

GEORGETOWN PLANNING BOARD MEETING
Wednesday, May 28, 2008
7:00 p.m.

Present: Mr. Hugh Carter; Mr. Tim Howard; Mr. Christopher Rich; Mr. Harry LaCortiglia; Mrs. Matilda Evangelista; Mr. Nick Cracknell, Georgetown Town Planner (Elect); Ms. Laura Replier – Recorder

Absent: none

Mr. Carter opens the session at 7:05 pm.

Board Business

Mr. LaCortiglia motions to pay Laura Replier for minutes recording services for the meeting. Seconded by Mr. Howard. Vote is unanimous.

Mrs. Evangelista motions to purchase 40 additional copies of the Master Plan. Seconded by Mr. Howard. Vote is unanimous.

Minutes – April 23

Mr. LaCortiglia motions to accept the minutes from April 23, 2008 as corrected. Seconded by Mr. Howard. Vote is 4 Aye, 1 Abstain (Mr. Rich).

Vouchers

Mr. LaCortiglia motions to pay the vouchers dated May 28, 2008 totaling \$1,280. Seconded by Mr. Howard. Vote is unanimous.

Subdivision Inspector

Mr. LaCortiglia – Dave Varga has been authorized to inspect Railroad Ave. We would like to do more inspections out there. He would also like to be authorized to inspect Rock Pond Estates as long as there are appropriate funds available in the account.

Mr. LaCortiglia motions to authorize Dave Vargas to inspect Railroad Ave and Rock Pond Estates –

Mr. Carter – Does Rock Pond really needs inspecting?

Mr. LaCortiglia – The applicant triggers the inspection. If they can't contact the PB office they should be able to contact Mr. Vargas directly and ask for an inspection.

Mr. Cracknell, Town Planner – We would want a written request from the developer asking for an inspection.

Mr. Howard – There's a timing component that we need to be aware of.

Mr. Cracknell, Town Planner – How hard could it be if the office is open 9-2 Mon-Thurs? You're only talking about a couple of days where they couldn't connect with the office.

Mr. LaCortiglia – If someone wants to pave or a compaction test, the subdivision inspector has to go out there first.

Mr. Rich – They can call up to a couple of days before Mr. Cracknell starts, after that they need to contact the office.

Mr. LaCortiglia – OK, we'll give an OK until June 11. Then Mr. Varga will be asked to come into that meeting so we can all get Town of Georgetown together to discuss.

Mr. Cracknell – We need a written request from the developer for an inspection so they don't conduct unnecessary inspections.

Mr. LaCortiglia motions to authorize Mr. Vargas to inspect Railroad Ave and Rock Pond Estates. Seconded by Mrs. Evangelista. Motion amended:

Mr. Rich motions to authorize Mr. Vargas to accept calls from the developers of Railroad Ave and Rock Pond Estates for the purpose of inspections up to and including June 9th or as and when the Town Planner starts. Seconded by Mr. LaCortiglia. Vote is unanimous.

Blarney Court

Mr. LaCortiglia – The Certificate of Vote was never recorded at the registry.

Mr. Cracknell – That is not usually the responsibility of the board. Building permits should not be issued unless that has been completed.

ANR Searle St

Rep: Mr. Jim Bussing, Owner

Mr. LaCortiglia – None of the application has been accepted as yet as we are unable to tell whether it is complete. Has the filing fee been paid?

Mr. Bussing, Owner – Yes, it was paid by check. (Mr. Bussing distributes plans) I am donating 34 acres off Lisa Ln to the Town of Georgetown. 11 acres will go to Park & Rec, an additional

23 acres will go to the Conservation Commission (GCC). There was a division of land to create those 2 parcels.

Mr. Rich – Have you met with any other town boards?

Mr. Bussing, Owner – Yes. The GCC and Park & Rec are in agreement with land being donated. An Open Space committee member was there. Jim Dimento of Park & Rec approached me to buy the land, including the 11-acre parcel (16-92B) going to P&R.

