

**BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**WILLIAM M. WOZNIAK, CHAIRMAN**

**PAUL CHUPA**

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**ANNE M. MORSE**

**RICHARD V. DILL**

**MINUTES OF REGULAR MEETING**

**MARCH 12, 1998**

Meeting commenced at 7:00 p.m. All members were present. Minutes recorded by Planning Coordinator Valerie DeAngelis.

**81-P SUBMISSIONS**

Brad Wright submits an 81-P for one lot on Hixon Street. The lot has minimum frontage at 175' on Hixon Street. It is multifamily zoning. He is building his own house there on the 40,000 square foot lot. AM moves to approve. EM asks how much land is left to which Mr. Wright replies it is 15 acres with sufficient frontage. AM's motion seconded by EM, carried with a unanimous vote of 5 (WW, PC, EM, AM and RD).

Kevin Hanley, Surveying & Mapping Consultants, representing American National Power, submits an 81-P for Maple Street. The plans shows revisions to a plan which the Board approved last April 1997. There is a lot line change to create lot 6 and lot 7. There are also minor modifications to monuments and they added additional information Land Court requested. He presents a copy of the April 1997 81-P which the Board previously signed. Their original intent was to use the easement line and boundary line. There is a new lot 6. He points out the additional monuments which were found and the easement line. EM refers to a notation on the plan which says that lot 7 is not considered a buildable lot. Mr. Hanley further notes that ANP owns all the abutting parcels. He points out the proximity of Ma Glockner's Restaurant to the parcel. He responds to a question posed by EM that the building is on the lot line. EM moves to sign the 81-P plan for ANP, seconded by PC, carried with a vote of 4 (WW, PC, EM and RD) AM abstains.

**TOWN COMMON ESTATES DEFINITIVE SUBDIVISION**  
**DECISION ENDORSEMENT**

V. DeAngelis reads changes which Town Counsel has directed P. Herr to make to the decision: Remove "only" from the second paragraph, first line. Change "based upon" to "following", first line, third paragraph. Second line, page two, add "additional" after "following" and change

"qualifications" to "conditions." Last line at (1), add "and that extension recorded in the Norfolk County Registry of Deeds." Under (3) delete "bullets 2 - 7 of" and "taken from Drainage Calculations for Town Common Subdivision, revised February 1998" and add "on page 4 of this decision." Third page, under (6), last line, add "and within six months."

EM moves to sign the decision, seconded by RD, carried with a vote of 4 (WW, PC, EM and RD). AM abstains. V. DeAngelis explains the decision will be filed with the Town Clerk tomorrow. There is a 20 day appeal period which starts after the decision is filed. The plan can be signed after the 20 day appeal period.

#### **WESTON ESTATES DEFINITIVE SUBDIVISION DECISION ENDORSEMENT**

AM abstains. Attorney Bruce Lord on behalf of applicant comments about (5) on page 3 of the decision, that Town Counsel may have intended to say "Within six months following decision endorsement" rather than "plan". He will provide the plan and a copy of the final covenants and restrictions within the 6 month timeframe but is not sure the decision is correct. WW instruct V. DeAngelis to call Town Counsel tomorrow morning to verify that the wording of (5) is correct. Board members can sign the decision but V. DeAngelis will not file either this decision or the Town Common Estates decision until she speaks with Town Counsel. EM moves to sign the decision, seconded by PC, carried with a vote of 4 (WW, PC, EM and RD). AM abstains.

#### **BAINBRIDGE WOODS DEFINITIVE SUBDIVISION PUBLIC HEARING**

Margaret Ranieri, Esquire, from Franklin is here representing the applicant since he was unable to be here tonight. She introduces Bill Halsing from Land Planning who will make the presentation. EM moves to waive the reading of the notice of public hearing, seconded by RD, carried with a unanimous vote of 5 (WW, PC, EM, AM and RD).

