

**BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**WILLIAM M. WOZNIAK, CHAIRMAN  
RICHARD V. DILL  
PAUL CHUPA  
EDWARD T. MOORE  
ANNE M. MORSE**

**MINUTES OF REGULAR MEETING**

**MAY 28, 1998**

Meeting commenced at 7:05 p.m. All members were present except RD was absent. Consultant Phil Herr was also present. Minutes recorded by Planning Coordinator Jill Karakeian.

**FRED ZARICZNY – BROOK STREET - Discussion**

Fred Zariczny came before the Board to show them a plan of land that he bought in 1959 and was wondering if in fact he has three building lots behind his house which is on Mendon Road? The lots are on Brook Street. Says he has a builder who wants to build three (3) small capes on these lots.

AM asked what the frontage was on the lots? Also asked what the zoning was? Says residential requires 125' minimum frontage?

EM says that it is probably business and the frontage is the same as residential.

AM tells him that zoning has changed since you bought it. When it is contiguously owned then there is problem splitting the lots up into three because they are nonconforming. You have to make it a legal lot and conform to zoning because you own all three lots together.

F. Zariczny asked if there was any grandfather clause?

EM told him that it was a legal issue. Looks like it is probably one lot without a variance.

F. Zariczny says that there is 265' frontage across the front of all three lots combined.

AM says that Mr. Zariczny really needs to get an engineer and draw up a plan. The engineer knows what is going on. He knows all the zoning bylaws and has access to all the laws. She asked how Mr. Zariczny was being taxed, if they were being taxed separately and if they were stated on the bill as non-buildable?

F. Zariczny didn't know.

PC suggested that Mr. Zariczny go to the assessor's office to start and check with them.

### **MARK DiCRISTOFORO – WRENTHAM ROAD**

Mark DiCristoforo came before the board with an updated 81-P regarding his new home on Wrentham Road. The driveway was relocated and so was one other lot line and needed to be signed by the Board so it could be registered at the Registry of Deeds.

EM asked how much land was with the property.

M. DiCristoforo says that there is 3 acres in the back and 2 acres with the house in the front.

EM makes a motion to sign the plan. AM seconds. Carried with a vote of 4 (WW, PC, EM and AM) RD was absent. Board members endorse the plan and the \$10.00 fee is paid.

### **GENERAL DISCUSSION ITEMS**

Rick Marcoux came before the board just for the record to let them know that regarding Weston Estates off of South Main Street he is an abutting residence and never received notice. The letter was sent to his address and he has a P.O. Box number. Everything else from the town like his tax bills and other bills all get to him with no problem. Says that he saw his neighbor and that is when he found out that he was in fact an abutter.

AM asked if we should ask Town Counsel about this issue?

PC says that it happens all the time.

AM says it shouldn't. Says he thinks R. Marcoux should put it in writing to Conservation Commission that he was never notified. Weston Estates is still in the process of getting Conservation approval maybe R. Marcoux can get any of his questions answered before it is approved.

P. Herr says that we should check with the Assessors office regarding this issue. Let them know that with the list of abutters we are looking for the mailing address and not the street address.

**ANP - NATIONAL POWER – INFORMAL DISCUSSION**

AM abstains and leaves the meeting room.

Neal Roach, Esq. represents ANP Bellingham Power. Thought that it would be convenient for everyone to come before the Board. Steve Pedrick from the power company and Lynn Gresock from Earth Tech. (engineering firm) is also here. Steve Pedrick past out some material regarding the proposed ANP Energy Project. Also enclosed is a Development Plan Review checklist and distribution list.

S. Pedrick says that what they would like to do is to invail the information and answer any questions in an informal way about the Power Plant. Also, go over the distribution list to make sure everyone is on the list and they are not forgetting anyone.

EM says that he can't ask questions about something he doesn't know anything about. He never saw it. Asked if S. Pedrick had a picture or drawing of the proposed plant.

S. Pedrick referred to the few drawings that were in the information package that was passed out.

EM says that he would hope that there will more information submitted with the Development Plan Review than what is with the information package passed out tonight.

P. Herr can we just clarify what is happening. There is infact a substantial set of specs that needs to be initially submitted and reviewed by the Town Engineer. The last project I did that duty. Then once he approves the submittal, then it gets distributed to various agencies. Then the Planning Board determines a date of the Review Meeting, then the Planning Board provides notice of that meeting. Now is it in your mind that this is all going to happen for the June 25<sup>th</sup> meeting.

