

Matthew J. Hayes, P.E., Chairman
Karyl Spiller-Walsh
Andy Rodenhiser
Alan DeToma
Cranston (Chan) Rogers, P.E.

PLANNING BOARD MEETING MINUTES **May 24, 2005**

PRESENT: Matt Hayes, Chan Rogers, Karyl Spiller-Walsh; Alan DeToma, Andy Rodenhiser

ALSO PRESENT: Gino Carlucci, PGC Associates; Susan Affleck-Childs, Planning Board Assistant; Mark Louro, VHB, Inc.

The meeting was called to order at 7:30 P.M.

Citizen Comments - None

Matt Hayes welcomed Chan Rogers to Planning Board.

Election of Officers

A motion was made by Karyl Spiller-Walsh and seconded by Andy Rodenhiser to nominate Matthew Hayes to serve as Planning Board chairman. Matt agreed to serve. The motion passed unanimously.

It was agreed to hold off on other officers to a later time or date.

Pine Meadow II Preliminary Subdivision Plan

Paul DeSimone, DeSimone & Associates
Matt Barnett, Applicant

Paul DeSimone – This is now a 7-lot subdivision instead of 8 lots as originally proposed. The general layout is 2 streets with 7 lots. Lantern Lane is 100 feet shorter than the first plan. We haven't changed the drainage easement. We are still looking for one waiver on the grade on the slope of the road to keep the road well above the Algonquin transmission line. We didn't change the detention basin. There is no sewerage. On-site septic will be used. We just shortened the road.

Everything else is pretty much the same. We were denied before on the design of the detention basin. We really need to be clear on what you want. This is a gradual slope. The construction area where the road and the house is way up.

Mark Louro – It looks a bit different than the first one. What is the initial drop?

Paul DeSimone – 2 feet in 8 feet. We are not too clear on the denial and why it didn't meet the town's regulations.

CHAN ROGERS – Who denied this?

MATT HAYES – This board denied a previous plan with a longer road.

Paul DeSimone – You only require one sidewalk?

MATT HAYES – Yes. The house footprints are shown for information only, they are not in an exact location?

Paul DeSimone – We are showing a 60' by 30' footprint. If there is another type of means of controlling the water that you guys want, I want to know what that is.

Mark Louro – You really need to look at that decision.

MATT HAYES – This doesn't look like a problem to me.

Paul DeSimone – I haven't changed anything except make the road shorter. I didn't adjust the pond size.

Mark Louro – Some of the contours are mislabeled around the pond and house.

Paul DeSimone – So the detention basin is OK?

Mark Louro – If it meets the requirements and the house has been moved away from the top of the slope.

Paul DeSimone – The septic will go in the back yard now.

Paul DeSimone – What side do you want the sidewalks on?

Mark Louro – You can't use the driveway as a wheelchair ramp. Make sure you can cross at the intersection of the two streets.

Paul DeSimone – I was thinking of the sidewalks along the south side of Pine Meadow Road.

KARYL SPILLER-WALSH – What is the pavement width?

Paul DeSimone – It is 26 feet.

KARYL SPILLER-WALSH – I think that is excessive for the size of the subdivision. Also, could one of the cul de sacs be changed to a hammerhead?

Mark Louro – Just remember that anything changed would need a waiver.

Paul DeSimone – The only waiver we are requesting is a change in slope. But we would be glad to narrow the pavement.

KARYL SPILLER-WALSH – If you do cul de sacs, you need to do landscaped islands.

Paul DeSimone - A hammerhead wouldn't really work in this setting. It works better if a driveway comes out of each end.

ALAN DETOMA – I am not thrilled about a hammerhead solution.

Paul DeSimone – We could reduce the size of the cul de sac.

ALAN DETOMA – I am not averse to narrowing the road width and I think islands would be good. I would suggest that the sidewalk just connect most of the way around. In lieu of wide roads, make it more pedestrian friendly.

Mark Louro – That does make a lot of sense.

KARYL SPILLER-WALSH – I would consider a waiver on road width.

MATT HAYES – I would rather see it as a 26 foot road.

Nick and Nancy Turi, 8 Fisher Street – We would rather see the road a little bit narrower. We have seen the plan and we like what we see. The only thing we had asked for at one point is access from the new street. We think this is a nice plan. It would be nice to have some neighbors. I would like the road a little narrower to make it further away from my driveway.

Paul DeSimone – We would terminate the sidewalk away from the driveway.

MATT HAYES – Would you consider having your driveway come off the new road for safety purposes?

Nick Turi – I want an appealing driveway and a safe way.

CHAN ROGERS – There shouldn't be a driveway at the corner like that.

Mark Louro – The proposed road creates a safety issue. The edge of the driveway and the curb intersect.

Paul DeSimone – We are deeding him the piece of land.

