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**MEETING MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Wednesday, May 28<sup>th</sup>, 2014**  
**Memorial Town Hall – 3<sup>rd</sup> Floor**  
**7:00 p.m.**

**Present:** Mr. Harry LaCortiglia; Mr. Bob Watts; Mr. Tim Howard (Arrived at 7:21 PM); Mr. Rob Hoover; Mr. Howard Snyder, Town Planner; Ms. Wendy Beaumont, Administrative Assistant.

**Absent:** Ms. Tillie Evangelista

**Meeting Opens** at 7:10 PM.

**Approval of Minutes:**

**1. Minutes of May 14, 2014.**

Mr. Hoover – **Motion** to accept the May 14, 2014 meeting minutes pending discussion.

Mr. Watts – **Second.**

**Motion Carries: 3–0; Unam.**

**Correspondence:**

**1. John Sousa: Email from Property Owner regarding 161 West Main Street.**

Mr. Snyder – Hopefully he will be here shortly to discuss his activities on this property.

**2. Mr. Williams – and Sparages: Turning Leaf – Letter regarding Definitive Plan revisions.**

Mr. Snyder – This will be brought up later during the public hearing.

**3. Ms. Mann – and Ms. Mann –; Turning Leaf – Email regarding traffic consultant responses.**

Mr. Snyder – This will be brought up later during the public hearing.

**4. MDM Traffic Engineers: Turning Leaf – Response Letter #3.**

Mr. Snyder – This will be brought up later during the public hearing.

**5. Gale Associates: Special Permit: East Main St. Athletic Facilities – Response Letter.**

Mr. Snyder – This will be brought up later during the public hearing.

**Vouchers:**

**1. W. B. Mason.**

**2. FedEx.**

Mr. Hoover – **Motion** to approve the vouchers as presented with a total of \$73.02.

Mr. Watts – **Second.**

**Motion Carries: 3–0; Unam.**

{Five minute recess is held.}

46 {Mr. Howard arrives at 7:21 PM.}

47

48 **Public Hearing:**

49 **1. Definitive Subdivision Plan: Turning Leaf – Continued from April 23, 2014.**

50 Mr. LaCortiglia – Now that we have a quorum we can reopen this public hearing.

51

52 Ms. Mann – I thought it would be nice, so I summarized the list of issues the board had created  
53 with a list of responses as well. I also created a list of waivers that are being requested  
54 accompanied by the mitigation measures and this list has been updated. Part of this is the traffic  
55 report and Mr. Graham had asked for a couple of additional things. Since that time Mr. Graham  
56 and Mr. Mills had additional conversations and they had signed off on the traffic. We sent over  
57 the new truck route to Mr. Snyder that Mr. Graham agreed upon. The other traffic issue was in  
58 regards to the three-way stop at Searle, Lisa and White Pines. Originally Mr. Graham thought it  
59 should be a three-way stop, but there were many conversations and Mr. Mills felt strongly that  
60 that would be a bad idea. They discussed and agreed upon placing a temporary “truck crossing  
61 ahead” sign so people would understand. The other thing was if we would consider testing for  
62 arsenic. We did do the testing and I have those results which basically say there is no reportable  
63 level.

64

65 Mr. Snyder – I will add that to the record as exhibit number 3.

66

67 Ms. Mann – You had asked us to ensure that the lighting be included on the plan so we have the  
68 lighting plan that has been approved by your lighting department.

69

70 Mr. LaCortiglia – It was difficult to see them all on the small sheet.

71

72 Ms. Mann – One of the other things asked of us was to attempt to create connectivity. So we  
73 extended parcel F and created a 100 foot corridor. This impacted the scope of the project and  
74 you will note that it reduced the scope of the project. Also by doing so we were able to decrease  
75 the length of the two cul-de-sacs. At present time Grapevine has no waivers and Vineyard  
76 requires a 55 foot waiver.

77

78 Mr. LaCortiglia – So we would be waiving about 55 feet.

79

80 Ms. Mann – Exactly and I indicated that on the list of waivers.

81

82 Mr. LaCortiglia – We will need a new cover sheet and the waivers requested will need to be on  
83 the cover sheet.

84

85 Ms. Mann – In addition to that we show a walking gravel path that will access the open space  
86 parcel.

87

88 Mr. Williams – It is a 4 foot wide path.

89

90 Mr. Snyder – It is hard to see on the plans.  
91  
92 {The area is shown on the screen including the parking area.}  
93  
94 Mr. Hoover – Is it signed?  
95  
96 Ms. Mann – Not yet but it will be noted on the plan.  
97  
98 Mr. LaCortiglia – Is there room for an HP spot?  
99  
100 Mr. Williams – The path is not handicap accessible.  
101  
102 Mr. Hoover – There is no requirement for that.  
103  
104 Mr. Williams – The path does not meet ADA standards.  
105  
106 Mr. LaCortiglia – I am just asking for it to be as good as possible.  
107  
108 {Mr. Graham arrives at 7:30 PM.}  
109  
110 Mr. Hoover – My gut response to that is not to see a handicap space and encourage HP parking  
111 there so if they go there and then see it is not handicap compliant.  
112  
113 Mr. Williams – It is pretty rugged topography.  
114  
115 Mr. LaCortiglia – There is no way it would ever be improved in the future if the town wanted to?  
116  
117 Mr. Williams – With the current regulations, no you cannot improve it.  
118  
119 Mr. LaCortiglia – I am talking about improvement of a walking path.  
120  
121 Mr. Snyder – The natural terrain goes up and down.  
122  
123 {Discussion held in regards to the terrain and whether it would be accessible for handicap  
124 persons.}  
125  
126 Mr. Graham – If the board is satisfied with 3 spaces there, why not extend the line and leave  
127 room for an additional space.  
128  
129 Ms. Mann – We agreed to land bank it to show the extension so the town gets the ability to see.  
130  
131 Mr. LaCortiglia – Am I seeing that correctly, that someone walking would have to walk in the  
132 street?  
133