S. Pedrick says that is one of the points that he would like to clarify with the Board tonight.

WW says that what Phil is saying that there is a lot that has to be done before a meeting is set.

P. Herr says not a lot. But, it needs to be in advanced so that it can be reviewed to make sure we have everything that we need. Once that is done, then it is distributed to various agencies and a meeting can be set and a notice can be advertised. It is a very complex project.

EM asked if the project is in a water resource district?

S. Pedrick says no.

EM thinks he asked these questions before, but not sure. Why doesn't this come under a Major Commercial Complex? Says if they are selling energy retail then it should be treated as a Major Commercial Complex.

P. Herr says that they are not selling it retail, they are selling wholesale. At one point we considered having a broader definition for Major Commercial Complex.

N. Roach also states that Major Commercial Complex is for more than 200 off street parking spaces. The Energy Plant is not were near that.

P. Herr asked if there were any conservation issues?

S. Pedrick says they are currently infront of conservation. There are zero wetlands impact.

P. Herr says that one of the documents that is going to be provided to the Board is a draft and final Environmental Impact Report.

L. Gresock says that all current information regarding the proposed plant are available at the Library for review.

N. Roach says that the Bylaw was amended from Town Engineer to Town Inspector. For this purpose should we send information to P. Herr?

EM says that he thinks if ANP speaks to Stuart LeClair he would agree to have Phil Herr review the submittal.

P. Herr states that he met with ANP and showed them a sample submittal from Charles River Center so they know what type of format to go by as far as material that is expected for submittal.

EM says that he sees the plan that was given tonight and it is really hard to see exactly what is going on. I would hope that the night of review there would be a much better drawing.

Caroline Duheim was at the meeting as a concerned residence. She was asking about the gas line coming to the plant and how it was going to get there.

S. Pedrick says that the gas pipeline approaches the plant from the easement line. Basically follows the power line.

EM asks were the gas line comes in.

T. Guerin says that it comes in behind Walmart.

EM asks how they got it from Walmart to the plant? Do you run it up Maple Street?

S. Pedrick says no it is run over land and follows the easement line. It is hard to show on what I passed out tonight. The power line easement is the line it will follow. Says that it is Algonquin Gas Line. The pipeline comes to the plant over land and does go under a road or two on its way.

C. Duheim wants to know what roads the pipeline will go under?

S. Pedrick does not have that information tonight.

L. Gosreck says that it is her understanding that Algonquin and the Conservation Commission have major concerns regarding wetland impact. Algonquin has now gone back to the drawing board to see what is feasible as far as wetland impacts. I think that Algonquin is about a week away from having a resubmittal.

EM are you talking about the pipeline going above ground when you say over land?

S. Pedrick says that no, the line is going to be underground.

L. Gosreck says that the plans that are going to be submitted certainly will not provide the same level of detail about the MEPA, but the information we will submit will have the best information that we have at that time.

Concerned Resident asks how close to the Charles River the plant is going to be located? Even though the plant is not on wetlands, he understands that, but the Charles River is right there. Is that correct?

S. Pedrick, yes.

L. Gosreck says that they could certainly measure. She says that it is certainly not miles and certainly not yards but greater than 500'.

Concerned Resident brings up the previous oil spill at the CoGeneration Plant on Depot Street that wasn't contained and the town people were lied about to. What provisions does the ANP plant if there is an oil spill. The Plant on Depot Street had provisions if there was an oil spill to contain it on site on a 330 megawatt plant. Apparently it didn't work and 20,000 gallons was dumped into the river. This is with pollution containment and everything else. I presume you are going to be storing oil on site?

S. Pedrick says that there is a very small quantity. It is a natural gas fired plant. Two 8,000 gallons plus an 800 gallon tank of oil. The two 8,000 gallon tanks are servicing standby generators. Small quantity of oil in comparison to a standby fuel source.

N. Roach states that there is no backup.

EM but there is no provisions of oil backup.

S. Pedrick, no.

EM what happens in the winter, I know that this happens. When there is a shortage on gas and the gas company says that we are shutting you down?

S. Pedrick, well, if we don't get our gas supply then we don't operate. We don't switch over to oil. We have another gas company that we can gas from through the same supply should we have to stop getting our supply from Algonquin. Everything comes up the same pipeline.

L. Gosreck says that one thing that everyone can be sure of is that the Conservation Commission is looking at the whole layout very carefully and that is why we are still in front of the Conservation Commission even though there are zero wetlands.