Mr. Howard – Are you creating any building lots?

Mr. Bussing, Owner – No, there was one lot that was approved on June 26, 2006. It is not being created and hasn't been recorded. It was done by the same engineer as these plans were – this is the only one that will be recorded at the registry.

Mr. Rich – You are defining one lot, and then creating two others to go to GCC and P&R?

Mr. Bussing, Owner – Yes, dividing one 32 acre lot.

Mr. Rich – Are any neighborhoods affected?

Mr. Bussing, Owner – The Lisa Lane access at Searle St is 300' before it hits the wetland but this is not affecting them.

Mr. Rich – How about P&R?

Mr. Bussing, Owner – Their access will be through the church on East Main St. It is currently a dirt road.

Mr. Rich – Will traffic travel to the P&R property on Lisa Lane?

Mr. Bussing, Owner – No, traffic there will come off East Main. It is too wet off Lisa Lane. All access to that portion will come off East Main St.

Mr. LaCortiglia – I know P&R has been working with the congregation to negotiate access with the church to these lands. It is still a long negotiation with the congregation. We would have to use CPA funds to purchase it.

Mr. Rich – It could work as an easement by prescription. It is against the law to not allow access if a parcel is landlocked.

Mrs. Evangelista – Was the lot next to lot 20 intended to be an access way?

Mr. Bussing, Owner – That access is 300' feet deep before the wetland. The wetlands are too big there. I didn't divide this parcel, the previous owner divided the lot the way it is.

Mrs. Evangelista – This new plan has lots removed or just show a lot line to be abandoned here at the wetland.

Mr. Bussing, Owner – There are 34 acres in 2 different parcels. The larger parcel was purchased in 1978, the other was purchased 6 years ago.

Mrs. Evangelista – Why are those lines still shown on this plan?

Mr. Bussing, Owner – Most is in the Bussing family trust, some in my own name. I need to refer to the deed on the land at Searle St. I have to deed the remainder of that parcel to the GCC. The dotted line defines where the old lot line was.

Mr. Rich – Why are you abandoning a lot line?

Mr. Bussing, Owner – If we didn't then the GCC would own 2 parcels rather than the one.

Mr. Rich – This lot line is being merged into the lot next to it?

Mr. Bussing, Owner – Yes.

Mr. Rich – The term “abandoned” has other legal ramifications. I would like to see if the plan could state that it is being merged with the adjacent parcel.

Mr. LaCortiglia – Is that in note 3 on the plan?

Mr. Carter – Yes.

Mr. Rich – Remove the term “abandoned” and just make reference to note 3. It is not being abandoned, they are merging. You are taking 2 parcels and creating one big one.

Bob Grasso, PLS - We usually say is a former lot line.

Mrs. Evangelista – On the Lot 2 note – it says it is not buildable, referring to Lot 10-20B. I don't see a Lot 2 on this plan.

Mr. Bussing, Owner – I'm not sure what that refers to.

Mr. LaCortiglia – It seems as though we have found some mistakes. Let's get our comments in and note them on the new Mylar – striking Note 1.

Mrs. Evangelista – Note 4 says 10-20B is not a separate building lot. But you do intend to build there.

Mr. Bussing, Owner – Yes I do.

Mr. LaCortiglia – So you may need a new Mylar.

Corrections:

Instead of abandoning lot lines – Indicate this as a former lot line, merged lots.

Note 1 says Lot 2 – Remove entirely.

Note 3 – Remove entirely

Note 4 - says Lot 20-20B is not a separate building lot. Remove the word Not.

Mr. Rich – Can we put this over so when he has his plans consistent with our changes we can review them quickly?

Mr. LaCortiglia – We're actually accepting it tonight. We can move to accept the application as complete, saying that we will accept the ANR application as complete and schedule a hearing for the June 11 meeting. That will also give Mr. Cracknell a chance to look at it. We are only accepting the application, not the plan.