Mr. Halsing points out the location of the proposed road from Maple Street next to Brittany Road. The property abuts the Town of Franklin and Mohawk Path in the back. They propose a 40' right of way off Pine Street which requires a 4,600 square foot wetland crossing. They are working with the Conservation Commission and submitted a Notice of Intent. There are two sets of catch basins with manholes into the water quality swale. They will have town water off Pine Street. They agreed to loop the existing water line to Mohawk Path so there will be no dead-end. They will have an 8" water main to help with fire protection and hydrants as specified. The road is 900' to the end of the cul de sac. He responds affirmatively to AM's question as to whether the lots meet the lot shape factor. The grade is 4% off Pine Street with a vertical curve and a gentle grade to the end of the cul de sac. They will have minimal moving of material. They propose two retention walls to minimize the wetland crossing. EM voices concerns about the site distance at Pine Street which is down hill to the subdivision. B. Halsing indicates the site distance meets code. The reason for the 4% grade is because the DPW wanted the lowest retaining wall possible. It meets the current regulations. WW asks the height of the wall to which Mr. Halsing responds the road elevation to the footing is 8 - 10'. WW asks the height of the road surface to the wetland to which Mr. Halsing responds it is 5 - 6'. There will be guardrails to the top of the

retaining wall for safety. WW asks about the wetness of the lots. Mr. Halsing points out the wetland and declares it is a quite extensive wetland to Franklin. WW asks if lot #8 is one lot. B. Halsing replies it is 76,000 dry land and 84,000 wetland. Lot 1 is wet in the middle but there is upland on two sides. They will have septic because they were not able to attain the capacity even though the sewer line runs by. Tim Bibola from the audience explains they checked the sewer capacity 1 - 2 months ago and were told there is no capacity. RD refers to the street and asks if the 90 degree radius on the right at the entrance is considered safe. Mr. Halsing replies they can get the radius easement from the abutter but the radius curve can fit without the easement. They haven't attained the easement yet but the pavement will fit. The Regulations do require a cutback curve.

V. DeAngelis reads March 6, 1998 letter from Donald DiMartino, DPW Director wherein he states he met with Mr. Gately, the owner of this proposed development. Mr. Gately informed him that he has come to an agreement with the property owner on Mohawk Path to complete the water main loop as Mr. DiMartino had suggested in his comment letter of February 23, 1998. Mr. Gately also volunteered to install an extra 70 feet of water main on Pine Street so that the loop will eliminate all dead end pipes at the town line. This is an ideal and rarely achieved situation. Typically pipes that run to a town line have no place to reconnect and are long deadends. Mr. Gately's proposition will completely eliminate the Pine Street dead-end which will greatly improve the DPW's efforts to supply safe, clean drinking water to all residents of Pine Street. A revised plan with the changes in the water main and changes requested in his previously comment letter are forthcoming. Mr. Gately also asked him about concerns regarding the narrowing of roadway caused by the wetlands crossing. Mr. DiMartino noted to him that granite curbing which he suggested is narrower than the bituminous berm shown on the plan. That with the granite curb the roadway width should increase to close to 20'. Mr. Gately said his engineers made the change to granite curb and still found they were inches short of a 20' width. From a DPW position of an operations and maintenance standpoint point, the difference between 19' and 20' is minimal. The 19' width was noted in his comment because it is below the subdivision standard. In light of the work Mr. Gately will be performing to complete the water main loop, Mr. DiMartino fully supports the narrowing of the roadway to no less than 19' in the wetland crossing area.

V. DeAngelis reads February 23, 1998 letter from DPW Director Donald DiMartino with the following comments: General Roadway: The pitch of 1.38% on the cul de sac is a little flat. This centerline pitch will yield a gutter pitch of only .88% and can cause a puddle problem. He suggests a center line slope of 1.6% across the cul de sac. At the wetlands crossing, the roadway width is narrowed to 19'. The Regulations standard is 20'. A vertical granite curb is suggested to be installed with an 8" reveal in lieu of the bituminous berm. This will act to increase the road width and will act as an extra bumper to protect vehicles from going over the side. It will also protect pedestrians in this area where no grass strip is proposed. The granite curb should be installed with cement concrete backfill per Mass. Highway Dept. standards. The plans do not include any details relative to construction of the proposed concrete retaining walls at the wetlands crossing. The footing, reinforced steel, and design must be included. The proposed walls are critical structures, vital to the integrity of the roadway and protection of the wetlands. The culvert pipes at the wetlands crossing do not appear on the plan and profile sheet. No