134 Ms. Mann – Or behind the cars.  
135  
136 Mr. Watts – Is there a formal entrance?  
137  
138 Mr. Williams – We can put the sidewalk behind the spaces if you want.  
139  
140 {Discussion held as to the best location of the spaces, the sidewalk and signage.}  
141  
142 Ms. Mann – We will have it in your next set. We also provide two stubs to connect to water so  
143 the town has the ability in the future. In addition to that we will convey to the town easements.  
144  
145 Mr. Williams – I will show you the changes in detail when I go thru the plan.  
146  
147 Ms. Mann – We also alleviated some of the irregularities that were pointed out at the last  
148 meeting. We met with the housing trust for discussion and we explored different options. There  
149 was an indication by Mr. Nelson that the best solution for the town would be rental property.  
150  
151 Mr. Snyder – The desires of the trust are based on the housing production plan that was approved  
152 in 2011 and one of those was the creation of affordable rental units.  
153  
154 Ms. Mann – I wanted to bring that to you to see if the board had any suggestions or directions.  
155  
156 Mr. Howard – I am more inclined to go with their suggestion.  
157  
158 Ms. Mann – Their opinion was that they need units. We are investigating and want to present to  
159 them a better and more detailed plan.  
160  
161 Mr. Howard – Is there land enough?  
162  
163 Ms. Mann – It looks like it but it might be wet. We are looking at a lot of different things.  
164  
165 Mr. Snyder – They would rather partner up with and help guide.  
166  
167 Mr. LaCortiglia – In the last few years they received about a half a million dollars.  
168  
169 Ms. Mann – I think they are willing to provide some expertise to help create some affordable  
170 units.  
171  
172 Mr. LaCortiglia – I think I am for just building them for families.  
173  
174 Ms. Mann – In effect that doesn't work that well as it is difficult for them to get a mortgage.  
175 They don't have to meet certain requirements for rental units.  
176  
177 Mr. LaCortiglia – Maybe the trust could help with first time buyers?

178  
179 Ms. Mann – We are thinking rentals at this point.  
180  
181 Mr. Williams – We amended the plan to increase the size of the open space parcel. Included in  
182 that is the strip that goes out to the abutting parcel. We added street lights and went back and  
183 forth with the light department realizing they could move in the final design. {Shows the  
184 proposed street lights on the plan.}  
185  
186 Mr. LaCortiglia – It is where most of the turns are and that is important.  
187  
188 Mr. Williams – We added a bus stop, and we added locations for possible utility connections.  
189  
190 Mr. LaCortiglia – The main is stubbed?  
191  
192 Mr. Williams – The main is stubbed off the road. Creating the strip between lots 6 and 12 we  
193 reduced one lot and spread them out. Most of the work was pulled from the buffer zone. One  
194 thing the board has not seen yet but it will be on the next set of plans is that we had this storm  
195 water management area and we proposed to pipe that to this pond. There is no change to the  
196 flow of the wetland system. We will pipe it under the road in order to get by this issue with the  
197 ConCom.  
198  
199 Mr. LaCortiglia – I was looking at the sidewalk and it looks like it narrows.  
200  
201 Mr. Williams – It doesn't narrow but we pulled it away from the wetland and towards the road.  
202 We have asked for a waiver on that cross section so we can comply with the ConCom wetland  
203 bylaw.  
204  
205 {The different curbing areas are shown on the screen including the transition area.}  
206  
207 Mr. Hoover – Where the sidewalk starts to come in and there is a sliver of landscape if you can  
208 create a 90...  
209  
210 Mr. Williams – Yes we will create a 90. We will produce a full set of drawings with all this  
211 changes and the amended waivers.  
212  
213 Mr. Graham – I looked at the 8 items on the letter and I have no particular issues. I don't know  
214 if the board has discussed that Grapevine is designed to lane standards. I think it is doable under  
215 the regulations.  
216  
217 Mr. LaCortiglia – So it would be Grapevine Lane?  
218  
219 Mr. Williams – It can be named anything but it is a lane.  
220

221 Mr. Graham – It is a reduced pavement width. It is now 20 feet wide. The reduction in the  
222 length of Vineyard Lane but approx. 75 feet leaves a length of - still need the waiver.

223

224 Mr. Williams – Still need the waiver for about 55 feet.

225

226 Mr. Snyder – If Grapevine lane is granted waivers to lane standards – with that there is the  
227 ability to not provide the cul-de-sac because the design standards for a lane provide for other  
228 termination besides that bulb.

229

230 Mr. Williams – You could have a “T”.

231

232 Mr. Snyder – Is that to be considered?

233

234 Mr. LaCortiglia – I think you would want a circle for value.

235

236 Mr. Williams – We prefer to have a circle for lot frontage and plowing etc.

237

238 Mr. Hoover – I think both are legitimate. I have already mentioned that these are all paved is  
239 really a short sighted. The idea of using the center of these pieces for vegetation far outweighs  
240 snow removal. I am not in favor of large paved cul-de-sacs like that. That is not moving  
241 forward in development. Some of the high end homes we have worked on prefer not to be  
242 associated with a subdivision look. And the idea of a hammerhead with more privacy is actually  
243 a higher sale. It is their call. I am not in favor of the whole thing being paved. I think a  
244 hammerhead is a great idea.

245

246 Mr. Snyder – I know the DPW sometimes has issues with a landscaped center island when the  
247 town accepts the street and having to maintain that center island.

248

249 Mr. Hoover – It’s an issue the town needs to address. The way to do it is not to simply pave it  
250 over.

251

252 Mr. LaCortiglia – Maybe this summer we can look at the rules and regulations and make some  
253 modifications in conjunction with the highway department?

254

255 Mr. Hoover – That is a great idea.

256

257 Mr. LaCortiglia – There was mention made of the stop sign at Searle and Lisa.

258

259 Mr. Graham – I had a discussion with Mr. Mills the traffic consultant. I had suggested a stop  
260 sign at Searle Street. Not to slow traffic but to warn persons on Searle that this was going to be  
261 traveled by heavy equipment during the construction period. We arrived at a mutual agreement  
262 to place a “truck crossing ahead” sign rather than a stop sign. That would be taken away when  
263 the construction is completed.

264

265 Mr. Snyder – Exhibit four is entered in.  
266  
267 Mr. Graham – Also the developer was agreeable to post signage for trucking speed limits  
268 throughout the neighborhoods.  
269  
270 Ms. Mann – We did agree to that and showed it in the letter as you had asked.  
271  
272 Mr. Snyder – Did you have to go thru any state review?  
273  
274 Mr. Graham – The police department put their blessing on it. From my experience the developer  
275 enforced it and they told their drivers that it was to be enforced and they have to do it.  
276  
277 Mr. LaCortiglia – The point that comes to mind is that there was a discussion where Marlboro  
278 and Tenney come together there was a plan to improve the site distance there.  
279  
280 Ms. Mann – That is where we added 40 feet of additional site distance and was included. We  
281 will cut into the bank to create the 40 feet of site distance.  
282  
283 Mr. LaCortiglia – Mr. Graham do you have an opinion?  
284  
285 Mr. Graham – We could ask them to do a plan that shows the grading. That is probably the best  
286 way to do it so there is a plan on record.  
287  
288 Ms. Mann – We will prepare a sketch plan.  
289  
290 Mr. Hoover – There is an email from Ms. Nally. How many test samples of the soil did you  
291 take?  
292  
293 Ms. Mann – Three, from different spots.  
294  
295 Mr. Hoover – Her suggestion of flipping lot 22, I suggest...  
296  
297 Mr. Williams – That used to be lot 22 and we provided a no-cut adjacent to that lot that runs  
298 form the street all the way back. We have had conversations with her about that house. It is  
299 difficult to flip that house. It could happen but I don't think we can commit to flipping it.  
300  
301 Mr. Hoover – Can you provide them with an evergreen tree buffer? Is it heavily vegetated there?  
302  
303 Mr. Snyder – There is not a lot of undergrowth – a lot of it is mature. There is some variation in  
304 grade and there is a stone wall.  
305  
306 Mr. Hoover – If you walk with the owner...  
307  
308 Ms. Mann – We have.

