated to attenuate peak rates of run-off, provide water quality treatment, and recharge the groundwater. The peak rates of run-off have been managed to not exceed pre-construction rates. A combination of porous pavement and infiltration trenches are proposed to ensure there is no net loss in recharge to the groundwater.

Several erosion and sediment control measures will be implemented during construction phase of the project to minimize impacts. These include compost socks and silt fence installation at the down gradient perimeter of the construction area, silt sacks at catch basins and a stone construction entrance to prevent tracking of sediment onto Ball Field Road.

Remaining Issues:

Fire Department: The Fire Department submitted an e mail requesting that the applicant address the following:

smoke and carbon monoxide detectors in the units

a plan to notify public safety in the case of fire or another emergency

Information on units heating and cooling of the modular units.

The addition of an area in front of the building marked "Fire Lane"

Police Department: The Chief of Police sent an e-mail asking that the Planning Board impose the following conditions as part of the approval.

All vehicles and employees associated with the construction shall travel right of Center Field for the modular classrooms on center field and Brooks School construction. The only exception would be during the removal of the topsoil in preparation for the modular classrooms.

All contractor parking will be in designated areas only as not to interrupt the daily activities on the school campus.

Staging of construction vehicles and/or equipment may only take place in the designated construction area.

Installation of crosswalks from the modular classrooms to the occupied sections of the Lincoln Schools.

During any phase of construction, the Lincoln Police Department reserves the right to modify and amend the traffic and pedestrian safety plan.

1. Drainage:

The proposed drainage design incorporates LID techniques to manage and reduce the runoff from the area during the construction phase. While the design meets the Lincoln Wetland Protection Bylaw, CEI, the Town's engineering consultant provided comments to both the Conservation Commission and the Planning Board to consider during the permitting process.

The extent of the proposed sediment controls should be extended along the entire driveway to help ensure the wetlands and other resource areas on the school campus are protected from potential sediment tracking that may occur during all construction phases. The applicant is extending the sediment controls as suggested here.

Porous pavement is being proposed for the temporary parking area adjacent to the modular buildings. This surface material is designed to with open gradation to provide the voids needed to promote stormwater infiltration to an underlying stone bed and subsoils. The concern for porous pavement in New England is the potential for clogging from sand application or vehicle tracking from adjacent surfaces (e.g. driveways, roads) during the winter season. This could be an issue since a portion of the school will be under construction and prone to sediment tracking to a certain extent. After consideration of the high-water table and discussions with the Con Com with Curt Busto present, they are staying with the porous pavement for the temporary three-year period.

- o Sand application for school parking lots and sidewalks is typically heavy to provide safe conditions for students and staff. The Lincoln DPW should be contacted to provide the sand/salt application policy used at the school.
- o Regular maintenance with a vacuum truck is required to prevent sand from entering the pores. Conventional broom sweeping equipment is not a good maintenance practice since the brooms tend to break down debris into smaller pieces that get pushed onto the voids and cause the porous pavement to fail. If porous asphalt is to be used for the temporary parking lot, a pavement maintenance plan should be submitted to the Commission for approval.
- o Additional subsoil will need to be excavated to provide the volume needed to install the underlying stone bed. This results in additional truck traffic to haul the subsoil off-site and haul additional stone to the site.
- o Since this is a temporary parking lot, a more practical design may want to be considered to managing stormwater runoff from the proposed parking lot. Infiltrating catch basins could be used to collect runoff while still promoting the infiltration component that the porous pavement would provide. Maintenance for an infiltration basin is much easier and construction of the infiltration basins would generate much less traffic to haul materials from and to the site.

The plans show overflow catch basins adjacent to the stone trenches that collect roof and sidewalk runoff. Consideration should be given to relocate the overflow basins within the trenches to better contain stormwater. The applicant is making this change per Conservation.

Plans should show the haul road to access the proposed loam stockpile location. It appears construction trucks/equipment would travel through the Smith parking lot to access the adjacent field where materials are to be stockpiled. Consideration should be given to the location of existing, mature trees when aligning the haul road to prevent potential compaction of soils within the root ball area that could impact the trees. Tree protection should be provided along the haul road as shown in the Tree Protection detail provided on the Details sheet. Conservation required tree protection and they are working on the haul road to protect the trees. The applicant stated that they are working with Conservation regarding the exact location of the haul road and will protect the trees.