N. Roach says that we are just here tonight for procedural reasons.

WW says that there is going to be a lot of questions and we can keep going on and on.

EM I'm not sure I can ask certain questions during the Development Plan Review. The pipeline is not on site so because it is an informational questions, I'm asking it tonight. I'm under the impression that the only diesel fuel that will be here is for just back generators. There will be diesel fuel storage to run this plant?

S. Pedrick says that is correct. You will see some tanks. They will contain water from your water supply and then water that is made purer.

P. Morelli do you have any plans to store any kind of chemical like ammonia to service your emissions system?

S. Pedrick yes, we have quantities of ammonia. It is 19% ammonia to 89% water storage in two tanks. 14,000 gallons per tank in two tanks. It is needed to do a great deal of work for us.

WW asked what the block on the access road that is shown on the drawing that was given to the Board.

L. Gosreck says that is the Blaise house.

WW so then that is coming down?

L. Gosreck correct.

S. Pedrick we came here tonight and really didn't know what to bring with us for information.

L. Gosreck we are very interested in hearing what some of the issues are. So, that we can bring in the materials that you want.

Concerned Resident asked about the situation in Franklin and what impact it has on the schedule of the plant. What the estimated start date of construction is?

S. Pedrick we are looking to start towards the end of this year and it is about a 21 month program to completion.

EM I think what she is looking for is, do you have a court date yet?

N. Roach, no they are in the discovery process. The issue is standing and the only two people that look like they have standing would be Mrs. Glockner are the individual plaintiffs and the Town of Franklin. There is one appeal with several plaintiffs. The Town Counsel, the Planning Board of Franklin

WW asks if anyone else has any questions.

EM asked who checks the noise level in town.

S. Pedrick says that is going to be check throughout construction and after construction to make sure they are complying to the bylaws of the town.

C. Duheim asks about water pressure on the site and if they have enough should there be a fire.

S. Pedrick says that they have to satisfy the national requirements for Fire Protection for the State as well as the Fire Marshall and his team.

C. Duheim asks Deputy Guerin if the firemen are nologable about fires at power plants?

D. Guerin assures that the department can handle an emergency at the plant. Also, there are teams that would be called in to assist.

#### **WESTWOOD SYSTEMS – DEVELOPMENT PLAN REVIEW**

EM abstains and leaves the meeting.

AM returns to the meeting.

Bill Halsing from Land Planning came before the Board to present plans for the addition Westwood Systems is planning to do.

P. Herr states that he has not seen or heard of the drawing. He states that there is not much he can do with this hearing. First of all there are no building floor plans, no building elevations. We know that part of it is two stories high. We see driveways that dead end into buildings but can't understand why they do that probably because there are no floor plans.

WW asks Bill Halsing to start his presentation.

B. Halsing says they would like to add another building in the back, which will be for storage and production. What the company does is that they fabricate metal. They have a lot of steel on the site and it will be a welding shop in the back. Material will go in the front of the building and go out the back entrance. They also propose a paved area behind the building where they will have some storage. We did get comments from the Fire Department to access the fire protection act. There will be an emergency access road up the side to enter the back of the building. Proposed a fire hydrant and increase the water main size to an 8" coming into the building so that it can service a hydrant adequately. Parking for the site is in front and it meets current standards. Drainage for the site is going to be all above ground with two detention areas. The drainage from the back area will be going to the detention area in the back. Drainage from the front will be going to the detention area in the front. If there is any overflow it is calculated so water can run. Water should be retained on the site without any problem. The soil is very good with a very good perc rate. The site is relatively an industrial area. There is a row of pines that shield the residents from the business area. It is serviced by town water and we will be adding a larger septic system to service the building.

P. Herr asked B. Halsing if they used the check list that I'm sure you've seen many times?

B. Halsing states that he is not the engineer on this project.

P. Herr says that there are a number of items that the town asks for that are not here. This keeps happening with you people. I have had the same talk with others from your company in the past. We really do need building elevations, grades etc. that is required.

B. Halsing says that Land Planning has changed the management team over the past couple of weeks.

P. Herr says without calculations he doesn't know if the detention areas are adequate. There are a lot of questions. There is a checklist in our regulations of items that are required for a Development Plan Review.

WW so actually this is an incomplete submittal?

P. Herr yes.

WW should we even proceed?

P. Herr I'm sure there are people here that have questions about what is going to happen. I think we should find out what their concerns are.

Gary & Joanne Boudreau are abutters and have a few questions. They are wondering what the setbacks are for the fire access road to the property line and how wide the road is.