309  
310 Mr. Hoover – If you walk with her you can identify the areas of her concerns and provide the  
311 buffer she is looking for.  
312  
313 Mr. O’Connell – We have met with her onsite. We significantly increased the no cut zone for  
314 Ms. Nally. I told her I could not commit to switching the driveway at this time.  
315  
316 Mr. Hoover – There is another option which is to get the plant material as close to her property  
317 as possible. Maybe plant some trees on their property. I wanted to make sure that those items  
318 have been talked about.  
319  
320 Mr. LaCortiglia – If that house were flipped and the driveway on the other side wouldn’t the  
321 house be closer to their property?  
322  
323 Ms. Mann – Yes.  
324  
325 Mr. Hoover – Can you supply a plant list and details - size etc...?  
326  
327 Mr. Snyder – Mr. Hoover do you have recommendations?  
328  
329 Mr. Hoover – They need to have someone qualified to do that.  
330  
331 Mr. Williams – We have planted street trees in town in a mix. We can definitely provide the  
332 details.  
333  
334 Mr. Hoover – Then there is a guarantee associated with the plants and replacing dead or dying  
335 trees. There needs to be note stating that they would be replaced within one year. Some of the  
336 trees are shown on the lots so you will need a planning easement.  
337  
338 Mr. Williams – We have one.  
339  
340 Mr. Hoover – Now that the light poles are on there, make sure that they are coordinated with the  
341 tree. On sheet 2 of 5 why is the right of way so large and the other...?  
342  
343 Mr. Williams – Because this one is a lane.  
344  
345 Mr. Hoover – With regards to construction and vehicle scheduling it will be important to  
346 coordinate the vehicles schedule with the school buses. I am not sure what the solution to that is.  
347 It was a huge issue with the Penn Brook.  
348  
349 Mr. Williams – I understand but this is different, there are bus stops. There are construction  
350 vehicles going thru town all day long during bus pickup and drop off. I think to say you can’t  
351 have truck traffic with school buses is a tough thing to do. That is why the speed limit signs are  
352 important.

353  
354 Mr. Hoover – I feel that issue needs to be addressed to the best of our ability.  
355  
356 Mr. Graham – I agree with Mr. Williams that you cannot regulate the truck traffic around school  
357 buses.  
358  
359 Mr. Hoover – Is there a potential to talk with the school committee about this?  
360  
361 Mr. Graham – Prior to the startup you could invite whoever runs the school buses and have them  
362 involved.  
363  
364 Mr. LaCortiglia – I would venture to say that the first day of trucks running that the contractor  
365 will most likely coordinate around the buses. The contractor will find a solution. This is a  
366 problem that doesn't need a solution.  
367  
368 Mr. Hoover – You may be right but I don't want to take that chance. We need to protect the  
369 children to the best of our ability. Mr. Graham said he is comfortable with it. I think the  
370 notification to the school committee is a good idea.  
371  
372 Mr. Williams – It could be a precondition that they be invited to the pre-construction meeting.  
373  
374 Mr. Hoover – The limit of work line on the buffer, can it also be called a no disturbance line?  
375  
376 Mr. Williams – In some cases it is and in some cases it may not be.  
377  
378 Mr. Hoover – I am interested in no disturbance of the vegetation.  
379  
380 Mr. Williams – That's our intention however, there may be cases where the house is built  
381 opposite or other changes made so it is a moving target. We will have limits of work depending  
382 where the house lies but that is our first intention.  
383  
384 Mr. Hoover – It is the exterior of the existing homes that that vegetation won't be disturbed.  
385 That is my concern. Work line graphic is not the same as a do not disturb line. Can we call it a  
386 no disturbance line?  
387  
388 Mr. O'Connell – In some spots yes.  
389  
390 Ms. Mann – In some spots yes but I don't think we can do that in some instances.  
391  
392 {The no-disturbance and limit-of-work areas are shown on the screen and discussed.}  
393  
394 Mr. Williams – It is labeled on the definitive plan as a no disturbance easement. We are going to  
395 produce a final set of plans.  
396

397 Mr. Hoover – Are we going to go over the waiver?  
398  
399 Mr. LaCortiglia – I would feel more comfortable going over them with a full board because Ms.  
400 Evangelista is not here.  
401  
402 Mr. Hoover – I would like to give them my information now.  
403  
404 Mr. LaCortiglia – Maybe at the next meeting.  
405  
406 Mr. Hoover – You are right. I will wait.  
407  
408 Mr. Snyder – I have a question about the bus stop that is now located at the intersection. Is this  
409 in addition or the only one?  
410  
411 Mr. Williams – The only one.  
412  
413 Mr. Snyder – What happens with that parcel at the end?  
414  
415 Mr. Williams – It will be landscaped and there will probably be a subdivision sign there. If the  
416 town said they want a bus stop there they could. The area is available if it is needed.  
417  
418 Mr. Hoover – That would be another area the school could weigh in on.  
419  
420 Mr. Snyder – I just want to note that the easement in the walk - there was a concern about the  
421 historic element.  
422  
423 Mr. Williams – It is a woods road.  
424  
425 Mr. LaCortiglia – Does the pavement of the sidewalk terminate?  
426  
427 Mr. Williams – The sidewalk goes up to the driveway cut.  
428  
429 Mr. McLaughlin – There are 19 proposed waivers by the applicant. How many are left?  
430  
431 Ms. Mann – Nine.  
432  
433 Mr. McLaughlin – Is one of the waivers for the 800 foot limit?  
434  
435 Ms. Mann – Yes.  
436  
437 Mr. McLaughlin – With the recent changes of the board structure, how does the voting proceed?  
438

439 Mr. LaCortiglia – With the passing of Mr. Rich, Mr. Hoover is now filling his seat, however he  
440 cannot vote on this. The persons allowed to vote are Mr. Howard, Mr. Watts, Ms. Evangelista  
441 and myself.  
442

