

Development Review Team Meeting
Wednesday October 5, 2011
Johnson Woods Phase II

Staff Present: (see Sign-in Sheet for contact information): Community Services Director/Town Planner Jean Delios, Fire Chief Greg Burns, Police Chief Jim Cormier, Building Commissioner Glen Redmond, Town Engineer George Zambouras, DPW Director Jeff Zager, Health Administrator Greg Erickson and Interim Staff Planner Bob Mitchell.

Applicant Representatives Present: Developer Ted Moore, Architect Jim Velleco, Engineer Bill Bergeron and Attorney Brad Latham.

Plans Reviewed: a) Site Index Plan, Johnson Woods; b) Illustrative Site Plan, Johnson Woods, c) Grading Plan; d) Architectural drawings; e) photo sheet of Phase I; f) Shadow study

The applicant and his representatives presented the plans for Phase II of Johnson Woods. This will consist of 127 new units on 11.6 acres. There will be 16 new townhouses and 111 condos in 3 three story buildings. Both Green Meadow Drive and Taylor Drive will be extended to provide access to the new units.

The sanitary sewer will connect to a line through Woburn to the Reading pump station. Water will be connected to the existing service and to the Woburn system with a fire hydrant and gate proposed to handle the differences in pressure. There will be four new subsurface infiltration systems installed to handle the drainage. The construction will be outside of the 100 foot buffer zone for the wetlands.

A new 10,000 square foot park will be built as part of this phase similar to the park built in Phase I.

Comments

Planning:

- The applicant should submit a predicted timeline of applications and requests for permits and inspections with a request for a waiver of the 30 day period for building permit issuance.
- Lighting plans, and plans for bicycle storage/racks plans should be submitted with the application.
- Plans should show the location of any outside or rooftop mechanical equipment.
- The application should discuss access issues for construction equipment.
- The developer should check with DHCD and MassHousing regarding the updated regulations for local preference provisions for the affordable units.

Police:

- Parking issues are a concern. There should be adequate visitor and owner parking spaces so that people are not parking on the roadways. There should be appropriate signage related to parking and prohibited parking
- The emergency drive through to the Woburn property to the west should have provisions for maintenance including plowing in the winter.

Fire:

- There should not be any parking on the roads and there should be designated guest parking for the condo buildings.
- The proposed fire connections on the three condo buildings may need to be repositioned as they may interfere with the exits as currently proposed.
- There must be two pedestrian exits from the underground parking garages.

Engineering:

- The radius of the turn at Trevor Lane and Taylor Drive may need to be redesigned. Trevor Lane should be redesigned to have more of a 90 degree intersection with Taylor Drive.
- The proposed townhouses in Phase I along Taylor Drive will have to be renumbered.
- The Town Engineer will be looking at the road widths, locations and types of curbs, location of walkways, the water main connection at the Woburn line, the drainage pans and the number and locations of catch basins.
- There is a potential concern about the trash removal system for the three condo buildings regarding potential problems with rodents, pickers and adequacy of the trash and recycling bins.

Health:

- The existing wells for irrigation and any proposed wells for Phase II should be shown on the plans.

Town Manager

- Do the 127 units meet the density requirements of the zoning? How much land is actually in the Phase II section?
- Is the cul-de-sac for Green Meadow Drive too long?
- Have the payments that were conditions of the original permit for Phase I been paid to the town? These included payments for the MWRA buy-in, the I/I payment, the water main replacement costs, sidewalks fees, traffic improvements fees and a site improvements bond.
- A new fiscal impact statement should be submitted.
- The applicant should provide details on how the affordable units will be handled – deed restrictions, monitoring, location of units etc.