B. Halsing says that it is going to be a road that will only be used in emergencies. It is not an every day road.



AM asks how they can stop anyone from using that road? Maybe they will use it if it is easier for a truck to go in that way.

B. Halsing says that chances are they won't because of the way they are going to do their manufacturing.

AM can they do a breakaway chain or something? What do you do in that situation, if you don't want them to use the road.

T. Guerin says that they can do something like McDonald's has in the North end of town with that breakaway gate.

WW asked if the emergency access road is going to be paved?

B. Halsing says yes.

WW asked if it is the law to pave it for an emergency road.

AM it is easier for them to plow and maintain.

T. Guerin says that somebody has to maintain the road.

AM asked Mr. & Mrs. Boudreau if they were concerned about the traffic using the road?

J. Boudreau states that a lot of trucks sit and idle outside their house now. We are just afraid that they will sit on that road.

AM suggests that Mr. & Mrs. Boudreau speak to the applicant (Westwood Systems) and let them know the concerns. Suggest a gate or something like that.

P. Herr asked about the proposed paved storage area behind the building. What is going to be stored?

B. Halsing says iron.

P. Herr asked how the material gets there.

B. Halsing says they go through the building. It is also easier for when they do their production they load it inside the building.

P. Herr so the proposed paved storage area, items brought to it will be through the building and material taken from it will be through the building? Not up and down this emergency access road?

B. Halsing says yes that is what the applicant has stated.

WW asked about screening on the side where the emergency access road is going to go?

AM says that is just a paved area, it is not a building they are looking at.

Mr. Boudreau asked if there was a planned paint booth in the building?

B. Halsing says he did not know.

Mr. Boudreau says that right now they do a lot of painting out in back of the building.

WW says that the Fire Department would have to be the one to talk to them.

Mr. Boudreau says they are still doing it on and off. Before they were painting huge things. It was all coming in our yard.

T. Guerin says he will stop in and see them.

P. Herr says that this is located apparently in an industrial zone?

B. Halsing Yes it is.

P. Herr is non of it in a water resource district?

B. Halsing says no I don't believe so.

P. Herr it would be nice if the drawing were clearer.

WW asked if the abutters have any more questions because we are going to continue this Development Plan Review.

AM motions to continue Westwood Systems Development Plan Review to June 11, 1998 @ 7:30 pm. PC second. Carried with a vote of 4 (WW, EM, AM, PC) RD was absent.

### **GENERAL CORRESPONDENCE**

Board reviewed the mail. One application has come in for the Alternates position. Board suggests that we also advertise in the Bellingham Bulletin as well and have the Board of Selectmen mention the position at their next meeting.

Board also set their summer schedule to be the fourth Thursday of July and August. They meetings will be held on July 23<sup>rd</sup> and August 27<sup>th</sup> both to start at 7:00 pm in the Town Hall Annex.

**CHARLES RIVER OUTPARCEL-PIER I IMPORTS-DEVELOPMENT PLAN REVIEW**

EM returns to meeting.

Bob Frazier of S.R. Weiner, Andrew Zellimeyer of Goulstons & Stoars and Roy Smith of Sumner Schein are here to present the plans for Pier I Imports that is proposed for the outparcel at the Charles River Center.

A. Zellimeyer says that when they were in front of the Board originally the outparcel was proposed as a restaurant. On the Major Commercial Complex Special Permit stated that if we were going to reconfigure that parcel other than as shown we would come back in front of the Board for Development Plan Approval for that piece. Since that time we have been negotiating with Pier I Imports for them to take that spot. R. Smith will be able to walk you through the proposed building.

R. Smith states that he did receive Phil's letter and he will address that at some point. But, I want to bring the Board up to speed with the original design. As Andrew was mentioning the original plan was for a 4,000 sf restaurant. The current plan is to build a dry good retail Pier I at 9,370 sf. The parking requirement is obviously reduced and intense of use is reduce going from a restaurant to a dry good type of use. That is a benefit in a couple of ways. One way is the parking required for that is reduced. It went from 68 for the restaurant to 38 for the Pier I retail building. Some of the changes that had to occur because of the increase in the size of the building from a site plan layout is originally the entrance was over here further closest to the entrance drive off of Hartford Ave. What we've had to do to incorporate the bigger footprint and the appropriate amount of parking to meet the zoning bylaws we had to shift the entrance into the Pier I parking lot closer towards the main complex of retail stores. What that did was take some parking that was planned over in one area and shift them over to the other side. In doing that we also had to revise the entrance medium. The parking layout meets the parking requirement and also meets the 5% interior landscaping. One thing that we do still request, which was part of our original developmental plan approval is a waiver from the amount of plantings, and I think it was the size as well. We would still require that waiver to be consistent with this parcel also.