The Compost Sock with Silt Fence Detail should show a plan view of the sock with minimum overlap requirements. This is typically a 1 to 2-foot overlap with stakes on either side of the socks to secure the ends together and prevent a gap.

2. Lighting:

The applicant proposed four post lights as indicated on the parking lot plan. The lights are full cut off with a color temp of 3000K

The modular building will have a wall mount fixture at the exits. The applicant will submit catalog cuts of the fixtures to ensure that they are full cut off and have a maximum color temperature of 3000K.

3. Height:

The height of the modular buildings is 15' from grade.

4. Tree Protection:

The applicant has agreed to install fencing for tree protection. This fencing will extend to the drip line to protect the large root balls of old trees. The Conservation Commission is requiring tree this protection per Tom Gumbart.

The Conservation Commission approved the plan on 5/22. The Commission will issue the Order of Conditions in three weeks.

GT noted that the applicant has worked with all the relevant Boards and Committees and is committed to meeting their requirements. He had no issues with project. SG agreed.

LD asked how long the modular building would be in place. The applicant responded that it would stay throughout the construction which would last approximately three years. She also asked if the modular building was sound-proof and the applicant responded that it was.

LD asked if there was any public comment and there was none.

GT made a motion to close the public hearing. SG seconded. Passed 3-0.

SG made a motion to approve the project as submitted subject to the conditions outlined by the Town of Lincoln Police, Fire, and CEI, consulting engineer for the Town. GT Seconded. Passed 3-0.

7:20 PM Public Hearing, Section 17, Site Plan Review: Brumme, 61 South Great Road, Parcel 159-16-0. Application to construct a new home.

LD opened the public hearing.

The Project: The proposed project is new construction of a 2-story single family residence in a shingle style architectural design using light-frame wood construction. The major design features are of a modified hip roof with a series of gables featuring arched windows. The major gable is a signature Acorn “barrel vault” design with floor to ceiling windows looking out towards the view. The total finished square footage is 5,310 with an additional 1,781 unfinished square feet of garage and over garage storage.

Zoning:

- Lot area = 321,232 square feet
- Lot frontage = 218.69 feet
- Front yard setback = 444.2 feet
- Side yard setbacks = 53’ and 82.5’
- Rear yard setback = 113.8’ to Farrar Pond
- Building Height = 39.73’ from the lowest exposed point and 32.43’ from the average natural grade. Applicant is requesting the use of average natural grade because of the slope of the topography.
- Story Calculation: The basement does not constitute a story. Story statement is contained in Site Plan 2 of 2. The proposed first floor is 3.58’ above the average natural grade of 160.8’. The first floor is not more than 10’ above the natural grade at any point.

Drainage: The Site Plan contains a note that all storm water will be retained on site. The Engineer has submitted a letter stating that any increase to the stormwater runoff conditions will be controlled on-site by using a drip line infiltration trench. The trench has been sized to fully infiltrate all roof runoff including the 100-year storm event. The drip line trench is 36” wide by 30” deep, placed against the foundation under the roof drip line. A detail was included with the letter.

Lighting: The applicant is proposing two options which both comply with the lighting guidelines.

sconces on either side of three double doors and 2 sconces on either side of the triple window on main floor and 1 sconce on lower level between the two windows which is under the floor above's overhang. There will be nine total.

Path lights: Kichler Path Light 18.5" tall with 4.3 watts and 3000K color temp. There are six path lights around the lower terrace and walkway.

Post lights: The applicant is proposing two post lights. One to be located adjacent to the driveway/parking area and one to be located at the point where the common driveway splits to service each house.

Recessed lights: 600 or 900 lumens and 3000K color temp. There are 4 recessed fixtures in the overhang on the front porch (veranda) and 2 recessed fixtures in the overhang on the front of the garage.

Landscape: Plan submitted by Leonard Design. Hardscape consists of front walkway with pavers, Back Deck and a Terrace using pavers. There is a segmental concrete block retaining wall along the back that ranges from 1.5' high to 4.5' high. The applicant has submitted material options for the wall.