443 Mr. McLaughlin – How do you decide yes or nay?  
444

445 Mr. LaCortiglia – A motion is made and if it is a tie, it fails.  
446

447 Mr. Grosslein – If we could go back to the cul-de-sac on Lisa Lane. {Shows his lot and  
448 swimming pool area on the screen.} There is a 20 foot no cut line around the rest of the  
449 properties. We have been in contact with the builder to work out issues and understand the  
450 location of that house and there may be limited area for it. So there may not be room for the  
451 same level of do not cut zone. For public record we would like to point out - is there is a way to  
452 provide a no cut zone - we would like as much of a buffer as possible. I am sure none would like  
453 to see us jumping in our pool. I would just like to point that out.  
454

455 Mr. LaCortiglia – Do you have a response to that?  
456

457 Mr. Williams – I think that there are some options out there that we have presented to the  
458 Grosslein's.  
459

460 Mr. Hoover – What about an additional planting of pines?  
461

462 Mr. LaCortiglia – Is the rock wall a limitation? Maybe on both sides would be an option.  
463

464 Mr. Grosslein – They have been very willing to provide a buffer of trees but there is a strip from  
465 the pool to the buffer line and they say they have no ability to do anything there. Is there some  
466 sort of green border that could be put there?  
467

468 Mr. LaCortiglia – Could you do that without removing the wall?  
469

470 Mr. Williams – There could be planting to provide a screen - there are a lot of options.  
471

472 Mr. Hoover – If planting is a solution, could you add that to the drawings and on the plant list as  
473 well?  
474

475 Mr. Williams – We will talk it over and the revised plans will show whatever we are able to do.  
476

477 Mr. Hoover – Maybe do a staggered row of trees for a really good screen.  
478

479 Mr. Graham – If the driveway were to swing a little wider then you could preserve this area.  
480 {The area is shown on the screen.}  
481

482 Mr. O'Connell – We will take a look at that and put it on the revised plans.

483  
484 Mr. Hoover – This information is great that you’ve prepared but it is helpful to have it in the  
485 packets prior to the meeting. Handing things out at the meeting is hard.  
486  
487 Ms. Mann – It is just an outline – not additional information. I can provide it ahead of time.  
488  
489 Ms. Grosslein – Have you ever thought of a stop sign off of the new Lisa Lane? Would you  
490 consider that?  
491  
492 Mr. Williams – We have stop signs at both intersections.  
493  
494 Mr. Grosslein – I mean at the curve.  
495  
496 Mr. Williams – That radius is on a curve that is within the radius requirements. We have site  
497 distance there so people can see around the corner. I don’t think a stop sign there makes sense.  
498  
499 Mr. Grosslein – A lot of people come down fast so that is one reason. Maybe a speed bump to  
500 slow people down?  
501  
502 Mr. LaCortiglia – I think that is a really nice place for a cruiser to sit.  
503  
504 Mr. Rizza – I have a question about the six stop signs.  
505  
506 Mr. LaCortiglia – Do you think they’re excessive?  
507  
508 Mr. Rizza – If you go to MA DOT they have regulations. They have given authority to cities  
509 and towns to put up any signs they want but by state law they are not enforceable. They have  
510 done studies to show the more signs you put the faster people go. They suggest these issues go  
511 before a traffic committee.  
512  
513 Mr. Snyder – I am not sure if they are active or not. I can look into it.  
514  
515 Mr. Rizza – They strongly suggest not putting in a lot of signs for a small area.  
516  
517 Mr. Hoover – If the board is not comfortable with Mr. Graham’s recommendation maybe go to  
518 an outside group to review it.  
519  
520 Mr. LaCortiglia – Call me crazy but I just drive thru the area and make the call. You can rely on  
521 whatever expertise you want. Maybe a sketch of the area showing where they are would be  
522 helpful. Maybe something for our next meeting.  
523  
524 {The intersections are shown on the screen.}  
525

526 Ms. Mann – If the board deems it excessive... The only issue our traffic consultant had is that  
527 the DOT would not support was the 3 way. Some are replacements with a stop line.

528  
529 Mr. Hoover – If Mr. Graham is on board with what your traffic agent says then that is good for  
530 me.

531  
532 Mr. LaCortiglia – Mr. Graham’s recommendations rule I guess. I am only one member.

533  
534 Mr. Duncan – They are looking for so many waivers. Are you also looking for some from the  
535 ConCom?

536  
537 Ms. Mann – None from the ConCom.

538  
539 Mr. Duncan – I did speak with them. The open space is a great idea but pretty much unusable.  
540 Maybe you don’t need to put in the parking lots? I am not against the development as long as it  
541 is done nice.

542  
543 Mr. LaCortiglia – The developer has been gracious in widening the access and completing the  
544 wrap around. Sometimes we don’t see the big picture. That 100 foot strip creates connectivity  
545 to the greenway and I think you would appreciate that connection.

546  
547 Mr. DiMento – I found out that the highway committee is an active committee.

548  
549 Mr. LaCortiglia – If the board were to continue this to our next meeting on June 11<sup>th</sup> you would  
550 need to provide full plans at least a week before that meeting.

551  
552 Mr. Williams – No problem – our plans are 90 percent complete.

553  
554 Mr. Howard – **Motion** to continue this hearing to the June 11, 2014 meeting.

555 Mr. Watts – **Second.**

556 **Motion Carries: 3-0; Unam.**

557  
558 **2. Special Permit: East Main Street Athletic Facilities – Continued from April 9, 2014.**

559 Mr. LaCortiglia – We are now opening this public hearing.

560  
561 Mr. DiMento – I would like to present a representative from United Foam, Mr. Pomeleau.

562  
563 Mr. Pomeleau – I am the general manager.

564  
565 Mr. Morrison – Since the last time we were here Mr. Graham has had time to review the plans.  
566 We have formally provided a response letter to Mr. Graham’s comments and we have not  
567 received a written response back from him but have had some verbal communication. We have  
568 provided plans to Mr. Snyder regarding Mr. Graham’s responses.

569

570 Mr. LaCortiglia – Mr. Graham can you go over the ones that are not resolved?

571  
572 Mr. Graham – I have been thru the drainage calculations they submitted and my main concern  
573 about the drainage is that it puts a lot of water on East Main Street. Their revised plans indicate  
574 that there will be less than or equal to the pre development. They included the sidewalk to be  
575 pourus pavement. I agree that during the slow steady rains it will function and get an equal or a  
576 reduction in drainage. If there is a down pour it will go to East Main Street. Regardless of what  
577 the drainage calculations state, from a practical point of view that is what is going to happen.

578  
579 Mr. LaCortiglia – Wouldn't that happen with grass too?

