



Halifax Planning Board Meeting Minutes July 7, 2016

A meeting of the Halifax Planning Board was held on Thursday, July 7, 2016, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Larry Belcher, Vice-chairman
Karlis Skulte, member
Jonathan Soroko, member
Absent: Mark Millias

The meeting was called to order at 6:38 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Larry Belcher to accept the agenda as read
SECOND: Karlis Skulte AIF

Appointments:

Rick Springer: Heron Road Subdivision:

Mr. Springer submitted the As-Built for Heron Road. Asking for Board approved and also requested the release of the bond being held. The road has been top coated, sidewalks and landscaping completed. No street lights so there is no deeded over of utilities, only the road and a drainage easement.

Mr. Skulte asked if there were any deviations from the approved plans.

Mr. Springer advised that Mr. Silva (review engineer) sent email to the Board that the plans have been satisfied. Both proposed and existing were within fractions. Catch basins have been cleaned recently and provided with copy of paid invoice. Have been maintaining it and SLT have finished their work and have the headwalls as per plan.

Mr. Andrews: One abutter is concerned about the driveway approach.

Mr. Springer: Yes, Mr. Annis. All I can tell you, when they paved the cape cod berm, his driveway is the only one that goes up hill from the road. When SLT went down there, they gave him an apron.

Mr. Andrews: that was in the plan, the original plan for a driveway.

MR. Springer: We went a little further than the plan showed.

Mr. Andrews: but it wasn't a driveway approach, its going right over the berm. The others have driveway approaches. I went down and looked at them, they all have an approach. His just happens to go right over the berm. That is his concern, it wasn't made for the driveway.

Mr. Springer: I can go to SLT, see if they can fix it.

Mr. Andrews: We need to see what can be done. What about the detention basins, the sediment bays, has that been cleaned? Do they need to be cleaned before the Town takes it over?

Mr. Silva: He will be maintaining this until the Town takes over.

Mr. Springer: I don't see that there is 21,000 remaining of work to be done, Asking the board to release or reduce the bond substantially from what is being held right now.

There is no order of conditions with Conservation for the road, just for the two waterfront lots. The Certificates of Compliance has already been issued by conservation and recorded, so they don't have any sign off of the roadway.

Mr. Andrews: Basically it will be maintenance of the road until next May, I can't see why it wouldn't be accepted by the Town, but there is no guarantee. It's a vote at Town Meeting.

Mr. Skulte: I would be okay if there was a commitment to repair that driveway approach to our satisfaction

Mr. Springer: I will contact SLT and see what we can do about fixing that driveway. I will get the foreman up there, show him the issue, and see what he can do.

Mr. Soroko asked how frequent the catch basins are cleaned out.

Mr. Springer: The town does them every two years. According to the Highway Surveyor, but I had them done as a part of the review.

Mr. Silva advised that under storm water management they would be cleaned twice a year, typically in the spring and fall. Depending on town budgets they may only be done once a year, in this case, every two.

Discussion:

Mr. Belcher feels that reducing the bond to \$6,000 in case anything came up in the next year a1/2 almost 2 yrs. Mr. Skulte asked if he would be committed to maintaining it until the town accepts the road.

Mr. Springer: Yes to a certain extent we are. Keep the landscaping, sides mowed, basically the same thing the town does, with the exception of plowing. As a matter of public safety the town, as the private owner to get someone down there, it may be delayed.

Mr. Andrews: The conditions of the basins are fine?

Mr. Silva: Yes, the basin itself, had concerns, but addressed those, as far as construction, the condition it is in is fine at this point here.

Mr. Andrews: and the maintenance of that is fine. Look at cutting the basin one more time.

Mr. Silva: this season or the end of the season. Clear it out going into the spring so it's in good shape.

Mr. Andrews: Ok, so do I have a motion?

Motion to release \$16,000 of the \$21,000 being held currently.

MOTION: Karlis Skulte

SECOND: Larry Belcher

AIF

Mr. Springer will advise the Board when the driveway is corrected.

6:45 p.m.: Site plan Review: R&J LLC and Halifax Country Club LLC, 314 Plymouth St.

