

Town of Franklin



Planning Board

April 13, 2015
Meeting Minutes

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TOWN OF FRANKLIN
TOWN CLERK

Chairman, Anthony Padula called the above-captioned meeting to order this date at 7:00 p.m. Members in attendance: Joseph Halligan, John Carroll, William David, Gregory Ballarino and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Mark Cerel, Town Attorney, Michael Maglio, Town Engineer; Andrew Ogilvie, BETA Group; Gus Brown, Building Commissioner.

7:00 PM Commencement/General Business

A. Discussion: Chestnut Street Subdivision (2-lots, house lot and drainage lot)

Mr. John Hickey, Attorney, and Mr. Richard Delfino, applicant and owner of the property, addressed the Planning Board. William Yadisernia, Engineer, was also present. Mr. Hickey provided details of two plans and stated the owner would like to subdivide and develop lot to build a single family home. They are addressing Planning Board in an informal capacity looking for guidance.

Mr. Mark Cerel, Town Attorney, stated he was asked by the Town Planner to review the submittal and in his legal opinion the above-referenced plan does not show a subdivision under the Subdivision Control Law. The law requires division into two or more buildable lots and this plan shows only one buildable lot. As there is no frontage, owners option is to seek relief from the Zoning Board of Appeals.

Mr. Hickey commented that there is an adjacent area of land owned by Mr. Armitage. If this plan is approved the adjacent lot will become buildable. Therefore, by allowing this lot there will be two lots on this private right of way. This creates frontage for Mr. Armitage that does not presently exist providing, in essence, two lots.

Mr. Cerel stated there is nothing to preclude both owners from making a joint application showing the lot on the subdivision plan.

Mr. Hickey stated that although Mr. Armitage did not seem interested in becoming involved in the application, by the mere existence of the lot, there would be two lots.

Chairman Padula noted that the drainage lot is not a buildable lot. Although the Board has approved 2-lot private ways in the past, he questioned if a private way is put in for this one home, would the other owner have a right to the private way.

Mr. Cerel indicated he would have to look at the title and review the deed description.

Mr. Halligan recalled a similar situation on Daniels Street and stated that the Board included in the Conditions of Acceptance that no other side lots could join in.

Mr. Cerel indicated that the statute says there must be two buildable lots as defined on the subdivision plan. This could become problematic on a legal basis.

Motion to open Public Meeting for 505 West Central Street, Lot 1, and continue it at the conclusion of this discussion. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Chairman Padula stated he would like the covenant to include that if at any time it becomes open to more than one lot, it would have to come before the Board.

Mr. Cerel stated that this is a type of circumvention of the Town frontage requirements of the zoning bylaws. Massachusetts law states that if a builder does not have the frontage, they do not have a buildable lot.

Mr. Hickey indicated that the Board would have to distinguish between this application and other applications that have recently been approved. If there are similar situations, the applicants have to be treated similarly. As well, the frontage is from the cul-de-sac, not the driveway.

Chairman Padula indicated this does not constitute a subdivision as it is only one lot and bylaws require two or more lots.

Mr. Halligan stated this has been done in the past and believes Planning Board must treat similar situations fairly. He recommended making one lot on a private way with a covenant to state such. Board members indicated agreement.

7:05 PM **PUBLIC HEARING** – *Continued*
 505 West Central Street – Lot 1
 Midas Auto Service & Tires
 Special Permit & Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated April 9, 2015 from Franklin Crossing Condominium Association to Town of Franklin Planning Board*
2. *Noise Analysis document from Midas Auto Services Received by Planning on April 6, 2015*
3. *Memorandum dated April 9, 2015 from Department of Planning and Community Development to Franklin Planning Board*
4. *Site Plan Modification Sheets 1-9 Revision Date February 26, 2015 from Guerriere & Hanlon, Inc., Received by Planning on March 2, 2015.*
5. *Letter dated March 4, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
6. *Letter dated March 4, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula and Members of the Planning Board*
7. *Memorandum dated March 3, 2015 from Department of Planning and Community Development to Franklin Planning Board*
8. *Letter dated February 26, 2015 from Michael Weaver of Guerriere & Hanlon, Inc., to Town of Franklin Planning Board, RE: Second Response to Review Comments*
9. *Letter dated February 26, 2015 from Michael Weaver of Guerriere & Hanlon, Inc., to Town of Franklin Planning Board, RE: Second Response to Review Comments (Town Engineer)*
10. *Letter dated February 26, 2015 from Michael Weaver of Guerriere & Hanlon, Inc., to Town of Franklin Planning Board, RE: Second Response to Review Comments (DCPD))*
11. *Memorandum in Support of Application for Special Permit from Donald Neilsen of Guerriere & Hanlon, Inc., Amended February 26, 2014*