EM brings up the fact of a delivery truck backing up to the delivery door that is shown on the plan.

R. Smith says he doesn't know when they infact do their deliveries. It meets the front and side yard setbacks. On Phil Herr's checklist, he noted that there was a dimensional error between a 20' setback from a street right of way. We listed it as 18' however it was a typo, it went to the back edge of the graphical representation of the curb line. It is really 20'. Some of the other issues that Phil wanted us to look at is site line distance. For the incoming passenger vehicles as they come around the corner from Hartford Ave. There is a Dumpster pad on the side of Pier I's building at the end of the building which will be enclosed by a screen wall. Also, the egressing vehicles leaving the parking lot. What the representation is trying to show is that if the Dumpster

pad forward to try to increase the site distance, you will only pick up 12' of site distance. In the zoning bylaws, an arterial street requires 400' of site distance, all other require 250'. We are meeting that requirement.

P. Herr says that the concern is that a car coming out of the parking lot has a site distance to pull out. The questions are whether the Board is comfortable with that distance.

R. Smith says that the indentation on the side of the building near the Dumpster pad is their loading area.

P. Herr asks that this is the second time tonight. Is there a reason why we are not able to see the floor plan.

R. Smith says that he does not have the floor plans.

P. Herr says that we have a system problem. This happens almost everytime. We are asked to review plans. I don't know how to do it. We need certain information that is required and we don't seem to be getting. Zoning Bylaw requires the floor plan.

B. Frazier says he can get an architectural floor plan to the Board.

EM is saying that the door is on the side for deliveries. He asked if there is a canopy over the door.

B. Frazier says that the area that is being discussed, the structure that is in the way of the visibility is the dumpster. The truck backs up, there is no loading dock. There is just a doorway. There is no dock. Through this door is the only loading area they have.

AM is there any reason why you can't move the dumpster to the other side of the building?

R. Smith I don't think that would look good from Hartford Ave.

B. Frazier says that when people are coming out of the park they will see the front of the building and there are signs on all four sides of the building.

EM makes a comment that when a trailer truck is at the delivery door then you won't be able to see the sign on that side of the building.

B. Frazier says they only drop off merchandise they don't park a truck overnight and leave it there overnight.

EM I'm not picking on you, but I know the guys that drive these 18-wheelers. They drive the truck only and they don't unload.

PC says that in some cases they do and there aren't a lot of union drivers anymore.

AM asked if they are going to do screening on the side of the building is that going to obstruct the visibility there more so? On the dumpster area?

WW asked if this was the best position for the building on the site.

P. Herr is not sure that it is. There is one other issue and that is the emergency access has seemed to have gone away.

B. Frazier has talked to the district on the emergency access. On the plan there is a no access line that comes down the highway line. That needs state and federal approval to break that line. That is really not a curb cut, this is for access and emergency basis. There is not a no access line on the Stallbrook side. But on the Charles River side there is a no access line and you can't just put a curb cut in. Our problem is that we can't do something that the highway and federal highway department doesn't allow. We have requested to get it.

P. Herr what was previous stated was that a 12'' gravel emergency access road with breakaway gate would go in subject to state and federal approval. My understanding is that has to go in there unless state and/or federal people come back and tell us no.

B. Frazier has requested a letter from the State and Federal stating the status on that emergency access.

P. Herr until we get a letter stating that we cannot break that no access line the issue does not go away. The questions are, that it appears on the drawing the building blocks the emergency exit.

EM says that if you look closely at the side delivery door. It is just a normal size door. Anything big is going to have to go in the front doors. The front doors are bigger than the side door.

AM says that they probably deliver at night after hours.

B. Frazier says that on the site plan it shows an indentation area on the side of the building and the door is set inside that indentation.

R. Smith says that he would assume that when they are unloading the loading that they leave the doors open for a period of time. If it is raining out the reason the door is indented is so that the rain doesn't get in the building.

EM what happens with the change of use when Pier I goes out and something else goes in? The traffic flow will still work.

P. Herr says that problem will be when the change of use goes the other way from retail to restaurant. Then that will be an issue. The question is why isn't the building parallel with Hartford Ave? Towards the entrance and closer to where the restaurant was proposed. Why is the building further away from the entrance of the complex?