Present: Atty. Ed Brennan, petitioners, John Peck and Joseph Peck. Engineer, Larry Silva

Mr. Brennan; Here to go over a site plan, which is pending simultaneously with the Zoning Board of Appeals, we have an application for a Special Permit to allow for Multifamily and for a variance of the required frontage of 150 feet, we are 6 feet short. Take a look at what the project is going to look like. A condominium development, it is going to remain private, it's going to be serviced by a driveway coming in off of Plymouth street which lines up with the street lights. The access is advantageous where it lines up with the drive across the street and the lights. The proposal is to come in off of Plymouth and to build four 4 unit buildings for a total of 16 units, 2 bedroom units on the property layed out as shown on this plan.

(Mr. Brennan showed elevations of the exterior would look like, with the 2 bedroom floor plans.)

The condominium development will be incorporated into and made part of the country club, if we get all the permits. So this piece will actually be joined with the Country Club parcel, so we meet zoning requirements on minimum lot size.

Mr. Andrews: So that is going to meet the requirement of over 10 Acres?

Mr. Brennan: That is correct, by putting it in with the country club, solves that problem, otherwise that was an additional variance. We tried to reduce the number of variance. We were coming in before with eight 2 unit buildings. One of the major obstacles we were running into was the separation between the buildings. By joining, making quads, instead of duplexes we open up the distance which would be important to the fire chief and safety issues. So that is the basic lay out. We have onsite septic with town water. The septic system would be down in this area here, the road drainage is handled in two places, a drainage basin when you come in on the right hand side, and further drainage basins down, which would be in the south side of the property. Sidewalks on the driveway, both sides, it goes down to one side walk where it goes onto the street, where it is used as the drive. With a landscaped area, not a complicated lay out, onsite septic, town water, 16 units all two bedroom, become part of the Country Club, drainage is handled in two basins, one to the west and one to the south, private drive. Larry can about specifics on the drainage, or the road construction.

Mr. Silva: The water line for the Fire Dept. would be looped back to Plymouth Street thru the golf course. Even though the application is for a frontage variance, it does have plenty of frontage once it is brought into the Country Club, it's just where the access point is, is where it lacks frontage in that one location. In the aggregate it has plenty of frontage.

Mr. Karlis: So do you technically need the waiver for that?

Mr. Brennan: There's always the question about does your frontage have to equal your access. If we have 1000' feet of frontage down at the end, but this is the best place to access, and it's not 150' then you ask for the variance, just to be safe.

Mr. Silva: And the safety part of it, it's at the lights.

Mr. Brennan: lining up with the lights is ideal, it doesn't happen very often where you can co ordinate with and intersection.

Mr. Skulte: You will have to make significant upgrades to the signalization, to reflect the fact that it is now a four way intersection.

Mr. Silva: Yes, the lights would have to be adjusted in order to meet that requirement.

Mr. Skulte: Is Route 106 a Mass DOT roadway.

Mr. Silva: It is not a Mass DOT, but it's a number route, but it is under local control.

Mr. Brennan: The site is relatively flat, when you come off of Plymouth to the end, old farm stand on the road gives you an idea of where we are coming in.

Mr. Silva: Most of the drainage from this point on comes back and feeds in thru the golf course and feeds into one of the ponds on the course. The small section will empty into the ditch, and currently goes thru the Alger property and working with the Algiers to try to resolve other issues that they have there, which relate to the bank property. What are plan is, to possible take the ditch and rout it this way and across to the other side of that fairway, and eliminate two sections that they won't have to have in their yard. They would be shallow because there would be a pipe under the shallow ditch.

Mr. Andrews: and pick up the excess drainage from the bank?

Mr. Silva: In cooperation with the bank, they get flooded (Algiers), need to be connected with what we do. We want to make sure they are satisfied with what happens here.

Mr. Skulte: what exactly is the problem at the bank, the parking lot floods?

Mr. Silva: It wasn't constructed right.

Mr. Skulte: Was that a constructed detention basins in the back there.

Mr. Silva: It really was an afterthought that someone put in an outlet structure, that doesn't function right, it has a v notch that goes nowhere, an 18" pipe that goes underneath, but it doesn't take the flow from the bank. It's not functioning the way it's supposed to be. It would be nice to get their attention to work that thru with them independent of this, but work thru that issue with the Algiers.

Mr. Skulte: Can you elaborate on the resource area, your delineation, was there something recorded in 2015.