elevations are given making it impossible for a contractor to determine the correct installation of the pipes. Relative to Water: The water pipe size is not shown. 8" pipe is the minimum allowable. The new water main should connect to the existing main in Pine Street with a tapping sleeve and valve. The size of the existing main in Pine Street should appear. The existing pipe is 6" cast iron according to DPW records. The plan should show the tapping sleeve and valve with a 6" to 8" increased. No water service connection detail is included on the plan. All water service connections into PVC C-900 pipe must be done with a wrap around tapping saddle. The water main should be installed in the north or south gutter area. It is shown to be in the center of the street at Pine Street then move over to the south gutter. Only one hydrant is shown so he suggests hydrants be added at station 0+25 and at 5+25. This allows the Fire Dept. to use the first hydrant without running hoses across Pine Street and place the second hydrant the required maximum separation of 500'. He suggests the water main be looped out to Mohawk Path using the existing and proposed sewer easement. At a minimum the water pipe should be installed to the limit of the developer property. This will allow for future loop completion by the Town. The developer should install a gate valve at the edge of the right of way, a minimum of two full lengths of water main into the easement, a water tight cap, and iron pipe witness marker. The end hydrant, now shown at the end of the cul de sac, should be connected to the main just before the gate valve mentioned above. A note should be added to the plan that all bends in C-900 water main must be done using ductile iron bends and fittings. No pipe or pipe joint deflection is allowed. Relative to storm water control and quality management, he leaves comments of drainage design to the Planning Board's consultant and to the Conservation Commission. However, he would prefer to see the drain pipe installed as close to the gutter as possible. This would leave more space in the center of the street for possible future sewer construction. The drain manhole at station 3+00 should favor the south side of the street. The catch basins will need to have 4' deep sumps and hoods to be acceptable as storm water management structures. The maintenance of the water quality swale should be addressed including funding for additional operations and maintenance required for these structures. Relative to Sewer: No sewer extension application has been filed with the DPW. No sewer pipe appears on the plans. He assumes the area will be serviced by individual on site disposal septic systems. The center line of the street should be left available for the installation of any future sewer main. This plan has a long way to go. Definitive plans are the only plans the site contractor has to work on for construction. These plans are missing several important details needed to properly define the work to be performed.

WW asks if they are using granite curbing with the final measurement on the road to which Mr. Halsing replies they can achieve 20 with granite. WW asks if they will have the sidewalk at the wetland crossing at 4' to which Mr. Halsing replies affirmatively. The length of the sidewalk is 155'. They will have sidewalks on both sides inside the project which will come back around. After crossing the road they will have a 22' wide road with grass strip and sidewalk. WW asks what is on the other side of the cul de sac. B. Halsing responds that is the location of the sewer line and the Mohawk Path houses which are behind the property.

V. DeAngelis reads February 17, 1998 letter from Deputy Fire Chief Thomas Guerin wherein he comments 1. Hydrants be spaced 500' apart on an 8" main. Because of the number and location of the hydrants on Pine St., spacing should start with the hydrant located at the end of the cul de sac on the new street and be spaced 500' back to Pine St. 2. A base coat of asphalt along with

the hydrants should be in place prior to any construction. 3. He has spoken with Mr. Gately who informed him the new street will be named Bainbridge Road which the Fire Dept. has no problems with. 4. They are pleased to learn that the water will be looped to Mohawk Path since this was an added concern. B. Halsing points out the locations of the hydrants with one at the beginning, one at station 500' and one at the end of the line.

V. DeAngelis spoke with Conservation Commission Chairman Cliff Matthews today when he relayed the following comments: The Conservation Commission is being very cautious with this development but the proposal has problems with filling in the wetlands. It is allowable to fill in 5,000 square feet of wetlands if the Conservation Commission allows it but there is a new set of performance standards over 5,000 square feet. The applicant is saying they will fill in 4800 square feet and will have poured concrete walls to support the wall bed. He is concerned the square footage being filled in may be more than what they are saying and is also concerned about the impacts on the wetlands with the construction of the walls. They also have a problem with the replication area. The applicant is required to replace in kind when they fill the wetlands. It has to be exactly the same. The replication area is two times as large as the area they are filling. The Commission always physically investigates the site. Relative to the engineering work, the applicant must hire a qualified botanist to design a plan that will work. They have to make sure there is no way they can access the site from another area. The applicant already cut all the trees for the road and pulled the stumps. He wasn't supposed to do that yet. The Commission needs to receive something in writing saying they can't get the easement or buy the land. Their hearing has been continued to April 8, 1998. They have problems with the detention too and do not think it will work.