580  
581 Mr. Graham – Yes, right. I am glad the abutter is here. What I observed is that most of the  
582 water goes across their parking lot into the wetlands. My recommendation is that if they  
583 understand that this will occur when we have intense downpours and they are willing to accept it  
584 and the board is willing to, then I am fine with what they propose in regards to drainage.

585  
586 Mr. Pomeleau – From what I understand is that it is no worse than what we have today.

587  
588 Mr. Hoover – What I thought I heard Mr. Graham say was that you thought in a heavy rain  
589 downpour it could be more.

590  
591 Mr. Graham – It could be in very intense rain.

592  
593 Mr. Hoover – I want to be clear with you Mr. Pomeleau. The calculations say it could be the  
594 same but the technical review agent is saying that it will probably be more in heavy downpours.

595  
596 Mr. Graham – For duration of about 10 or 15 minutes or so.

597  
598 Mr. Pomeleau – If there are ways to remedy it... It is difficult for us to access as we were told it  
599 would not change from what we have now. In winter would there be a similar risk?

600  
601 Mr. Graham – I don't think so. It is the spring or August storms.

602  
603 Mr. Hoover – In the last 40 years the temp in NE has risen 4 degrees. The latest federal report  
604 states by 2060 there is a good chance the temp will rise another 8 degrees. These rains will get  
605 worse as the years go by.

606  
607 Mr. LaCortiglia – I agree. All the more reason we need to review in conjunction with the  
608 ConCom the storm water standards. This meets the 100 year standards - there really isn't any  
609 other question right now. This is every standard that we deal with in every subdivision. I remind  
610 people, this is a park. And that is a driveway.

611  
612 Mr. Hoover – You call it a driveway, there are 90 parking spots. It is not a driveway Mr.  
613 LaCortiglia.

614

615 Mr. Hoover – It is germane in regards to the definition of driveway versus a road.

616

617 Mr. LaCortiglia – We have courts that are wider than that.

618

619 Mr. Graham – There are two other things in regards to the abutter. There is a little bit of grading  
620 proposed and vegetation removal. At the last meeting the board discussed the sidewalk and the  
621 area where there is not one and how that sidewalk connection gets made. {Shows the area where  
622 there is no sidewalk connection on the screen.} All of these involve the abutter.

623

624 Mr. LaCortiglia – Could we address the drainage at the parking area?

625

626 Mr. Graham – On sheet 102, if the abutter is ok with it I would recommend the board accept it.

627

628 Mr. Morrison – One of Mr. Grahams comments was providing pavement in this area so we could  
629 provide painting in this area. These islands didn't provide a barrier so Mr. Graham had us  
630 extend them. We have provided the dimensions he requested. We also had lost some signage so  
631 now we have signage as well as HP spaces. We have added a detail sheet and an assigned  
632 schedule.

633

634 Mr. LaCortiglia – Mr. Graham is this all to your satisfaction?

635

636 Mr. Graham – Yes.

637

638 Mr. Morrison – We pulled the cable out and provided a wood post between the curb stops to  
639 delineate the lines.

640

641 Mr. Hoover – Is the 18 foot dimension of the parking correct?

642

643 Mr. Graham – That should be on the perpendicular shows it on the screen. A comment on your  
644 detail on the porous pavement: to remove all the A and B layer and get down to a subsoil that's  
645 going to accept the water. This needs to be added to that detail.

646

647 Mr. Morrison – Another comment you made is that we hadn't provided a pitch and we have  
648 updated that now as we discussed.

649

650 Mr. Graham – Other than that I think they got everything.

651

652 Mr. Howard – What is the width of the parking spaces?

653

654 Mr. Graham – 9 feet.

655

656 Mr. Snyder – As I recall they need to be angled.

657

658 Mr. Hoover – Does that impact the ConCom?  
659  
660 Mr. Morrison – I’d have to review how far it comes out. I think there is enough room.  
661  
662 Mr. Hoover – Can you explain the design going into the parking lot and why there is the island  
663 versus just a driveway?  
664  
665 Mr. LaCortiglia – We came up with that. It is to separate the flow of traffic.  
666  
667 Mr. Graham – It is a drop off area.  
668  
669 Mr. Hoover – On the sign post detail there is a typo. For the signs, since this is a park it would  
670 be great if they were pressure treated wood rather than steel. How tall is the fence along the  
671 walk?  
672  
673 Mr. Morrison – UFP has asked us to provide a 6 foot fence with screening.  
674  
675 Mr. Hoover – Black vinyl is great.  
676  
677 Mr. LaCortiglia – I think it is called out on the first sheet.  
678  
679 Mr. Hoover – Where the sidewalk starts to come into the road and forms that pie shaped sliver –  
680 to avoid that sliver maybe you can come in with a radius. Question on note 30 - how does that  
681 get enforced? “All work is subject to a one year warrantee...”  
682  
683 Mr. Graham – The way I read those notes are that those are warrantees from the contractor to the  
684 owner.  
685  
686 Mr. Seymour – Those are contractual requirements of the builder.  
687  
688 Mr. Hoover – Who goes out and reviews it?  
689  
690 Mr. Seymour – We do.  
691  
692 Mr. Hoover – So this is not going to be used in the winter?  
693  
694 Mr. Snyder – My understanding is that it will not be plowed.  
695  
696 Mr. Hoover – If that is the case, to protect the gravel, it would be good to put on the drawing that  
697 this park is closed on certain dates. Maybe have a simple gate to enforce that.  
698  
699 Mr. Seymour – I can’t speak for the owner but that seems to me to put that type of restriction,  
700 that it ties the hands of the Recreation department in terms of off season use.  
701

702 Mr. LaCortiglia – If's it's not snowing then there is no reason to shut it down.  
703  
704 Mr. DiMento – What if we get a call asking to ice-skate on the pond etc...? Part of the parking  
705 lot is to provide access for the ConCom as well.  
706  
707 Mr. Hoover – It's great to provide use in the winter but you said there is no plowing.  
708  
709 Mr. Snyder – As I recall, the idea is when there is snow on the ground that people would park at  
710 the church and walk in.  
711  
712 Mr. Hoover – My concern is that it could cost the town more money later on. In fact people will  
713 go up there and park in the winter and the town would have to foot the bill to keep repairing the  
714 road and parking lot as they are not paved.  
715  
716 Mr. Morrison – On the existing conditions plan there is s wire gate at the top of hill.  
717  
718 Mr. Graham – I think the place to put one would be the top of the parking lot.  
719  
720 Mr. Hoover – So they can park there - so the gate will not keep people from walking in there.  
721  
722 {Discussion held on the best location of a gate.}  
723  
724 Mr. Snyder – That would need to be noted on the plan.  
725  
726 Mr. Hoover – It can be a decorated gate out of wood – it could look like a park.  
727  
728 {Discussion held about different types of gates that could be used.}  
729  
730 Mr. Howard – Why do we want a gate there?  
731  
732 Mr. Hoover – The reason is what will happen is that people will go there after the snow melts  
733 and because it is not paved it will get all soft. The town would have to maintain it every year.  
734 They can park there and walk in and still have the benefits of the park.  
735  
736 Mr. Howard – Once there is frost it will not hurt. I don't think you can put definitive dates as to  
737 when it is opened or closed as common sense has to determine when that gate is opened.  
738  
739 Mr. LaCortiglia – Wouldn't that be under the direction of Park and Rec?  
740  
741 Mr. Howard – Yes and I think it should remain at their discretion.  
742  
743 Mr. LaCortiglia – I agree with that.  
744  
745 Mr. Hoover – It is town property so the town pays to maintain it.