Mr. LaCortiglia motions to accept the ANR application for Searle Street as complete and schedule a hearing for June 11. Seconded by Mrs. Evangelista. Vote is unanimous.

Other Business

Harris Way

Reps: Peter Confalone, Applicant; Nancy McCann, Attorney

Mr. Carter – Here to talk about aff hsing in this subdiv.

Mrs. McCann, Attorney – We are not looking for any action from the board tonight. This project was approved in 2003 and has been under construction since then. We want to update the board with where we are regarding the affordable component. We will update again in a few months. This is a 10-lot sub-division, of which 3 have been built. The infrastructure is in – roads, utilities - but not the top course of the roadway. That won't be completed until all the homes are in. That's the only part that is incomplete. There is a 4th hse underway though that has been set back due to publication of a new NHESP map. Lot 10, now known as Lot 1, has been the lot targeted as the affordable component. We are thinking of other options for that now but will deal with that before conveyance of the 6th lot. Creating affordable housing on Lot 1 is not necessarily a viable option due to the sub-prime market. There are situations where you can't find qualified buyers for affordable units due to the sub-prime situation. The bylaw says we can come in with an alternative proposal. We considered a donation to the town, waiting for the market in the next year or so? We wanted input from the GPB.

Mr. Confalone, Applicant – We will come back at the end of summer or fall. We wanted to start thinking about it and don't need an answer now.

Mr. Rich – What is the amount of money you figured for the affordable unit?

Mr. Confalone, Applicant – The formula is for median income for Lawrence – about \$150 – 162k.

Mr. Rich – What about an in-kind donation?

Mr. Confalone, Applicant – I don't think you can do that.

Mrs. McCann, Attorney – We can make a donation but don't think you can take the money for a roof.

Mr. Confalone, Applicant – I would just write a check. It's up to you what happens with it. The real problem currently is that the people who would qualify for the unit can't get financing in this market.

Mrs. Evangelista – Can you show us proof of that, that you have tried?

Mr. Carter – What is the plan for building Lot 6? How long will it be between now and building Lot 6?

Mr. Confalone, Applicant – I'm anticipating about 1 sale per year.

Mr. Carter – So it could take 3 years.

Mr. Confalone, Applicant – Yes, but you wanted to see a plan for the affordable unit.

Mr. Rich – We could go to Annual Town Meeting to get that money to get a new roof.

Mrs. McCann, Attorney – The town can move money from one account to another at their discretion, but our donation has to have something to do with housing.

Mr. Confalone, Applicant – We have time to work on this. I haven't forgotten that I have a requirement and am offering alternatives due to market conditions.

Mrs. Evangelista – The donation for the affordable unit would be \$150k or so? You've just sold a home for \$700k? I would suggest that the Affordable Housing Task Force get involved. The applicant should put up a bond to cover \$6-700k so we can guarantee we wouldn't be burnt there.

Mrs. McCann, Attorney – Your bylaw requires that we provide an affordable home prior to the sale of the 6th home. {Release of the 6th lot} We have only sold three.

Mr. Confalone, Applicant – The original schedule was based on a better market. The GPB asked for a sequence and schedule, this was all we could give them.

Mr. Howard – Is there a requirement that the affordable unit be equal to other units?

Mr. Confalone, Applicant – No, there is no size requirement. There is no requirement to match the size or number of bedrooms.

Mrs. Evangelista – This is a PUD where the developer gets substantial waivers, and that's why affordable housing is on this PUD.

Mrs. McCann, Attorney – No, this was inclusionary building. Not a 40B.

Mr. LaCortiglia – Is it a Special Permit?

Mrs. McCann, Attorney – Yes. The application says it will have 10% affordable units (not exceeding the 80% HUD guidelines) or an alternative acceptable to the GPB.

Mr. Confalone, Applicant – I fully intend to do it. But the GPB says there are alternatives.