12. Memorandum dated February 19, 2015 from Department of Planning and Community Development to Franklin Planning Board
13. Letter dated February 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board
14. Letter dated December 31, 2014 from Franklin Crossing Condominium Association to Town of Franklin Planning Board
15. Application for Special Permit dated December 4, 2014
16. Certificate of Ownership Received by Planning December 11, 2014
17. Memorandum in Support of Application for Special Permit from Donald Nielsen of Guerriere & Hanlon, Inc., Received by Planning December 11, 2014
18. Franklin Planning Board Public Hearing Notice received December 12, 2014
19. Abutters List Request Form dated November 20, 2014
20. Abutters List Report dated November 24, 2014
21. Exhibit 1 document packet

Chairman Padula recused himself.

Mr. Jeff Stearns, applicant, and Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., addressed the Planning Board. Mr. Nielsen provided an update of previous meeting with Conservation Commission and stated approval received. Therefore, 505 West Central Street is now a self-standing independent lot. A separate Order of Conditions was issued by the Conservation Commission for 529 West Central Street (Lot 1).

In response to the Planning Board's question regarding sound-proofing from block or metal building construction, Mr. Stearns stated he was not able to quantify the benefit of the ground providing additional sound proofing. But regardless, the sound level by the time it reaches the condominiums is less than 15 decibels.

Mr. Halligan confirmed that the Franklin Crossing Condominium Association had received the analysis.

Mr. Maglio indicated his concerns have been addressed and he has no further comment.

Ms. Wierling indicated no further comments and recommended that any special conditions be discussed before the closing of the public hearing.

Marie Delzappo, Franklin Crossing Condominium Association, addressed the Planning Board. She stated continued concern regarding the construction of the building walls. After conducting online research, she stated that metal clad walls have a decibel reduction rating of 24 which is less than the 50 decibel reduction rating of the concrete block wall and expressed belief that concrete block wall would provide better sound protection. She also noted concern regarding the differing results from the original and current noise studies.

Mr. Stearns indicated the analysis he performed made assumptions that the concrete wall dissipated the noise; therefore, sound would continue to decrease as it reached the condominiums.

Mr. Halligan remarked that per code metal-clad buildings must have eight inches of insulation which would probably provide more sound protection than concrete block and expressed his confidence that all concerns such as noise, trees, and inside location of air conditioning unit have been addressed.

Ms. Delzappo continued to express concern regarding the noise level and questioned why this Midas building was changed to metal clad construction when other stations are being built with concrete block.

Mr. Stearns stated it was a cost issue.

Mr. Stearns stated his intention is to not open on Sundays, but would like to leave available the possibly of opening on Sundays as similar businesses in Town have Sunday hours.

Mr. Halligan reiterated the Special Conditions of Approval for the Special Permit:

- Hour of operation are Mon. through Sat. 7:30am to 6:00pm, and Sun. 8am to 6pm.
- Deliveries and trash pickup must occur during Mon. through Sat. 7:30am to 6:00pm.
- No deliveries or trash pickup on Sundays.
- There will be no auto body or auto painting.
- All exhaust, tires and used parts will be stored inside.
- There will be a small enclosed exterior container for used oil filters.
- Suggested Standard Conditions of Approval #1- 10.

For the record, Mr. Nielsen read the Memorandum in support of the application for a Special Permit for 529 West Central Street.

Motion to open the Public Hearing for 176 Grove Street, and continue it at the conclusion of this public hearing. Ballarino. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Motion to open the Public Hearing for 37-41 East Central Street, and continue it at the conclusion of the 176 Grove Street public hearing. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No)

Motion to close the Public Hearing for 529 West Central Street. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No)

ROLL CALL VOTE to approve the Special Permit for 529 West Central Street:

- a) Proposed project addresses or is consistent with neighbor or Town need.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

ROLL CALL VOTE for overall project for 529 West Central Street:

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

Chairman Padula reentered the meeting.