746  
747 Mr. Howard – I just think it needs to be flexible.  
748  
749 Mr. LaCortiglia – The responsibility to maintain it falls to the park and rec.  
750  
751 Mr. DiMento – I think it will be closed for a certain time for vandalism maybe. If there is an  
752 event it could be opened for a day.  
753  
754 Mr. LaCortiglia – Sounds like judgment call at the time.  
755  
756 Mr. Hoover – That is another thing hard on the public if they don't know when it is opened or  
757 closed. I just don't understand how this town and the budget and the finances that we run and  
758 how challenging it is every year and department take hits and people don't get raises year after  
759 year. This is an opportunity to ensure we don't increase the maintenance monies being spent. I  
760 think by leaving it up to the park is an inconsistent response to the situation. That's just me.  
761  
762 Mr. DiMento – If we run into a finding issue we would do something to bring that funding back  
763 whether it be parking stickers or something else. Those are adjustments that the park and rec  
764 have to make.  
765  
766 Mr. LaCortiglia – I feel comfortable for the park and rec to decide when they want to open or  
767 close the gate. Can we have that added to the plan?  
768  
769 Mr. Morrison – Absolutely.  
770  
771 Mr. Snyder – You will be putting up a sign that says closed dusk to dawn?  
772  
773 Mr. DiMento – Yes, I think so but we can feather that a bit. In June sometimes people may stay  
774 a bit late.  
775  
776 Mr. Hoover – At the entrance, the existing shrubs that are there - do they cause a site distance  
777 problem? I can't see around them when I am walking there.  
778  
779 Mr. Morrison –Mr. Pomeleau and I were out there as well. A lot of the existing shrubbery is  
780 actually going to be removed. There should not be a site distance problem.  
781  
782 Mr. Hoover – Can you add a site triangle to the drawing for whoever puts the shrubs in?  
783  
784 Mr. Morrison – Sure.  
785  
786 Mr. LaCortiglia – We were down there last year for a site walk and there is a really good site  
787 view there.  
788

789 Mr. Hoover – I thought that the property field survey had been certified but I guess it hadn't been  
790 in terms of the property line.  
791  
792 Mr. Morrison – The property line was done in 2008 or 2009 and we have that plan in hand.  
793  
794 Mr. Hoover – There is a note about the existing rock wall and disposing of it. That is native field  
795 stone with lichen on it. People kill for that stone. I would hate to see... it is primo stone.  
796  
797 Mr. Snyder – How much stone is coming out?  
798  
799 {Discussion of the wall that is to be removed.}  
800  
801 Mr. Snyder – Is there any way to reuse it on the site to preserve it?  
802  
803 {Discussion held as to possible uses for the stones on the property.}  
804  
805 Mr. Snyder – Maybe edge the driveway here?  
806  
807 Mr. Morrison – There is a timber guardrail on the edge.  
808  
809 Mr. Seymour – We could extend the existing stone wall along the property line until we run out  
810 of it.  
811  
812 Mr. Morrison – It would have to be in front of the 6 foot screening fence.  
813  
814 Mr. Snyder – Maybe instead of the guardrail use that material?  
815  
816 Mr. Hoover – Good idea.  
817  
818 Mr. Seymour – There could be an event where people try to park off the side of the road.  
819  
820 Mr. LaCortiglia – If it is not a safety concern – how many feet of timber guardrail is that?  
821  
822 Mr. Seymour – It is a concern of erosion and possible driving into the wetlands.  
823  
824 Mr. Howard – A rock wall would do the same thing.  
825  
826 Mr. Seymour – It is a classic rock wall.  
827  
828 Mr. Hoover – Stone will look nice there and save a little money. Do you think you could soften  
829 the curve so it is more comforting to walk?  
830  
831 Mr. Morrison – Yes.  
832

833 Mr. Hoover – Do you have any color you are thinking about for the concrete of the skate park?

834

835 Mr. Morrison – It would be white.

836

837 Mr. Hoover – White is very glaring. Could you guys consider coloring it? It would sit a lot  
838 better in the park setting.

839

840 Mr. DiMento – If we could color code it, it may cause a problem for graffiti. We are  
841 investigating this for the pavilion we are putting in.

842

843 Mr. Hoover – If you do decide you want to do that you don't want to color coat it. You want to  
844 mix the dye at the plant - it comes in many colors. For my major issues I want to talk about the  
845 abutter issues. This one is really important to me. I as one board member couldn't recommend  
846 enough that it be put in writing that there is a grading easement and the drainage issue and you  
847 are losing all of that vegetation between you and the church. You are losing trees that are 36  
848 inches in diameter – it is an incredibly healthy stand of trees there.

849

850 Mr. Pomeleau – We had discussed why the sidewalk couldn't be on the other side and it was  
851 explained that it was a safety hazard. We would love to come up with a solution to keep the  
852 trees and vegetation there – it just doesn't seem like an option.

853

854 Mr. Hoover – You can add plants back in. My opinion is that you will end up with a road and a  
855 privacy fence and all of that vegetation will be gone and it will be an artificial entrance to what  
856 was once a handsome area. I would strongly encourage the board to require that they plant some  
857 trees there for the long term plan. As a planning department we should at the very least ensure  
858 we are planting trees for the future.

859

860 Mr. DiMento – I have always been concerned about trees and will continue to do so.

861

862 Mr. Hoover – It needs to be shown on the plans. And putting in writing, an agreement that you  
863 guys sign off on - a letter or something that will be a legal document so the next owner knows  
864 and so the town doesn't have problems that come back to bite them in terms of these issues. It is  
865 about protecting the town in the long term.

866

867 Mr. Pomeleau – What are you asking us to sign off and approve of?

868

869 Mr. Hoover – To write a letter or to approve that you guys are aware of the loss of all this  
870 vegetation and that it is acceptable to...