Mr. Rich – I want to see how the numbers would run to see what number you might put on the check as compensation.

Mr. Carter – It's good that we are having this conversation now, way before it's needed. We can give this to the Town Planner to evaluate.

Mr. LaCortiglia – I believe we will be having a joint meeting with the Affordable Housing Task Force on June 25. I would like input from them.

Mr. Confalone, Applicant – Certainly, we'll come back to you in the fall.

Mrs. McCann, Attorney – Great, it's a question of what's practical for people who need affordable housing now. We're not looking for a decision now, we just wanted you to know that it is not forgotten. We have time to work it out.

Mr. Rich – The tax rate in this town vs. the word affordability is contradictory.

Mr. Howard – What your contribution would be is what it would cost to provide that minus 150k. If it would cost \$350k to build, you 'd be responsible for \$350k - \$150k.

Mrs. McCann, Attorney – That's the number we came up with too.

Mr. Confalone, Applicant – Real estate prices are coming down. Maybe we'll revisit rehabbing another house in town. The bylaw says we have to create a unit of affordable housing, but a check could be in like kind.

Mr. LaCortiglia – There are other issues, including the building permit for Lot 6. Do you need it released before you start work?

Mr. Confalone, Applicant – I'm working with the NHESP for now, so that could be some time.

Mr. LaCortiglia – We have a new sub-division inspector. The Technical Review Account should be at \$4k, so we can conduct inspections.

Mr. Confalone, Applicant – I've already spent \$30k on inspections. I am extremely reluctant to write another check. There is no accountability. I have received report after report saying there is no new activity. This is a flagrant abuse of my money.

Mr. LaCortiglia – Is the sub-division dormant now?

Mr. Confalone, Applicant – Yes, from a GPB respect it is. There is nothing for you to inspect. They drive up the road and charge me for it.

Mrs. McCann, Attorney – The subdivision work has been done. There shouldn't be any inspections as there is nothing new to inspect.

Mr. LaCortiglia – At some point you will do the top coat. The regulations say there will be \$4k in the account and you don't have that.

Mr. Confalone, Applicant – I would just say I'm not in compliance. I'm up to my ears in turtle studies.

Mrs. McCann, Attorney – What does dormant mean?

Mr. Confalone, Applicant – I am not writing any more checks.

Mr. Rich – The last inspection that needs to be done is the finished coat? The binder coat is down?

Mrs. McCann, Attorney/Mr. Confalone, Applicant – Yes.

Mrs. Evangelista – There's a lot that has to be reviewed over time.

Mr. Rich – We need a file in the office with copy of every inspection that was made. The new Town Planner has to look at each file and make sure that everything that should've been inspected has been.

Mr. LaCortiglia – Our current sub-division inspector has not looked at the files for this sub-division.

Mr. Rich – If that were the case every time a new inspector came into town everyone would have to start from scratch. That's the responsibility of the Town Planner.

Mrs. McCann, Attorney – We've already paid your consultant to do those reports. We can't pay your new consultant to review the old consultant's reports.

Mr. Confalone, Applicant – That's ridiculous. We're not doing that. We don't need any new inspections.

Mrs. McCann, Attorney – The sub-division has been built. We don't need any new inspections.

Mr. LaCortiglia – I don't think our new Town Planner will be authorized to inspect.

Mr. Confalone, Applicant – That's your concern.

Mr. Howard – It's not the developer's fault. He shouldn't have to pay to have it all redone.

Mrs. Evangelista – If there is no activity then the project manager calls for an inspection.

Mr. Confalone, Applicant – About \$17-18k of expenses were generated through drive-by reports.

Mrs. Evangelista – Well, that's not fair. When you want final sign-off you will need to come up with the final review amount.

Mrs. McCann, Attorney – There's no question we'll do the final review when it's needed but that's a long way off.