7:20 PM **PUBLIC HEARING** – *Initial*
 176 Grove Street
 Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated April 1, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
2. *Site Plans for Proposed Site Modifications, Dated issued March 6, 2015, from EBI Consulting, Received by Planning on March 10, 2015.*
3. *Letter dated April 8, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula and Members of the Planning Board*
4. *Memorandum dated April 7, 2015 from Department of Planning and Community Development to Franklin Planning Board*
5. *Memorandum dated March 27, 2015 from G.B. McCarraher, Fire Chief, to DCPD*
6. *Application for Approval of a Site Plan, from Peter Carbone III, Esq. to Franklin Planning Board Received by Planning March 10, 2015*
7. *Certificate of Ownership Received by Planning March 10, 2015*
8. *Abutters List Request Form dated January 15, 2015, Received by Planning January 20, 2015*
9. *Abutters List Report dated January 21, 2015*
10. *Abutters List Request Form dated January 15, 2015, Received by Planning March 10, 2015*
11. *Abutters List Report dated January 21, 2015*
12. *Franklin Planning Board Public Hearing Notice received March 10, 2015*

Motion to waive the reading for 176 Grove Street, Site Plan Modification. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Mr. Karlis Skulte, Civil Engineer, EBI Consulting, and Mr. Shawn Hawthorne, Novaya Real Estate Ventures, LLC, representing the owner, addressed the Planning Board. Mr. Skulte provided an overview of the project indicating they would like to improve the grounds, parking structure and landscaping around the building. He stated the project is on a 20-acre lot and the detached lot on the other side of the railroad right-of-way is, and will remain, undeveloped. A 168,000 sq. ft. warehouse industrial building is on the lot. Purpose is to improve site circulation which will include pavement resurfacing with some areas of full-depth construction, construction of additional loading pads, beautification of main entrance, and some lot restriping. Building is occupied by two tenants with no changes proposed. There is currently a Special Permit from previous owner. ADA improvements will also be made. No changes to circulation would be introduced.

Mr. Maglio stated the proposed modifications provide improvements to parking and vehicular circulation while reducing impervious area and providing additional parking spaces. He requested that the key

components of manufacturer's maintenance and cleaning requirements, along with the long term Stormwater Maintenance and Operation Plan for the two water quality manholes be added to the detail on the plans. Also, from survey of the property line along the north entrance it appears that portion of the driveway encroaches on the neighboring property and would like on record if there is permission from abutting property owner to maintain this portion of the access drive. As well, during a site visit Mr. Maglio noticed a large quantity of trash around site.

Mr. Skulte stated there is an easement in place and is working with both the owner and adjacent property abutter to determine solution.

Chairman Padula indicated that on a site walk he noticed large quantities of trash and trailers parked on property.

Mr. Gus Brown, Building Commissioner, stated he had received a complaint from the Water Department that the trash on this site is blowing toward the Town well.

Mr. Andrew Ogilvie, BETA Group, highlighted findings: Plantings do not meet the minimum requirements--additional planting are needed; trailers on property may not be used for storage; significant amount of litter throughout the site; catch basins must meet current standards, if not, applicant cannot take credit for them on plans.

Ms. Wierling stated concern regarding the number and contents of the temporary trailer storage and questioned how the proposed snow storage will impact overall parking. As well, plantings must be consistent with Best Development Practices and be on the plans.

Mr. Skulte confirmed there is pavement on the adjacent property and will address that with abutting property owner.

Chairman Padula expressed concern with trucks being parked/stored on gravel, especially in water resource area, and suggested condition of having maximum of two tenants in building.

Scott Waite, abutter at 198 Grove Street, addressed Planning Board and expressed concern about a new truck parking pad area and the current gravel area. As well, the trash on the property is a problem and includes cars, washing machines, couches and pallets. As well, he requested that all traffic out of the property be required to take a right turn and not be allowed to take a left turn through the abutting residential neighborhood. Street signs indicating right turn only are gone.

Mr. Skulte indicated that current gravel area would be loamed and seeded.

Mr. Cerel stated that Planning Board can require a special condition to restrict flow of traffic on new applicants, but for applicants improving site only recommendations can be provided.

Mr. Halligan remarked that that this site falls into the Zone 1 and Zone 2 water resource area and questioned the tenants uses of the facility.

Mr. Skulte responded that William Sonoma is a home goods distribution facility and Spirit is a distributor of home appliances.

Mr. Brown, Building Commissioner, stated he received complaint from an employee and recently toured the area. A site is regulated when an applicant applies for a building permit. Especially in a water resource district the department attempts to review such sites every five years.