At WW's direction, V. DeAngelis reads Item #3 only of Philip Herr's memo to Norman Hill, Land Planning, dated February 27, 1998 wherein he states SR Section 3211 (C) also requires location of tree cover and outstanding individual trees. It is ironic that for a subdivision named Bainbridge Woods that requirement has been ignored and, worse, that it is reported that major tree removal has already taken place, including with the Pine Street right of way. SR Section 24 explicitly states that construction of ways shall not proceed until a plan has been approved. If the description of clearance and grading prior to involvement is accurate, this is a matter of serious concern. "Outstanding individual trees" is defined in context but would include all trees with trunk diameter exceeding perhaps two feet, plus any isolated specimen trees regardless of trunk diameter. If that results in less than a handful of trees, perhaps the thresholds for identification should be lower in this instance.

WW asks who gave them the right to cut the trees and put the road in. Mr. Halsing replies they are the applicant's trees. He knows the abutting homeowners and gained their permission to get access to his property. EM comments that lots 7 and 8 look like hockey sticks and questions whether they fit the lot shape factor. B. Halsing replies those lots have an excess of property. He can draw an imaginary line. WW asks if the lot works with the wet and dry factor when the line is drawn. B. Halsing can confirm that with the engineer.

WW calls for Board member questions. EM would rather see a revised plan. WW would like to hear more on the sewer issue. WW calls for questions from the audience. Pat Drier, 3 Mohawk

Path, asks where the easement is and what do they plan on doing there? Mr. Halsing believes the client talked to the owner of the land. Mrs. Drier replies that is her and no one has talked with her. Mrs. Drier also comments that she did not receive a copy of the notice of public hearing. She is renting the property and her tenant had words with the owner of this property. V. DeAngelis points out that Mrs. Drier's notice of public hearing was returned undeliverable. However, a copy of the notice was mailed to Mrs. Drier when she phoned with her current address. EM comments that they must have thought they could use the easement for access. PC disagrees - the easement is to maintain the sewer pipe and put the water in. Pat. Drier's property is on the right. Mr. Halsing believes the applicant approached the people on the left. The agreement hasn't been finalized yet but it is in the works. They need legal easements to come here for water. Richard Masick, 21 Pine Street, asks if this is the only access to the project. Mr. Halsing indicates this is the only land the applicant owns and the only street frontage. He believes only the town owns the land where the sewer easement is. Donald Smith, from the audience, points out that is the road the owner is using now. That is where he is coming in. Mrs. Drier wants to know if the applicant can put a road in there. PC responds they can't put a road over an easement. Mike Icardi, 37 Pine Street, refers to the septic tank on the lot which fronts Pine Street. EM asks why there is another tank there. M. Icardi notes it was dropped there a couple of years ago. B. Halsing explains it is part of lot 1 and the client had it approved a number of years ago. AM asks the frontage for lot 1 on Pine Street to which Mr. Halsing replies it is 123'. It is currently an existing lot that is conforming without the street. AM moves to continue to April 23, 1998 at 8:00 p.m., seconded by EM, carried with a vote of 5 (WW, PC, EM, AM and RD). V. DeAngelis to check with D. DiMartino to find out if a sewer application has in fact been submitted. WW explains that an independent engineering analysis may be required which is paid for at the expense of the developer but arranged through Denis Fraine's office. Attorney Ranieri understands but the final decision rests with the client. PC explains it is basically a review of the drainage calculations.

### **GENERAL BUSINESS**

Deputy Fire Chief Guerin points out there are serious water problems at Northeast Acres. One of the houses had to shut off the gas because of all the water in the basement.

V. DeAngelis explains why Brookside Estates was scheduled on the agenda tonight. Builder Aldo Quatrocchi bought a lot from Mr. Ballarino but then found out the sewer work and drainage was not completed. Mr. Ballarino will not return his phone calls. Mr. Quatrocchi and other developers who bought lots cannot convey the homes they have built until the work has been completed. He was wondering if the Board could release Mr. Ballarino's bond to him if he completed the work himself. He asked for time on the agenda to discuss the situation further. Board members comment this is a civil matter which is out of the Board's hands. V. DeAngelis will convey the Board's sentiments to Mr. Quatrocchi if he phones again since he did not show up for his scheduled discussion.

**PLANNING COORDINATOR JOB VACANCY INTERVIEWS**

Kimberley Shyne, a Bellingham resident for 25 years has been home with her 4 year old twins. She has 8 years of office management, secretarial and bookkeeping experience. She types 65 - 70 wpm and is proficient in Microsoft Office. She also knows WordPerfect but hasn't used it in awhile. She has customer service skills. Her husband works second shift so she would be available to work in the Town Hall during the day.