B. Frazier says because of the dimension of the building.

R. Smith says also because of the dumpster facility. Right now I'm pushing the limit with the 20' setback requirement.

P. Herr asks lets forget about the dumpster. If you consider the dumpster part of the building then it's exceeding the permissible setback, so lets not think of it as part of the building. Move the building to get it parallel with the street. Then you can move it what looks like 25 feet. The building fits fine it's just that dumpster.

B. Frazier says that if we move the building 25 feet that it would be infront of the pylon sign.

P. Herr yes your right. It would be infront of the pylon sign if you move the building 25 feet.

R. Smith there is an issue with pushing the building back to a certain degree. It pertains to the impervious coverage. Obviously we need a special permit for the amount of impervious coverage because we are in a water resource protection district. Right now based on the most recent layout versus the approved plans we are at 30,000 square feet of impervious coverage proposed with this layout and the approved one was at 31,700 square feet. So, we don't have a lot of room to work with.

P. Herr I really don't want to make a big issue out of it, but I feel that changing it from a restaurant to a Pier I is a step forward. Relocating the entrance works.

WW says that if you turn the building and push it towards the entranceway, doesn't that push that corner of the building back to where basically the site distance becomes a problem?

P. Herr said yes. Is it possible to see the landscaping proposal for this Pier I.

R. Smith says that he does have the plan but it isn't colored.

P. Herr concern was what was going to be planted and so that it doesn't block the people trying to pull out of Pier I parking lot. The drawings have changed since this morning?

R. Smith said yes.

P. Herr what would make sense is for the Board to give you the issues that are their concerns tonight and then finally act on it once the final set of plans are complete and reviewed. The big issues are number of parking spaces, which is straightforward; storm drainage, is straightforward. You don't have any information at all about lighting. Right across the street was the horror story. It is very nice lighting for that development with the exception of one part of it.

R. Smith says that he thought a lighting plan was submitted.

P. Herr well, mabey it didn't get to me or I didn't catch it. I don't think I got it.

R. Smith says that he will reissue the lighting plan to Phil.

P. Herr the remaining issue is a floor plan of the building.

B. Frazier assures Phil that he will get a copy of the floor plan of the building.

WW asked about signage.

P. Herr feels that there is nothing to talk about.

WW says that there are signs all around the Pier I building.

B. Frazier says that they are in conformance with the bylaw.

WW wasn't there a variance given from zoning board on signage for the project?

B. Frazier says that was for the pylon sign.

P. Herr says that there is one issue that hasn't been answered for the board is the issue about trucks.

EM feels we should hear from the safety officer about that. When you have six parking spaces that are all definitely back out parking spaces and you are also showing trailer trucks backing in. If it is off peak and different times it will work but if it isn't.

R. Smith says that shifting the building he thinks will help the loading area a bit as far as the site distance.

B. Frazier is going to find out from Pier I as to when they are going to receive their deliveries.

AM motions to continue the Charles River Center Pier I Imports Development Plan Review to June 11, 1998 at 8:30pm. EM seconds. Carried with a vote of 4 (WW, EM, AM, PC) RD was absent.

**COLLEEN WALKER – GREENWALL, GREENWALL & POWERS**  
**Pinecrest Estates**

C. Walker says that the approved plan from the Planning Board was not approved in time at the Registry. So, she needs a certificate stating that nothing has changed on the approved plan so it can be recorded.

WW asked how we know nothing has changed.

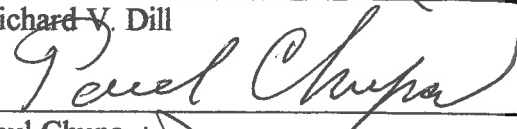
P. Herr says it is an original milar so you can see nothing has changed.

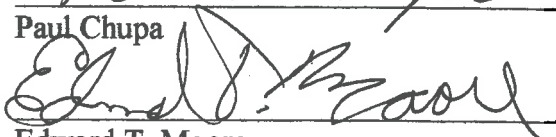
EM motion to sign plan. PC seconds. Carried with a vote of 3 (AM, PC & EM). WW never signed the original decision.

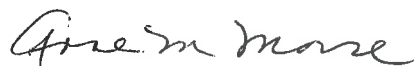
AM moves to adjourn at 10:10 pm. PC seconds. Unanimous vote of 4 (RD was absent).

  
 William M. Wozniak, Chairman

  
 Richard V. Dill

  
 Paul Chupa

  
 Edward T. Moore

  
 Anne M. Morse