Ms. Wierling stated applicant is scheduled for upcoming Conservation Commission hearing.

Motion to continue the Public Hearing for 176 Grove Street, Site Plan Modification, to April 27, 2015 at 7:20 PM. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion for five minute recess. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

General Business-continued

Mr. Halligan recused himself.

B. Limited Site Plan Modification: 485 East Central Street, Franklin Retirement Residence
Patrick Doherty, Principal, MidPoint Engineering and Consulting, LLC, on behalf of the applicant, Hawthorn Retirement Group, addressed the Planning Board. Mr. Doherty stated the project was approved approximately two years ago and now requesting two modifications from the originally approved project that were discovered during construction. Proposing to eliminate the approved sidewalk that extends north to south along the western portion of the site and realign the emergency egress path.

Mr. Maglio reported no issues with the proposed changes.

Ms. Wierling confirmed the approved landscaping plan along areas where changes are proposed would remain.

Chairman Padula asked if money saved by eliminating sidewalk could be used toward additional landscaping.

Mr. Doherty indicated that areas are currently very densely planted and appropriate.

Mr. Brown stated that he received a call from a resident of Chestnut Ridge regarding potholes. Mr. Brown reported that the contractor indicated the potholes would be repaired. However, that section of road has sustained damage due to the heavy trucks.

Mr. Doherty responded that there is an agreement in place that the road will be fixed and overlaid in that section.

Motion to Approve the Limited Site Plan Modification for 485 East Central Street, Franklin Retirement Residence. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No)

Motion to Endorse the Limited Site Plan Modification for 485 East Central Street, Franklin Retirement Residence. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No)

Mr. Halligan reentered the meeting.

C. Endorsement 81 – P Plan: 606 East Central Street

Ms. Wierling stated the application depicts a location within the Single Family III Zoning District. All lots shown conform to lot requirements associated with this zoning district. The application depicts the subdivision parcel into Lot 1 and Lot 2 creating a new buildable lot. Recommended the Planning Board vote to endorse the 81-P Plan.

Motion to Endorse 81 – P Plan for 606 East Central Street. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

7:35 PM **PUBLIC HEARING** – *Initial*
37-41 East Central Street
 Special Permit & Site Plan Modification

Documents presented to the Planning Board:

1. Letter dated April 13, 2015 from Deborah Batog, Gilmore Rees & Carlson PC, to Chairman Padula and Members of the Planning Board
2. Letter dated April 7, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board
3. Memorandum dated April 8, 2015 from Department of Planning and Community Development to Franklin Planning Board
4. Memorandum dated March 27, 2015 from G.B. McCarraher, Fire Chief, to DCPD
5. Site Plan Sheets 1-9 for 37-41 East Central Street dated March 9, 2015, Received by Planning on March 23, 2015
6. Site Lighting Photometric Plan, Schedules and Specifications from SK & Associates dated September 9, 2013, Received by Planning on March 23, 2015
7. Application for Approval of a Site Plan and Special Permit(s), from Bradford Chaffee to Franklin Planning Board Received by Planning March 23, 2015
8. Certificate of Ownership Received by Planning March 23, 2015
9. Abutters List Request Form dated March 10, 2015, Received by Planning March 10, 2015
10. Abutters List Report dated March 11, 2015
11. Franklin Planning Board Public Hearing Notice received March 23, 2015

Chairman Padula recused himself.

As this is a Special Permit hearing, Mr. Halligan activated Gregory Rondeau as the alternate.

Rick Goodreau, United Consultants, Inc., and Bradford Chaffee, Principal, 37-41 East Central Street Realty Trust, addressed the Planning Board. Mr. Goodreau provided an overview of the mixed use development project. He reviewed plans to construct a seven (7)-unit apartment building in the rear of the site and is requesting two (2) special permits for Multifamily Use and Impervious Coverage.

Mr. Maglio stated his greatest concern regarded the proposed rain garden. He has had discussions with Mr. Goodreau who will be looking at other options. As well, would like applicants to verify that grading along rear area will not adversely affect retaining wall.

Ms. Wierling stated applicant attended a Design Review Commission Meeting on March 24, 2015 and the Commission voted on recommendations detailed in a provided letter. Also, lighting glare, snow storage and accessible parking spaces should be addressed.

Mr. Halligan stated concern regarding the easement issue discussed in the letter presented by the attorney of the abutter at 35 East Central Street.