Mr. Confalone, Applicant – We'll send you a letter to request time at another meeting in the fall.

Railroad Ave

Reps: Jeff Wade, Chairman, Rail Trail Committee; Dick Paganelli, Rail Trail Committee; Bob Grasso, Engineer, Professional Land Services (PLS); Edward Lardiere, Owner

Mr. Paganelli, Rail Trail Committee - In a letter from Oct, 24 2007 there was discussion about the route going through the Railroad Ave development. We left it that they would give an easement with Lots A & B. I walked it with Mr. Lardiere. Also the section behind Lot 01 – National Grid. That would serve us very well. Easement A is where the structures are.

Mr. LaCortiglia – The minutes of that meeting were broadcast on cable TV today. It was good to remember what was actually agreed at that meeting.

Mr. Paganelli, Rail Trail Committee – What was agreed at that meeting was a draft easement for the GPB to move forward and get it finalized. We don't want it to get off the radar.

Mr. LaCortiglia – One of the suggestions was for an overlay on the National Grid easement on Lot 1.

Mr. Wade, Rail Trail Committee - Easement A would be for access. Easement B is for stormwater.

Mr. LaCortiglia – Larry Graham said you may or may not have trouble adding an easement on top of one for National Grid. If it was too difficult there were additional easements for utilities

which were going to the town anyway. He suggested conveyance for access –add that to that easement.

Mr. Paganelli, Rail Trail Committee – The owners are the grantors of the easement. Before we got to National Grid we have to get their permission.

Mr. Rich – The owner of the land remains on ownership even if is an easement. Easement is only a contract to travel or utilize for a particular purpose. It is not ownership.

Mr. Carter – Why would National Grid worry?

Mrs. Evangelista – To relinquish an easement there must be mutual agreement. Some kind of legal document has to come through before we can grant it. We have to certify that there is an easement.

Mr. Grasso, PLS – I'm wondering if the Rail Trail will really happen.

Mrs. Evangelista – It doesn't matter if it does. We're just talking about an easement.

Mr. LaCortiglia – Before you come to us for a lot release, this should be handled now before the last hour.

Mr. Paganelli, Rail Trail Committee – At the conclusion of the last meeting we were asked in good faith to come back to the board. I wanted this to stay on the radar.

Mr. Carter – No lots have been released yet?

GPB – Not yet.

Mr. Wade – I don't see any problems with anything we're doing here. We agreed on easements A & B. This is a tricky area for getting the Rail Trail through. The owners have been very cooperative with us. We want it to be filed and recorded legally. There are no problems here, we want to have it put through. As long as it is still going, it's OK. We all met and know what we want, now we need a timetable.

Mr. LaCortiglia – I am much more in favor of a schedule or timetable. We need conveyance language in a proposal.

Mr. Rich – If National Grid already has an easement they can't grant an easement encroaching on that one. You can have a contract to grant the easement. Have the papers drafted then negotiate with National Grid.

Mr. Wade – Yes, if National Grid has a current easement. The one on the plan is proposed, they don't have it yet.

Mr. Rich – It has a book and page here on the plan.

Mr. Paganelli, Rail Trail Committee – There is an area under the power lines that they own.

Mr. Grasso, PLS – The only easement they have on our lot is that one. All other easements have been proposed.

Mr. Carter – Does the second power easement interfere with the one the Rail Trail wants?

Mr. Grasso, PLS – They wanted one to access their poles. We wanted to combine them.

Mr. Rich – You can grant an easement on any of these areas, it's easy to draft. The owner records it and then you have the right. The power company has to negotiate with you. It just needs to be simple.

Mr. Carter – You want to be on record with your letter?

Mr. Paganelli, Rail Trail Committee – Yes, it should be in the minutes.

Mr. LaCortiglia – The applicant, Bob Grasso, will draw up a conveyance of the easement.

Mr. Rich / Mrs. Evangelista – It needs a new plan showing that.