871

872 Mr. Pomeleau – It is not on our property.

873

874 Mr. Hoover – It is a buffering issue. You don't have to respond to that if you don't want to.  
875 Also that you are aware of the drainage issue – aware that this board has advised...

876

877 Mr. Pomeleau – That it will be 11 percent less drainage issue that we have today?  
878  
879 Mr. Hoover – You are aware that this boards technical review agent and I concur, that you will  
880 have in some situations more water in heavy storms?  
881  
882 Mr. Pomeleau – So I have conflicting information?  
883  
884 Mr. Hoover – Yes you do have conflicting information.  
885  
886 Mr. Pomeleau – So you are suggesting we hold up a project because of conflicting information?  
887  
888 Mr. Hoover – I am suggesting that the town needs to be protected. I don't really care how you  
889 guys do it.  
890  
891 Mr. Pomeleau – I would suggest that if the town needs to be protected then you don't approve  
892 the plan.  
893  
894 Mr. Hoover – We are trying to make it happen.  
895  
896 Mr. Pomeleau – So are we.  
897  
898 Mr. Hoover – Then all you need to do is sign off on that stuff.  
899  
900 Mr. Pomeleau – Why are you are asking us to waive something? We've given property to the  
901 park and rec, we tried to provide a good corporate citizenship to the town, and you're asking us  
902 to waive our rights?  
903  
904 Mr. Howard – I disagree with you Mr. Hoover.  
905  
906 Mr. Hoover – So you're going to put this issue of drainage... If they sell this property and this  
907 project is approved and there is drainage...  
908  
909 Mr. Howard – The people that may buy it are buying it with the drainage conditions as they are.  
910 He understands that during periods of extreme...  
911  
912 Mr. LaCortiglia – With all due respect remember that this does fit the DEP's 100 year storm  
913 regulations.  
914  
915 Mr. Hoover – It does from the calculations and the report.  
916  
917 Mr. LaCortiglia – That is what we legally go by.  
918  
919 Mr. Hoover – No, we also have a technical review agent who is telling us and I agree as a  
920 professional that does this work, that in heavy rains there will be more water going across.

921  
922 Mr. LaCortiglia – Yes, in a 5 hundred year storm.  
923  
924 Mr. Graham – May I suggest – the reason I asked if this was a special permit is because I think  
925 the board can revisit this anytime you want and write it in your special permit decision the re-  
926 visitation of the drainage issue or any issue.  
927  
928 Mr. Hoover – But once it’s approved, it is done. The chances of changing anything are nil. This  
929 is the motivation to get something in writing from the abutter...  
930  
931 Mr. Howard – He has been offered that and doesn’t want it.  
932  
933 Mr. Hoover – Doesn’t that tell you something that he doesn’t want to write anything?  
934  
935 Mr. LaCortiglia – I think they are writing easements, they have given land so this could proceed  
936 and if they didn’t give that land, they could probably have blocked this project.  
937  
938 Mr. Hoover – If all of that is true then why can’t they put it in writing?  
939  
940 Mr. Pomeleau – For us, we are a public company. I am hearing two different views. The PB has  
941 jurisdiction over that. For us to waive that would mean that to do our due diligence that we  
942 would have to hire an engineering firm to do our own study to advise our board to make a  
943 decision like that. So what you are asking us to do seems unreasonable because we would have  
944 to do our own independent analysis. If you can’t decide, why would I want to waive...  
945  
946 Mr. Snyder – I don’t think it is a matter of a waiver. I just think that Mr. Hoover is requesting  
947 that you recognize what the board has found and decided upon. You have no jurisdiction to  
948 waive anything but as an abutter... To summarize it would be your name: United Foam  
949 recognizes in our efforts to help the town facilitate the review of this we understand these  
950 implications.  
951  
952 Mr. LaCortiglia – What implications?  
953  
954 Mr. Hoover – The implications that – just repeat exactly what was just said. The implications  
955 are that the applicant is telling us this about the drainage...  
956  
957 Mr. LaCortiglia – What precisely? You are being much too vague – you are talking about a legal  
958 document that you are asking a corporate officer to sign.  
959  
960 Mr. Hoover – I am not going to draft it here.  
961  
962 Mr. LaCortiglia – That is the problem. I don’t think it can be drafted.  
963

964 Mr. Hoover – Let me try to finish. I think it's a letter that says we understand that we have been  
965 advised that the drainage according to the applicant is saying no change, yet the technical review  
966 agent is saying that there could very well be a change. We understand that and we don't have  
967 any problem with that.

968  
969 Mr. LaCortiglia – I think we need a document for them to refer to coming from Mr. Graham with  
970 his stamp on it saying that to 100 year storm standards that we do approve every other  
971 subdivision in this town under. The ConCom used those. If Mr. Graham is going to go out there  
972 he is going to go there then that is something I think you probably wouldn't have a problem in  
973 signing.

974  
975 Mr. Seymour – Anything you recommend or any language you would like us to use we will do.

976  
977 Mr. Snyder – It goes beyond the storm water too. It goes to the sidewalk too. Is it a right-of-way  
978 or on your property or not...

979  
980 Mr. Hoover – As long as it's in writing is all I am looking for. As far as the sidewalk that is  
981 another discussion. I think we should draft a letter and have them review that to try to resolve  
982 this.

983  
984 Mr. LaCortiglia – Let's put that to a vote.

985  
986 Mr. Hoover – **Motion** to have Mr. Graham draft a letter of understanding.

987  
988 Mr. Howard – You can't make a motion. I don't want to ask Mr. Graham to do anything he is  
989 uncomfortable with doing. You understand that during heavy thunderstorms you will get more  
990 water.

991  
992 Mr. Hoover – That's a big mistake. If someone from his office, a worker wants to sue because  
993 they have a problem with one of these deluges, him sitting there agreeing isn't going to mean a  
994 hill of beans to protect the town.

995  
996 Mr. LaCortiglia – All we have to rely back on are the DEP storm water calculations.

997  
998 Mr. Hoover – Baloney Mr. LaCortiglia. That is not true. We have that to start with but then you  
999 get a document in writing. That is the only thing in the end that matters.

1000  
1001 Mr. LaCortiglia – Anybody want to make a motion for that? Going once, going twice...

1002  
1003 Mr. Hoover – You guys just put the town on the hook for a possible risk situation in the future.  
1004 Done, done.

1005  
1006 Mr. Watts – The thing is there is risk in absolutely anything. I don't know if this risk is  
1007 quantifiable enough to move forward.