V. DeAngelis explains the responsibilities of the position including attending two evening meetings per month and working 10 - 15 hours per week in the Town Hall.

K. Shyne has also worked for a home improvement contractor and has a lot of experience running an office. In response to EM's question as to whether she feels comfortable refusing information, Mrs. Shyne replies she can say no and can be aggressive. EM advises her she can't let builders take advantage of her.

AM asks if Mrs. Shyne can be dedicated to the position long term since her resume shows she has not worked at jobs for long time periods. Mrs. Shyne explains she worked part-time for 2 years until she had her children. She has been watching her nephew who is now at school. WW comments this is an ideal job for someone with kids at home. Board members thank Mrs. Shyne for her time and will let her know the results of the interviewing next Monday since the job is open until March 13, 1998 and the Board cannot choose prior to that date.

Jeff Dolan moved to Medway 1 1/2 years ago. He is employed in advertising at BJ's Wholesale Club. He is married and needs extra income because his wife is pregnant. AM notes 15 hours per week is required for presence in the Town Hall between the hours of 8:30 p.m. to 5:30 p.m. since the Board needs a presence in the Town Hall. The Board may allow someone to work Monday night because the Town Hall is open then. Mr. Dolan didn't know how flexible the job would be. He thought maybe the hours could be worked at off business hours. Board members thank Mr. Dolan for his interest.

**DISCUSSION WITH PHILIP MACCHI, ESQUIRE RE: RONCA  
TARGETED HOUSING PROPOSAL OFF MAPLE STREET**

AM has a question relative to Section 2690 where it says that a development must qualify for a comprehensive permit in order to be approved for targeted housing. Does that mean they need to go to the Zoning Board to qualify for a comprehensive permit first? She defers to Town Counsel for his opinion since the Zoning Bylaw is not very clear. They are wasting their time here if they need to go to the Zoning Board first. Mr. Ronca agrees we need to get an opinion from Town Counsel Lee Ambler. AM doesn't know what qualifies the comprehensive permit.

Brief discussion relative to P. Herr's reference to a "kettle hole" coming into the development and the wetlands. Mr. Ronca notes the lagoons are not on their property. They are planning to use town water. EM comments the town water is not down there but ends at Maplebrook. Attorney Macchi indicates they plan to meet Title V requirements. EM questions if they can use sewer.

Attorney Macchi presents a letter dated March 10, 1998 written by DPW Director Donald DiMartino to Mr. Ronca stating he has capacity for 48 units. Mr. Ronca has reserved capacity and has made a nonrefundable deposit to the town to reserve sewer for 48 units. He posted \$1,000. Attorney Macchi and Mr. Ronca met with Mr. Burkholder and P. Herr to discuss several different plans relative to targeted housing projects.

WW refers to Mr. DiMartino's letter which doesn't say anything about granting capacity. No where in the letter does it say they have capacity. Everyone in this town is being told there is no capacity so he questions how Mr. Ronca was able to obtain capacity. Mr. Ronca reiterates that he does have capacity for this project.

Attorney Macchi is interested in the Planning Board process for submission for targeted housing including administrative fee and notice requirements.

Mr. Ronca has submitted a plan for 48 units to the Fair Affordable Housing Committee. EM asks if they have done a comprehensive permit comparison with conventional single family. Attorney Macchi responds to EM's question relative to the number of targeted homes they could have is. EM comments that no one has decided that the comprehensive is better than the subdivision. Attorney Macchi notes they have drawn up a number of sketches. They would like to keep 20 lots with open space providing access to the ponds. He refers to P. Herr's memo, last paragraph where it says that targeted housing has benefits. They want to cluster 20 units, keeping open space. They will see the Conservation Commission at the end of the month. EM asks why they don't go with a conventional plan to which Attorney Macchi replies with the targeted they can increase the density for the number of units and get 5 more units. They have not filed for the comprehensive permit. AM's interpretation is they need to file for that before they can come here for targeted housing. Attorney Macchi just wants to find out what the process is.

Brief discussion with EM and WW relative to the right of way. V. DeAngelis refers to 1982 minutes which talk about a question as to the right of way ownership which was also commented on in a newspaper article at the time. Mr. Ronca explains the property was owned by Mr. LaPoint. A piece of the property which the owner could have used for future development was seized by the town for the landfill. AM comments that if this doesn't meet the requirements for a comprehensive permit then it doesn't qualify for targeted housing. Attorney Macchi comments that the road would ultimately become a town accepted road like a subdivision. EM has a problem with putting 20 homes on the town largest major aquifer. With 48 units they will have to go with sewer.