Mr. Silva: Yes the wetlands were recorded, presented an ANRAD to the commission and was accepted.

Mr. Skulte: The ditch isn't identified as a perennial stream.

Mr. Silva: No, it was an intermittent; it's a manmade ditch, not a perennial stream or anything. I discharged from Tonello's property on the other side, as part of a project years ago into that same ditch. Man-made ditch, this whole series in thru here. Were all uplands at one point.

Mr. Skulte: Was there any test pitting done for the infiltration basins, or purely for septic at this point?

Mr. Silva: We've done for the septic and basins, test pits, haven't done any in the back. A detention basin, not infiltration per say. We're detaining the water, not relying on infiltration as the primary means of using the water. More work that has to be done in those areas as far as to make sure we are not in the water table. Sized and placed them based on the information of the other pits.

Mr. Skulte: The storm water report identifies them as infiltration basins, it was a little unclear what the amount they were intended to provide infiltration or not.

Mr. Silva: They are labeled as infiltration basins, but the amount that actually takes out, it's in the TSS worksheet. It has some minor infiltration qualities but not really, if we shut them off and said there was no infiltrations we'd still be fine.

Discussion regarding the first site plan with Planning and petition with Zoning. Many variances were required, so withdrew both applications and re-engineered the site. Redesigned with quadruplex's to relieve most variances, and will just need a special permit for the use.

Mr. Skulte: Does this in fact need any approvals for the CC itself by adding a residential component now to the actual property that the golf course is on?

Mr. Brennan: No I think, there is a recreational restriction on the Country Club property as it stands now. This land will be joined to that property but will not be added to that restriction.

Mr. Peck: The 61B part that Country Club is on we can use, but you couldn't build on the Country Club side, then we get into having to cut off that piece, the town. We're building on the 8 acres that's on the front there, and only using Country Club and still keeping the recreational part of it, it's not interfering with that at all or the operations of the golf course.

Mr. Skulte: Is that what the open space district line is, basically the back of the rear parcel, that's being built?

Mr. Silva: The open space part of it is to meet the requirements of the overall parcel that you need for the units. Each unit you have to show.

Mr. Skulte: I was talking about the parcel line, on one of the plans shows it as open space.

Mr. Silva: Commercial/residential line here,

Mr. Brennan: The designated open space, because there is a requirement per unit of residential there has to be space allocated, 16 acres for 16 units. Comes from this side and the rest comes from the Country Club side as open space, not actually developed for residential.

Mr. Skulte: That's just a dash line to show us what that open space it is. It's not a legal lot line

Mr. Silva: No, not a legal lot line, that just to show the area that meets the requirement of 1 acre /unit. In essence, you have the entire piece all joined to it.

Mr. Skulte: But that won't necessarily be available for them to use?

Mr. Silva: No, not for them to use, just to say that from a density point of view, it is a limiting density in terms of residential use.

Mr. Brennan: Condominium common area will be restricted to the part that is show here, the line going out to Plymouth. The common area for the condos won't go over onto the golf course.

Mr. Andrews: So the lot lines shown are not really adhered to. As far as, you have lot lines shown on there now,.

Mr. Silva: A lot line shown now of what is existing, for the 8 acres, and based on approval it will be joined. Condition of an approval that it would be joined.

Mr. Brennan: We didn't want to start the process, deed this property to the Country Club then find out its unsuccessful, it can cause all kinds of issues with the banks and financing. We recognize that if the permits are issued that it gets combined with the Country club. That would be a condition.

Mr. Skulte: Can you flip to that one, the back line is missing, but that is the parcel.

Mr. Silva: Yes

Mr. Skulte: that's the new condo parcel?

Mr. Silva: The piece that you're talking about, that open space is more up in here.

Mr. Skulte: I'm talking about the whole 200 acre parcel, because that's what the condos would now be part of, just the one single.

Mr. Silva: That's correct, it would be joined to the 200 acre +.

Mr. Brennan: You can see it more here, the condo piece, but hen be joined in to the overall piece.

Mr. Andrews: and where it says "site" it's already included into the Country Club, and be designated

Mr. Skulte: You're also looking to carve out two separate commercial lots.

Mr. Silva: Yes, in this set, we arrived with this frontage, we have two form A lots,

Mr. Brennan: This shows where we are short, by being short here, we preserve the two 150's here.