Mr. Cerel stated the issue of easements is usually a private property matter. Showing the easement on a site plan will not resolve any such issues. An easement is the right of one party to do something on someone else's land. If the party with the easement believes their easement is being impaired, they would have to take steps to enforce the easement. Developer is at risk because if it is determined he has impaired an easement, will need to redesign plans. Easements are a legal rights issue outside of the Planning Board. To prevent someone from impairing an easement, the easement holder can go to court to get an injunction. As a general principle, the Board would leave the rights and obligations related to the easement to the parties to work out between themselves. The Board does not need to see this on a site plan.

Mr. Goodreau indicated the proposed rain garden would be temporary if the proposed front building is completed. He stated he had received the letter presented by the attorney of the abutter at 35 East Central Street at 3PM today, and plans to speak directly with abutter regarding easement issue.

Jennifer Marcus Colligan, abutter at 27 Alpine Row, addressed the Planning Board stating concerns with parking overflow between downtown commercial and residential sections, lighting spillage, and mosquito population due to standing water in rain garden.

Mr. Goodreau stated parking, lighting and rain garden concerns would be addressed in plan revisions. Mr. Chaffee suggested meeting and site walk with abutter for clarification.

Mr. Halligan reiterated that this is a unique site as it has one owner with two zones, and noted there is adequate parking for each zone.

Motion to continue the Public Hearing for 37-41 East Central Street Special Permit and Site Plan Modification, to April 27, 2015 at 7:35 PM. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

Chairman Padula reentered the meeting.

7:50 PM **PUBLIC HEARING** – *Continued*
 11 Forge Parkway
 Eastern Propane
 Site Plan

Documents presented to the Planning Board:

1. *Memorandum dated March 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Memorandum dated February 20, 2015 from G.B. McCarraher, Fire Chief, to DCPD*
3. *Memorandum dated March 3, 2015 from Franklin Board of Health to Franklin Planning Board*
4. *Application for Approval of a Site Plan dated January 9, 2015 Received by Planning February 12, 2015*
5. *Certificate of Ownership Received by Planning February 12, 2015*
6. *Abutters List Request Form dated January 7, 2015*
7. *Abutters List Report dated January 9, 2015*
8. *Site Plan Modification Sheets 1-6 for 11 Forge Parkway dated January 7, 2015 Received by Planning on February 12, 2015*

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., representing Eastern Propane at 11 Forge Parkway, addressed the Planning Board. He stated there were two issues: does the use require a Special Permit, and when will the Conservation Commission vote. A quorum was not available at the last two Conservation Commission meetings. All changes requested and recommendations made by George Russell, Conservation Agent, and Michael Maglio, Town Engineer, have been addressed. No decision has been made, and it is not clear when a four member quorum will be present.

Ms. Wierling stated that Mr. Russell indicated that had a quorum been available, most likely the Conservation Commission would have favorably voted on the plan. Therefore, if the Planning Board wanted to move forward, Mr. Russell did not foresee any issues.

Mr. Cerel, in addressing the question of use, stated that as they are only maintaining their own vehicles, it is an accessory to their regular business purpose and poses no issue. They are not servicing the public; they are only servicing the internal primary business.

Mr. Brown stated that on June 12, 2012 there was a Site Modification for a business in an industrial park area--Item #14 stated that no other trucks, other than that business's trucks, will be serviced at this site.

Chairman Padula stated agreement with the use that Eastern Propane is adding a two-bay garage to service their own vehicles such as oil changes and grease jobs for scheduled maintenance. But, if the intent is to add propane tanks from one truck to another or convert gas trucks to run on propane, etc., he does not agree with the use. As well, he questioned if they had a permit to store methane on site.

Mr. Halligan confirmed with Mr. Cerel that the Planning Board has no say about what is being done in the building as that is the Building Commissioner's area.

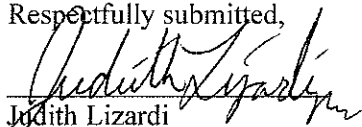
Mr. Brown stated he would contact the Fire Chief regarding the Planning Board's concerns.

Motion to close the Public Hearing for 11 Forge Park, Eastern Propane, Site Plan. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion to approve Site Plan for 11 Forge Park, Eastern Propane, subject to Conservation Commission approval, and then endorse upon Conservation Commission approval. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion made to adjourn. Carroll. Second: Halligan. Vote: 5-0-0. Meeting adjourned at 9:21PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary