

Answers to Questions from Public at Planning Board Meeting, January 27, 2020

Q: Will the water and sewer work reduce the water pressure for the existing houses?

A: No. The pressure in the water system will not be reduced by the development. A new water main is being installed in Maple terrace which will improve flow in the houses with service off that water main.

Q: Where will the construction vehicles park and materials be stored during clearing on this small street? Cars park on Swains Pond Avenue every day and it is difficult to get around them. Idling is also a concern.

A: No vehicles will be parked on any public or private ways. All vehicles will be parked on the developer's property. Also, materials will all be stored on developer's property. Idling will be kept to a minimum. Trucks are paid for by the hours, so there is financial incentive to have as little idling as possible.

Q: Will small rocks be processed on site?

A: There will be no processing done on site.

Q: Can the lots be subdivided again or can there be future development on Hillside Park in the future?

A: No. Zoning will not allow further subdivision of land.

Q: Firetrucks cannot get through the snow to access the area.

A: After the roadwork is completed access to existing homes on Hillside Park will be greatly improved. Fire trucks will be able to access the area, along with snow plows, ambulances, garbage trucks, and all other service vehicles.

Q: The notice is deficient in that it refers to section 81.T and not 81.W of the zoning ordinance

A: The mistake was realized and the notice was resent to correctly advertise the hearing as an 81w application.

Q: The 1998 approval included sidewalks on Maple Terrace and three lots were to be conveyed to the City. Is this still part of the plan?

A: Yes, the sidewalk continues down Patrick's Place along the north side of Maple Terrace, crosses Maple Terrace and then extends to connect to the existing sidewalk on Swains Pond Avenue. On the Colucci Plan, the three lots totaled 66,723 sq ft. The modified definitive plan labels lots 10 to be conveyed to the city for conservation (totaling 90,573 sq ft). We are also proposing to put a deed restriction on lot 1 for an additional open space easement (covering 18,850 sq ft). In total there is 109,423 sq ft of land being deeded for City use which represents a 64% increase from what was on the Colucci Estates Plan.

Q: It is illegal to have a public street that leads to a private way that leads to a public street. Will the roads be private or public (2)?

A: It is the opinion of our legal council is that it's not illegal and it is the intention to petition the City of Melrose to Accept Patrick's Place as a public road at the appropriate time.

Q: What will be the cubic feet of the area that will be blasted?

A: The amount of material will be approximately double the amount removed for the construction of Regan's Way and its houses, but significantly less than the project eligible 36 townhouses.

Q: Who will maintain the retention pond and why is it needed?

A: The entire drainage system will be maintained by the homeowner's association. A detailed explanation of why it is needed is found in the stormwater report. The above ground retention area used in the original proposal has been changed to an underground retention area to alleviate some abutter concerns.

Q: How will the drainage work? There was concern that a neighbor's yard would wash away without building a retaining wall.

A: There are detailed plans and calculations in the stormwater report. There are a number of retaining walls planned for the site. All areas that require one have been planned.

Q: There were many concerns about blasting. How long will blasting last?

A: The major blasting is expected to last for approximately 3 months. Over the course of that time blasting activity may occur as frequently as 3 days a week. The exact duration and execution of the blasting plan will change as work proceeds and material is removed.

Q: Lot 2 does not have infiltration and there is concern about water runoff.

A: There is a reduction in the watershed area contributing to the abutting lot as well as a reduction in stormwater runoff leaving the property at that location.

Q: Some of the neighbors have septic systems and they may be damaged by the blasting.

A: All septic systems will be located, seismographs will be placed at the location of the structures of the systems, special consideration will be given in the blasting plan in order to safeguard the integrity of all the systems within range.

Q: Will gas and sewer service be available to neighbors on Hillside Park?

A: There will not be any natural gas brought into the project. Sewer will be brought to approximately station 175 of Hillside Park, as noted on the Plan, and homeowners, at their expense, can hook up to the sewer from there.

Q: Will the new road be public or private? Will Hillside Park remain private?

A: As answered previously it is the developer's intention to petition the city accept Patrick's Place as a public way. It would be up to the homeowners of Hillside Park to decide if they would want to petition the city likewise.

Q: There is the potential for houses to be devalued and there should be a buffer zone for privacy, noise prevention and added beauty.

A: Despite the lack of input from abutters we have added fencing and landscaping where the developer thought appropriate to provide privacy and safety.