Attorney Macchi again asks the Board for the procedure for submittal. V. DeAngelis explains she conferred with Board Consultant P. Herr who agreed the procedure is the same as with a special permit. It requires advertising in the newspapers two weeks and one week prior to the public hearing with notification to abutters by certified mail. A copy of the fee and an explanation of the procedure is spelled out in the Planning Board Procedural Rules a copy of which is provided to Attorney Macchi.



RD asks Mr. Burkholder to explain the state rules relative to the percentage of building required in town to be affordable housing. Mr. Burkholder, Affordable Fair Housing Committee, explains it is 25% of the units to be built - in this case 5 units. The state recommendations for 10% of the units in town but we have substantially lower than that amount. He thinks it is more in other towns. This town only has 2 developments - Silver Heights and Caryville Crossing. Attorney Macchi points out Mr. Ronca intends to build upscale homes. T. Burkholder suggests the Board would prefer to take the place of the state and control the entity for the project. EM asks who controlled Caryville Crossing to which Mr. Burkholder responds it was the state. Attorney Macchi indicates by doing targeted the Planning Board would be given home rule over the project. RD questions who monitors the resale of affordable houses. He has heard people are making money by saying they are only selling their affordable home for the percentage allowed on paper but are actually selling it for more. Attorney Macchi notes that with 48 units the 25% affordable would come out to 12 units. Mr. Ronca explains that when he prepared to apply for the 48 units he wanted to see if they could meet the town's targeted housing bylaw, so he put the comprehensive permit application on hold. If the Board likes, he can go back to the 48 units.

WW is not suggesting that he has to go and get the permit but he does have to prove to the Board that he can get it. AM moves to send a letter from the Board to Town Counsel Lee Ambler asking him for an interpretation of the bylaw, seconded by EM, carried with a unanimous vote of 5 (WW, PC, AM, EM and RD).

EM questions the number of units at Caryville - response 36. T. Burkholder notes there were over 100 units originally. T. Burkholder suggests that 1 - 2 units could be reserved for disabled/handicapped. The Planning Board and Affordable Fair Housing Committee could set the guidelines. They are willing to work with the Board.

AM asks if the property has been delineated yet. Mr. Ronca does not usually do the survey work at this stage. They have done the title work on the property. He has talked with several lawyers and everyone involved and no one knows about any other ownership for the right of way. EM discusses the sewer line from Maple Street which is a pressure line. Maplebrook was supposed to be tied in. Mr. Ronca comments it would be easier to go off road than on road. He has 24 acres total with 10 acres of open space. Robert Truax, Mr. Ronca's engineer, comments that with the new Title V requirements the state would rather have septic systems since they are treated by the time they get into the groundwater and recharge the aquifer. PC agrees that is what the DEP is recommending. He refers to a sewer meeting scheduled for March 30 when the recharge issue will be discussed. Mr. Truax further comments that the Title V laws are so stringent now, the treated water is cleaner than the river.

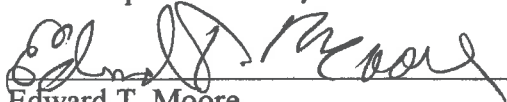
AM thinks the legal issue could be challenged. Mr. Ronca wants to have open space around to accent the pond. He wants to do a cluster where the zoning stays the same except for the frontage and density. The property is agriculturally zoned. Targeted enables them to do half at 1 acre and then clustering it brings them to 20,000 square foot lots. Most of the trees will be gone since they must remove them in order to put in septic. He asks if the Board likes the concept. He suggests the Board think of it as suburban zoning at one acre. He is trying to make it buildable. Attorney Macchi argues this would be an upscale development which would give affordable

housing without looking like affordable housing. EM believes that this town has plenty of houses in the affordable range. He is not against affordable housing or this project but just feels that less houses are better for the town. Every house is a negative for the town since the taxes do not cover the cost of education for the children in those houses. He refers to Section 2690 where it talks about overburdening of public services.


Meeting adjourned at 10:55 p.m.

  
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William M. Wozniak, Chairman

  
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Paul Chupa

  
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Edward T. Moore

  
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Anne M. Morse

  
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Richard V. Dill