Mr. Skulte: Is there an existing return on that parcel right now, it doesn't come in perpendicular to Plymouth St. on parcel A.

Mr. Silva: Yes.

Discussion regarding the current existing curb cuts along that section of Route 106.

Mr. Silva: It will be a 20' paved driveway within the lay out.

Mr. Skulte asked about the landscaping plans. At this time they do not have a plan. He also asked about the entry road and if it will line up with the entry to Stop & shop, as the plans look like it will be a little off center.

Mr. Silva advised the center line is not perfectly line up. There is a return radius, the actual straight center line will be lined up, may be off just a little bit. Advised it is not thru traffic, as it will not be high volume.

Mr. Andrews asked if they had any buffer zones designed for landscaping. Mr. Brennan advised they have space available for it and will be looking for landscaper. They went over the tree line, the wetland area, etc.

If there will be fencing between the course and the residential homes. It was advised that people would want the views of the golf course and be unrestricted. Area shown as lawn areas and typical plantings adjacent next to the residential buildings, (not shown on plans)

Mr. Belcher: It's going to be run by an association, it's going to be connected to the country club, but

Mr. Silva: Separate association for the residential, but obviously,

Mr. Brennan: They'll be in charge of the common areas of the condominium; units are about 1900 square feet 1 car garage under and the driveway will have additional parking, with visitor parking as well.

Discussion also touched on the condo fees, which will go towards landscaping and maintenance (traditional condo fees). It was also advised that the crews maintaining the golf course will probably also maintain the lawns for the condos.

Condition of approval to have signal timing adjusted, for a four (4) way intersection.

Mr. Andrews asked if there were any reports back from other Town departments. (secretary advised nothing new, does have ...Water Dept. wants to ensure they get plans for the water lines, BOH have no comments until perc tests and approvals, Highway Dept. sent letter with comments, basin on Rte. 106 was not included on plan.

Mr. Silva: High point 25-30 in, shed back and taken into project. Showing a drain pipe and manhole, will check that to.

Mr. Skulte: can I ask about the drainage pipe that leads ...stage detention basin, is that a pipe or swale there, that goes out back.

Mr. Silva: this is existing conditions that goes out to the pond, coming into a double sediment fore bay, drainage basin, (first) spill into the next basin, with and ultimate out fall going down towards the other pond. Then, what we're showing, it comes into a 15' pipe that takes it from the outlet structure down to discharge down towards that pond.

Mr. Skulte: On the grid, are you mounding up to cover above that pipe?

Mr. Silva: That's to get storage because keeping it so we don't have an issue. Test pits were done in that area, so just to get storage in here, but that's how we're clogging coming in thru here, goes into the first sediment fore bay and into the second. The reason why, they were planning on a filtration component to it, and was best way to have double sediment fore bay. So anything that does come out is able to infiltrate, primarily a detention basin.

Mr. Skulte: On the grading plan it looks like your berming up over that pipe. (upper left corner of plan) looks like he is grading up and over the pipe. Almost creating a 4 -5 foot mound over it.

Mr. Silva: Just to get proper cover over the pipe itself, and to create it as sort of a berm in that area.

Mr. Skulte: does it potentially create a low point there too? The contours look like they are draining towards that berm.

Mr. Silva: Where the pipe is is actually the high point of this, pitching to either side.

Mr. Skulte: The contours makes it look like it drains from SE to NW, and that berm is going to block it.

Mr. Silva: That 62 still does empty out at the toe over here, if what your suggesting is that maybe a part of it that runs across and runs along the base of that till this outlet in here, it's possible. I can look at that to make sure there isn't a trap.

Mr. Skulte: Or you could grade it out as a swale instead of a pipe, is that less invasive.

Mr. Silva: That is a consideration too, might be a better way to go. Inverts here are a 61, but we have 61 on the fairway, your right, the natural flow was coming across. So, in order to do a swale, it would be hard to get into, 60.5, if we try to do a swale, we would have a hard time getting into here. Your point that wether or not we might have, by doing this we may trap some water in here, we have to at least have some sort of swale on the outside of it anyway to bring it down.

Mr. Andrews: So you're going to the Zoning Board Monday night.

