



Planning Board

Agenda

Date:	Wednesday, July 25, 2012
Time:	7:30 pm
Location:	Town Hall 663 Main Street
Present:	Chairman Jonathan Keep, Vice Chairman John Karlon, Doug Storey and Town Planner Jennifer Burney Not Present: Marc Gautreau, Mark Duggan and Associate Member James Owen.

General Business 7:30 pm

Time	Description
------	-------------

Time	Description
7:30 pm	<p>Century Mill Estates</p> <ol style="list-style-type: none"> 1. Review Agreement prepared by Town Counsel 2. Review Town Counsel opinion on issuing a building permit 3. Review Mortgage and Security Agreement 4. Robert and Allison Cimon request for a building permit for Lot 55A <p>Mike Carter engineer representing the applicant, Andy Bendetson discussed bond estimate. The detention basin is ready to be seeded and the as build submitted to Fred. Will check with Fred on review.</p> <p>Top coat for the road & sidewalk is remaining. The berm needs to be removed and replaced and is included in estimate. Nothing has been done on Road C.</p> <p>15% inflation multiplier not included & 2 years = board wants 1.5 for total</p> <p>Discussed location of 26A the lot granted to the Town to consider holding as escrow. The Board stated they would like a lot being held to be located within the current phase and with infrastructure in place otherwise a lot would not have any value to the Town to hold and any lot being considered cannot be one that is given to the Town as an affordable housing lot.</p> <p>Process outlined:</p> <ol style="list-style-type: none"> 1) estimate – Fred Hamwey needs to review 2) come up with value of surety <p>options estimate remaining value with multiplier \$225/22 lots \$ 10,000--\$11,000</p> <p>Lot 55A could post a bond as 1/22th Jonathan Keep would like Town Counsel to review this process to make sure he is okay with this.</p> <ol style="list-style-type: none"> 1) Fred reviewed his report dated January 22, 2012 2)Town Counsel is okay with 55A posting bond <p>Doug made a motion once we have Hamwey approval, the board will determine any Conservation bond overlap and multiply by 1.5 and divide by 22 lots.</p> <p>Bard is okay with Road C not being included. Board would like lot used as bond to be within road infrastructure & reviewed by Town Counsel</p> <p>Next meeting: August 29th.</p> <p><i>A motion is made by John Karlon, seconded by Doug Storey to release lot 55A from the Covenant and is contingent on a proper process to allow the release of individual lots if correct value posted for lot subject to completion of review by Fred Hamwey and agreed on not including duplication held by conservation and using a 150% multiplier divided by 22 is the amount required to be posted and approval by Town Counsel this legally can be done.</i></p> <p><i>3/0/0</i></p> <p>Both John Karlon and Doug Storey signed the release and Chairman Jonathan Keep will sign after all contingencies are met.</p> <p>Board authorized Jonathan Keep to sign the release & Jennifer Burney Town Planner to sign the building permit or Michelle Carlisle in my absence for vacation for lot 55A. Performance guarantee will go into a separate escrow account under the homeowners name and not the developer.</p> <p>Mike Carter says everything will be done in 2 weeks except final paving.</p> <p>Jonathan on vacation next week</p>

Time	Description
Hearing	
	none

Other Business

Time	Description
	<i>A motion was made by Doug Storey, seconded by John Karlon to appoint Jennifer Burney as the MAGIC (sub region of regional planning organization MAPC) Representative Vote: 3/0/0</i>

Submitted by Jennifer Burney, Town Planner