One 12" diameter tree needs to be removed near the terrace to accommodate the new septic system. Invasive vegetation will be removed. Most of the existing and perimeter vegetation will be retained. The existing driveway will be used.

Lawn areas will be limited to immediately around the house. Invasive plant material will be removed and existing trees to remain will be pruned for health and safety.

The lot is wooded, and the house will not be visible from the street. The house site is over 450' from the road. No screening is required for the neighbors.

Topography and Siting: The house site is largely located on top of a rise on the footprint of the previous dwelling. Existing grades will be utilized to the greatest extent possible. The retaining wall in the rear of the building will allow construction with no grading or intrusion into the 100' buffer zone.

The existing driveway will be used and is a share driveway with 59 South Great Road.

Generator: They are proposing a 22kW Generac generator. It is located on the site plan on the west side of the garage. The sound output is 67 db(A) at 23 ft at normal load and 57 db(A) at exercise mode.

Other Boards:

Board of Health: The Board of Health issued a permit for construction of a new 5-bedroom septic on April 23, 2019.

Conservation: Wetlands delineation reviewed. Proposed work is outside the 100' buffer zone but erosion control measures required and shown on the site plan and Landscape Plan.

Public Comment: The Planning Department has not received any public comment. LD asked if there was any public comment and there was none.

GT made a motion to allow the use of average natural grade to determine the height of the structure. SG Seconded. Passed 3-0.

GT made a motion to close the public hearing. SG Seconded. Passed 3-0.

SG made a motion to approve the project as submitted with the standard Planning conditions. GT Seconded. Passed 3-0.

7:45 PM Public Hearing, Section 17, Site Plan Review: Buda, 41 Stonehedge, Parcel 189-5-0. Application to construct an addition to an existing home.

LD opened the public hearing.

The Project: This is a renovation of a deck house with additions in three areas: a 2-story addition to the Northwest, a new roof line over an existing garage to the East, and an extended roof line off the existing garage creating a carport to the Northeast.

Zoning: Setbacks comply with zoning.

- Lot area = 87,000 square feet
- Lot width = 250 feet
- Front yard = 214.2'
- Right side yard = 54'
- Left side yard = 71.9'
- Rear yard = 50.5'
- Building Height = 28.2' from the lowest exposed point.

- Calculated Gross Floor Area = 5411 (existing) + 1765 (proposed) = 7.176 square feet
- Story Calculation. Letter from Acorn Deck House Company determining the addition is two story.

Lighting:

- There are four new fixtures. The sconces are full cut off and have delivered lumens of 823 and Color Temp of 2700K or 3,000K
- There is one fixture on the north elevation at an exterior door; and three fixtures on the South Elevation, one at an exterior door and one on each side of the garage doors.

Drainage: The applicant stated that the engineer hired to submit storm water drainage calculations has been on vacation but that he would submit them to the Planning Department as soon as possible.

Landscape: There is a landscape plan that shows one tree to be removed in the area of the permeable parking court. Otherwise, there are paver walkways around existing trees and a proposed reclaimed brick patio in the back measuring approximately 50'X 29', and a proposed upper terrace 20'X15' and some transplanted trees.

There is no generator proposed.

Other Boards:

- Board of Health. The Board of Health needs to verify that the current septic is adequate for the renovation. The applicant will submit the Title V to the Planning Department once he receives it. There is no change in the number of bedrooms.
- There are no wetlands

Public Comment:

- One abutter came to see the plans and had no objections. LD asked if there was any public comment and there was none.

GT made a motion to close the public hearing. SG Seconded. Passed 3-0.

SG made a motion to approve the project as proposed subject to the applicant submitting storm water calculations from a licensed engineer and confirmation from the Board of Health that the current septic system is adequate for the house post renovation. GT Seconded. Passed 3-0.

8:00 PM Public Hearing Continued, Section 17 Site Plan Review: Mayer, 9-11 Lewis Street, Parcel 161-5-0. Application to renovate and construct additions to the existing structures, add parking and landscape. No vote expected. Hearing will be continued at applicant's request.

LD opened the public hearing.

GT made a motion to continue the public hearing at the applicant's request to June 25, 2019. SG Seconded. Passed 3-0.

SG made a motion to adjourn. GT Seconded. Passed 3-0.

Approved as amended June 25, 2019