1008  
1009 Mr. Hoover – If increased drainage is not enough...  
1010  
1011 Mr. LaCortiglia – Let’s move on.  
1012  
1013 Mr. Hoover – I am very disappointed in the board. What are you planting on the slopes?  
1014  
1015 Mr. Morrison – Grass.  
1016  
1017 Mr. Hoover – How are you going to maintain that? Who’s going to do the maintenance?  
1018  
1019 Mr. DiMento – We will.  
1020  
1021 Mr. Hoover – Why when you don’t have to?  
1022  
1023 Mr. DiMento – Mr. Durkee maintains the parks.  
1024  
1025 Mr. Hoover – Why do you guys create work for yourselves when you could solve the problem by  
1026 putting something in there besides grass?  
1027  
1028 Mr. DiMento – Over time the area will be judged for needs.  
1029  
1030 Mr. Hoover – But then you pay twice. Instead of paying once the town pays twice. Put in some  
1031 sort of native plant that grows in a hillside condition and then you are done. Grass is the last  
1032 thing I’d put there.  
1033  
1034 Mr. LaCortiglia – That is great but maybe to keep the cost down initially, loam and seed will do  
1035 and as the town gets money...  
1036  
1037 Mr. Hoover – Mr. LaCortiglia this is a classic short sighted approach of this town. Save money  
1038 today so we can spend twice a much later to fix it.  
1039  
1040 Mr. LaCortiglia – Ground cover is a good idea.  
1041  
1042 Mr. Watts – I would recommend that.  
1043  
1044 Mr. Howard – I don’t know what ground cover would work.  
1045  
1046 Mr. Hoover – I would say just find some native deciduous shrubs. That’s it for me.  
1047  
1048 Mr. Snyder – To circle back – about the sidewalk there was never a decision reached about  
1049 connecting the sidewalks.  
1050  
1051 Mr. LaCortiglia – Am I correct that this is a state numbered road?

1052  
1053 Mr. Hoover – Someone has to put a sidewalk in there.  
1054  
1055 Mr. LaCortiglia – Perhaps in the future the state may do that.  
1056  
1057 Mr. Hoover – So in the meantime you are going to have a sidewalk open up in the mouth of a  
1058 driveway parking lot that holds 90 cars? As a Planning Board you are going to approve that for  
1059 health and safety and welfare issues? All you have to do is extend the bituminous around with a  
1060 curve that will align with the existing planting.  
1061  
1062 Mr. LaCortiglia – Maybe we need a good detail of that so we can see it.  
1063  
1064 Mr. Watts – Is there a jurisdiction issue though?  
1065  
1066 Mr. Morrison – There is, it is the state owns it.  
1067  
1068 Mr. LaCortiglia – Then you need to get permission from the state.  
1069  
1070 Mr. Hoover – But you don't want to put something in place without that addressed. I could  
1071 never do that.  
1072  
1073 Mr. LaCortiglia – Do I hear a motion? Going once, going twice...  
1074  
1075 Mr. Watts – I don't know what the motion would be.  
1076  
1077 Mr. LaCortiglia – I don't either.  
1078  
1079 Mr. Snyder – I will contact the highway surveyor and see if he has any knowledge of what type  
1080 of permitting effort would be required and I can report back to the board to see if it is feasible or  
1081 not. It is up to the board in the decision to see how they are going to consider this type of  
1082 connection.  
1083  
1084 Mr. Howard – It is pretty dangerous to just have a sidewalk that ends on Rt. 133.  
1085  
1086 {Discussion held in regards to the grading and curbing of the area I question.}  
1087  
1088 Mr. Hoover – I feel bad it is coming up at this late stage. It should have been brought it up a  
1089 long time ago.  
1090  
1091 Mr. DiMento –I brought it up with the highway department as something we would like to do in  
1092 the future. It is a state owned road and he will try to incorporate it in the future.  
1093  
1094 Mr. Hoover – So in the meantime what happens?  
1095

1096 Mr. Howard – They can apply to the state and in the meantime just stop it short.  
1097  
1098 Mr. Watts – I don think that is a good idea - where will people go?  
1099  
1100 Mr. Hoover – Mr. Graham what do you think – do you think it is needed?  
1101  
1102 Mr. Graham – I think it is needed and not that hard to get approval for it. We have sidewalks in  
1103 the right of way all over the place.  
1104  
1105 Mr. Snyder – I can have some answers at the next meeting.  
1106  
1107 Mr. LaCortiglia – That would be helpful and maybe some street policy information too. Is there  
1108 anything else? Are there any abutters in the audience?  
1109  
1110 Mr. Pomeleau – I heard a reference that you indicated the fencing to be a galvanized black fence  
1111 – is that a privacy fence?  
1112  
1113 Mr. Morrison – It is a 6 foot vinyl coated privacy fence that has screening.  
1114  
1115 Mr. LaCortiglia – Thank you Mr. Pomeleau for all you’ve done.  
1116  
1117 Mr. Pomeleau – We are happy to do it and I recognize and appreciate the discussion this  
1118 evening. It makes for a better decision for everybody.  
1119  
1120 Mr. LaCortiglia – This is a special permit and we need four votes from the members that can  
1121 vote. The best we can do at this point is to and continue.  
1122  
1123 Mr. Snyder – Ms. Evangelista will need to do a Mullin for tonight’s meeting.  
1124  
1125 Mr. Hoover – So the changes will be made to the drawings and re-submitted?  
1126  
1127 Mr. Morrison – We have changes regarding bumping out the parking lot space, a not regarding  
1128 the A and B layer of soil, adding a vehicle gate, adding a site triangle to the drawing, soften the  
1129 walk around the baseball field, for a softer appearance, shrub plantings, and ground coverings on  
1130 the slope.  
1131  
1132 Mr. Seymour – Also to consider material other than steel for the HP signs and consider how to  
1133 use the stone wall material. Also consider alternative colors of the concrete.  
1134  
1135 {Discussion held in regards to the best time to hold the next hearing.}  
1136  
1137 Mr. Snyder – Just to note that your Form H expires June 30th so we will need another extension  
1138 of time at the next meeting because we still need to go thru the decision.  
1139

1140 Mr. Howard – **Motion** to continue this hearing to June 25, 2014.  
1141 Mr. Watts – **Second.**  
1142 **Motion Carries: 4-0; Unam.**

1143

1144 **Old Business:**

1145 **1. 161 West Main Street: Previous Site Plan Approval and condition of universal access.**

1146 Mr. LaCortiglia – I did not see the gentleman show up.

1147

1148 Mr. Hoover – That’s not good.

1149

1150 Mr. LaCortiglia – Why don’t we continue that to the next meeting?

1151

1152 Mr. Hoover – **Motion** to adjourn.

1153 Mr. Watts– **Second.**

1154 **Motion Carries: 4-0; Unam.**

1155

1156 **Meeting adjourned at 10:22 PM.**