Mr. Brennan: Yes, for our first, public hearing, will be seeing it for the first time as the current plan.

Mr. Skulte: Have you met with the abutter or any other neighbors.

Mr. Brennan: The only real abutter is the Algers, met with them, gone over things with them and work with them closely with their drainage issues. We're working on things, independent of this to just try to make them comfortable with this.

Mr. Silva: When we started the first plan, the Algers were there, a lot of discussion of their property and how it interacts with this projects so, they have been in the loop.

Mr. Brennan: They looked at it as an opportunity to look at drainage issues, as a result, I met with them at their home and my crew has been out to the site, grades, etc. and independently work on a solution.

Mr. Skulte: Is there the opportunity to over design those basins closer to the entrance to help try ot mitigate any runoff leaving the site onto their property?

Mr. Silva: It's just taking in this section of road. Everything else from the site is coming back this way.

Mr. Skulte: Then what ever your cutting off by building that road is that all going to be redirected to the pipe to the south? The road is a little higher than the land sloping to it, right? Create a swale along that edge, and drain it to the pipe opening there.

Mr. Silva: If you pick this surface water up, how do we get it into here, if we interrupt the flow of the surface water, you're going to get it, collected in that basin. There is a change in elevation over here, 69 elevation verse 72 road grade at the base. Catch basin that is over on this side in order to be able to handle.

Mr. Skulte: Is that a new basin

Mr. Silva: Yes

Mr. Andrews: It's outside of the roadway.

Mr. Silva: Two in the roadway and that's the one outside the roadway

Mr. Skulte: So it's technically on the other lots, that you are going to create.

Mr. Silva: Yes, and on Brim 67 in order to bring that water into it.

Mr. Andrews: So that will pick up the water outside the roadway.

Mr. Skulte: And that will go straight across to the wetland.

Mr. Silva: There is a section that is open and a section in pipe on Tonello's, but it leaves the wooded area, part of its in, there is a road that you go across in this area, there is a part that isn't a pipe that you can drive over. (on existing conditions) By making these changes, on Algers, taking that flow that is coming this way and put it in the bottom of what is an existing ditch now, back fill over and create a small swale on top, for them to have the run off from their house to go into that swale continues to go in that direction, but the pipe that handles that flow is going to be below, it's a pretty deep swale.

Mr. Skulte: Could you entirely re-route it, to direct it to the detention basins.

Mr. Silva: Tried that, original plan, but elevation is a problem, the elevation that is in the ditch, like 61, and the outlet at the pond is only 60. No way to get it there. Only to bring it back on this side.

Mr. Skulte: It leaves the headwall at 66 right? So, you have another 5 feet of elevation difference, before it goes into the wetland. If you chase it back a little further, maybe, I'm talking about the other ditch

Mr. Silva: The headwall, here is 61, talking about back here.

Mr. Skulte: is that not the cause of their problem?

Mr. Silva: Jurisdictionally, this would be doing work in terms of bringing that up, it would have a hard time with conservation allowing be to do that work right up against that wetland, raising that up in that area. Even the one we're talking about, bringing it up this way.. I'm doing it out their 25'.

Mr. Skulte: Where is that 18" pipe coming from?

Mr. Silva: Its' coming from Tonellaos property. The outlet from their drainage.

Mr. Skulte: does it cut across the new driveway your installing.

Mr. Silva: There is a driveway (existing conditions) you can see that 18'. 110' of pipe, that goes across now. Farm equipment goes across there now.

Mr. Skulte: Do you know how they connect then, from the headwall that's midway thru the Alger property. Headwall there, 18" pipe discharging there.

Mr. Silva: That 18" comes up from this area, and that goes underneath from the drainage that from the Bank.

Mr. Skulte: Its stops right there.

Mr. Silva: It actually stops, it's supposed to go into his property directly in there, but something is wrong in there. They tell me everything floods right over the bank , that is why it has expanded over the years, Floods, gets wet and serious storms it goes over the top.

Mr. Andrews: Asked to take in other appoints before they continue.

Continuance of Site Plan Review:

Mr. Webby present for Jordiss Rain Estates. Approved variances for the subdivision, one was to use the plastic pipe instead of concrete. Highway Surveyor does not approve of HDPE piping, so are here to submit plans, basically swaping out the type of piping.