Mr. Rich – What legal entity will be holding the easement for the Rail Trail?

Mr. Paganelli, Rail Trail Committee – It will be the Town of Georgetown. It has to be in perpetuity. Eventually it will be the federal highway commission and the MA highway commission. And National Grid has to agree what the format will be.

Mr. Grasso, PLS – I'll have it recorded with the Rail Trail Committee. And the GPB will see it before it is recorded. I could give you a definite date within another week or so.

GPB – The Rail Trail and Railroad Ave easements should be added to the agenda for the next meeting.

Railroad Avenue

Reps: Bob Grasso, Engineer, Professional Land Services (PLS); Edward Lardiere, Owner

Mr. Grasso, PLS – We are proposing a Senior Housing garden style development. I did something similar in Merrimac. It will target low – moderate income and seniors. I will donate lots 1 & 3 to the Town of Georgetown, that's half the sub-division. You won't need an easement then because you will own those lots. I will keep 6 & 8 for my proposed development. I am proposing a donation of land for a Senior Center, which doesn't currently exist. It meets the setbacks, has 50 parking spots, all on one level, 8k sf, plus a 2nd floor. The one I did in Merrimac isn't as large. The Master Plan calls for a Senior Center. You would acquire land worth \$450k, to be donated to Town of Georgetown. There is a potential building of 8k sf for the Senior

Center, and access for the Rail Trail. People could be bussed over from Trestle Way. There would be a walkway to the Rail Trail, parking for the Rail Trail and a Senior Center.

Mr. Carter – What is the number of units in your unit?

Mr. Grasso, PLS – That's separate.

Mr. LaCortiglia – What about the septic system for this?

Mr. Grasso, PLS – Yes, could be under the parking lot.

Mr. LaCortiglia – Could the top floor be affordable housing?

Mr. Grasso, PLS – Yes, you could have apartments above the Senior Center for someone who needs to stay in town. What we're proposing in part B is 6 units in 2 buildings, garden style, 2 bedrooms, 1400 sf with a garage on one side and parking spots for 2 cars. It needs a special permit from the ZBA as it is multi-family use. It would need variances for 2 units as opposed to one for 10k sf. You could get a senior in there or a family with 1 child.

Mr. Carter – What's the attraction of donating?

Mr. Grasso, PLS – If I'm willing to do this I would like to be streamlined through the permit process.

Mr. Carter – We're not in public hearing so we can't discuss it. In general I'm not opposed to the idea. Mr. Cracknell would have to be involved. I want to make sure this conforms to the Master Plan

Mr. Grasso, PLS – This is one of the biggest parcels in downtown – 2.8 acres. There is only one of that size. People in this area can walk downtown on the Rail Trail.

Mr. Rich – Are these apartments or condos? Would you tell us what tax income to town it would be?

Mr. Grasso, PLS – Yes, would be condos. I will run the tax information for you.

Mr. LaCortiglia – Can you fit a septic and reserve there?

Mr. Grasso, PLS – Yes. I'm just looking for feedback.

Mr. Carter – Yes, it is interesting and worth talking about.

Mr. Grasso, PLS – I am under time constraints so I would like to streamline the process as much as possible.

Mr. Howard – Right now we don't have a lot going on so ...

Mr. Grasso, PLS – The drainage will be done in 2 weeks, there is not a lot left to be done.

Mr. LaCortiglia – A lot depends on the neighbors. If you can get buy in from them it might be OK, but it is a very big change in use. Is that a municipal or public utility?

Mr. Grasso, PLS – A municipal utility.

Mrs. Evangelista – Have you been to the Board of Health yet?

Mr. Grasso, PLS – Not yet, it depends on how things go first. We've done the perc tests already and have the area to fit it.