Mr. Skulte asked if Mr. Badore said why he didn't want them.

Mr. Webby advised that Mr. Badore said he has seen them get cracked, but is industry standards to use HDPE. No difference in design, when they build the manhole structures. The hole has to be bigger. Would have to be mortared in. Mr. Webby suggested to Tim Fabrowski (owner) to get a manufactures rep.

Mr. Andrews: We made the approval based that being okayed by him, he didn't ok it, So you have the approval for that.

Modify the letter of approval, without the waiver and condition.

(Back to Site plan for 314 Plymouth)

Mr. Andrews asked if the site plan had been sent out to the departments and if we had received any comments from them.

Secretary advised we have a few responses, but am waiting on Fire Dept.,

Mr. Andrews suggested we send it out for review. Discussed if we should co-ordinate with the ZBA.

Mr. Andrews; As far as the lot lines that we're seeing here, this is all going to be contingent on that being put together.

Mr. Brennen: Correct, we understand it has to be combined. That's not a simple thing to do.

The reason why you see the draft Form A, so you can see the two commercial lots that are on the roadway and what the parcel is that gets combined with the other land. Not asking you to endorse that until after it's presented to you after approval is received.

Mr. Skulte: so procedurally, b and C would essentially be buildable lots and A would not be because it doesn't have the frontage.

Mr. Silva: A would be tied, actually tied to the decision.

Mr. Skulte: It's not a buildable lot until you attach it the other parcel.

Mr. Andrews: The structure of the road itself, what are you proposing, 20'

Mr. Silva: 24' of pavement, it's showing access roadway, variable lay out, show 12/24'

Mr. Skulte: It's roughly 800' to the turnaround.

Mr. Silva; Station 8, taking it straight right thru is right in the middle, 8 plus 44 is at the end of the cul-de-sac.

Mr. Skulte: The Fire Dept. did review it, and were ok with that. The road, turn around

Secretary: Have not received anything back.

Mr. Silva: The comment from the Water Dept. was that they wanted to have the water looped. There was a discussion about that, with the earlier plan

Mr. Belcher: Didn't they not loop it in the other, on 58?

Mr. Andrews: I don't think anybody else has looped it.

Mr. Peck: I don't see the purpose of the loop it to come in, come around the bank and back out to 106.

Mr. Andrews: I don't think they've enforced that to anybody yet.

Mr. Silva: We didn't do it based on offsets, It did come back as a comment from someone, if it doesn't have to happen. It would be great not to have to do that.

Mr. Andrews requested to find out where in town there are other looped water lines. (email)

Mr. Skulte: do you mind expanding a little bit of the septic system design, it looks like they're all pressure feed from the individual tanks as opposed to one central pump for this system.

Mr. Silva: The individual units themselves would go to a septic tanks, that would take care of solids. Then there would be an E1 right in front of it in order to go into a pump system, 2' line, taking just the liquid. At that point into a system that would take it to the leaching system.

The Home owners Association will be responsible for the actual pumping. All be part of the HOA. Discussion continued in regards to the system, reserve area, will be a Presbrien Enviro System, has fiber fabric, and very good track system. Venting will be in the field, or incorporate into the landscaping.

Chairman Andrews asked about the piping, whether it will be concrete or HDPE. The plans proposed are for the HDPE, and as the development will be private, there are not as many restrictions. Inclosing, Mr. Andrews

advised that the board would like more comments from Town Departments to come back and the drainage calculations will need be go out for Peer Review. Mr. Silva will try to address the comments brought up tonight and will talk about the landscape issues. Secretary advised we need an extension agreement.

Motion to accept Letter of Mutual Agreement for extension for R&J LLC, and Country Club LLC of 30 days, Continue to July 21, 2016 @6:30 p.m.

MOTION: Larry Belcher
SECOND: Jonathan Soroko AIF

Bills:

Motion to pay WB Mason for a total amount of \$174.63 for office supplies

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Meeting Minutes:

Motion to approve meeting minutes from June 2, 1026

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Motion to approve meeting minutes from June 16, 2016

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Quick discussion to review Heron Rd bond release and work still needed to be corrected. Also discussed possible review engineer for Site Plan of Multifamily Dev.

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

It was unanimously voted to adjourn the meeting at 8:32 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