Economic Development Meeting

Mrs. Evangelista – The selectmen have asked all boards to be represented at this kickoff meeting. Its purpose is to implement what the Master Plan identified and discuss the issues. There will be presentations by MVPC and the state. MVPC has a report card regarding what kind of planning a town has done. Before we can get grants we have the report card looked at. We are only 1 or 2 who have not done that. Grants are essential to getting maps, marketing, and contacting potential partners. The GPB will have a key role.

Mr. LaCortiglia – Mr. Cracknell will be on board before then, we'll let him get to work with us on that.

Parker River Landing

Ed DesJardins and Dick Talbot, Trustees, Parker River Landing Residents Association

Mr. DesJardins, PRL Residents Assoc – (Distributes letter re. final punchlist) There are a number of items we would like to have addressed. There is excessive flooding at the rear of the site and the paving is spongy with water bubbling up through the cracks.

Mr. Talbot, PRL Residents Assoc – We have two major concerns relating to GPB interests. We have been going through the punchlist process for the last year and are up to about 90% complete. We have a final list of things. Pulte have been contacted and said they will be addressed over the next weeks. The development was done in 3 phases – Pimpernel, Larkspur, and Horsemint Circles . Most of the houses on Horsemint are under 1 year old. The Pulte warranty process is within first 11 months to resolve problems with the homes there. We are tracking external probs.

Mr. DesJardins, PRL Residents Assoc – There are street conditions and conservation concerns, including excessive flooding at the rear, and manholes that have sunk. (Photos for record) Stormdrains have cracked & sunk – photos. In some cases the paving should be ½” thick. It never got the base course in addition to the to top course.

Mr. Talbot, PRL Residents Assoc – Some areas are in the guest parking area in Pimpernel.

Mr. DesJardins, PRL Residents Assoc – Before their bond money is released we want to make sure the final punchlist is completed.

Mr. Carter – We won't release any money until everything has been signed off. Until Larry Graham is satisfied we won't release any money.

Mr. Talbot, PRL Residents Assoc – We have a Spring punchlist which we are dealing with Pulte directly. Paving issues are not expressed. All houses are completed and sold.

Mrs. Evangelista – There are Con Comm issues re drainage?

Mr. DesJardins, PRL Residents Assoc – There were 6 issues Con Comm and Pulte accepted.

Mr. LaCortiglia – We had a meeting with Larry Graham, Sarah Buck, Mark Mastroianni (Pulte), and the homeowner trustees. There was broad agreement as to what could be done back there. The Conservation Agent was to go there the next Monday to get the work done but snow interfered.

Mr. DesJardins, PRL Residents Assoc – There is a berm that prevents the water draining. The Con Comm said we could drain that out of there.

Mr. Carter – Do you perceive Pulte dragging their feet?

Mr. Talbot, PRL Residents Assoc – We have thought that could be a possibility. November 29 was the last communication with Steve Przyjemski (Con Comm Agent) and Pulte. Before that it would go in fits and lulls.

Mr. Carter/Mr. Howard – Their surety bond will provide an incentive.

Mr. DesJardins, PRL Residents Assoc/Mr. Talbot, PRL Residents Assoc – We're glad to hear that.

Mr. DesJardins, PRL Residents Assoc – This is occurring a year to a year and a half after construction. If they don't finish it we might be left with the bill. The Con Comm has been right behind us and very supportive.

Mrs. Evangelista – I was in the office when Pulte called about 2 weeks ago. I directed them to Larry.

Mr. LaCortiglia – We need to get back to where we were before the snow where the Town Planner, Con Comm Agent, Pulte, the homeowners and Larry Graham are all out there to have the same discussion again to make sure everyone is on the same page. Hopefully Mark Mastroianni of Pulte will bring equipment in to fix the water back there.

Mr. DesJardins, PRL Residents Assoc – Is there a time constraint on the \$706k bond?

Mrs. Evangelista – No, it is renewed automatically.

Mr. LaCortiglia – So I will set up a meeting at PRL with the Con Comm Agent, Larry Graham, Mark Mastroanni, the PRL trustees and GPB members.