MATT HAYES – What is the Board's feeling on reducing roadway widths?

CHAN ROGERS – That would be OK with me but you need to be consistent.

KARYL SPILLER-WALSH – I would like to see Lantern Lane reduced down to 20 feet and have 24 feet for Pine Meadow and landscaped islands in both cul de sacs.

Paul DeSimone – When the pavement width requirements came into effect, the roads were made wider to accommodate granite curbing, which couldn't be mounted. Without the granite curbing, the pavement width becomes less of an issue as the bituminous curbing can be driven upon.

ALAN DETOMA – If we can successfully reduce Pine Meadow in width to move it away from the abutter, I see that as trying to improve a precarious situation.

Paul DeSimone – We can offset the road. We will definitely work with Mr. Turi.

ANDY RODENHISER – I agree with Alan. If the paving can be narrower, that reduces the amount of paved surface. As long as it is safe.

Mark Louro – The outlet pipe that comes from the cul de sac to Lantern Lane. I would suggest you cut it down.

Mark Louro – The drainage was modeled to assume that all runoff from all impervious surfaces of the lots would go into the roadway drainage system. What if a builder doesn't put the downspouts at the back of the houses?

Paul DeSimone – The drainage design figured that a very small % would go to the roadway drainage system.

Mark Louro – You are increasing impervious area and that needs to be accounted for. With stormwater management, you cannot increase the volume or rate of flow.

Paul DeSimone - I am told from Barbara (Thissell, the engineer) that the number is too small to calculate.

Mark Louro – You are clearing trees. Perhaps she can make it work and model it so the runoff goes off the back of the roof.

Paul DeSimone – If there is any increase, we can put cul tec units in.

Mark Louro – A portion of the stone wall has to be removed to construct the roadway so there will need to be a scenic road hearing.

Paul DeSimone – There is one tree that is dead that will need to come out.

MATT HAYES – If the tree is dead, we may not need a scenic road public hearing.

Paul DeSimone – Can we coordinate that?

Susan Affleck-Childs – Yes, when we get to the definitive plan stage.

Gino Carlucci – One of the regs requires that features of the land be shown on preliminary plans. The wooded areas are not shown.

Paul DeSimone – The entire parcel is wooded.

MATT HAYES – Would you consider selective cutting zones on the perimeter? We want to keep it very wooded.

Paul DeSimone – We can commit to a 15 foot zone for no cut area but we are concerned about septic designs and locations.

Paul DeSimone – Would offsetting the road require a waiver?

Mark Louro – I don't think that is a requirement, but a preference. It would improve safety to offset the road.

MATT HAYES – It seems the Board is favorable to reducing Lantern Lane to 20 feet.

MATT HAYES – I would like to keep the entrance of Pine Meadow Road at 26 feet, but then it could be 20 feet after the Lantern Lane intersection.

ANDY RODENHISER – Could the stone walls on site that are going to be removed, could they be reused in some way?

MATT HAYES – We will want you to go with landscaped islands in each cul de sac. And the sidewalk should go most of the way around to the end of the Lantern Lane cul de sac. Also, the paved Pine Meadow Road can be off center within the right of way.

Susan Affleck-Childs – The plan shows two lots with more than 30,000 square feet. What are your intentions on seeking ZBA approval for those lots for duplexes?

Matt Barnett – We will not be applying to the ZBA for duplex special permits.

Request for Repetitive Petition to the ZBA - 168 Holliston Street

KARYL SPILLER-WALSH – Recuse at 8:20 p.m.

Gene Walsh – The road has been changed, so we don't need a variance from the ZBA anymore.

MATT HAYES – Last fall, the ZBA denied the applicant a special permit and variance to build an accessory in law apartment. The Zoning bylaw does not allow an applicant to come back within 2 years without a repetition authorization from the Planning Board.

Gene Walsh – We need you guys to say its OK to go back to the ZBA.

A motion was made by Andy Rodenhiser and seconded by Alan DeToma to authorize Eugene and Karyl Walsh to repetition the Zoning Board of Appeals for a special accessory dwelling unit special permit. The motion passed.

NOTE – Karyl Spiller-Walsh returns at 8:25 pm

Flood Plain Special Permit Referral from ZBA – 2 Main Street

Bob Potheau - I am before you asking for very little tonight. The building inspector wouldn't issue a building permit for the new building. He felt the building would be located in the flood plain. The problem lies in the way the flood plain map is drawn.

MATT HAYES – The building inspector has to go by the FEMA maps. When Mr. Potheau's engineer put the plan together, there was a mix-up on the flood plain lines. So now, Mr. Potheau needs to get a special permit from the ZBA (to build in a flood plain) and the ZBA needs to get recommendations from the Planning Board, CONCOM and Board of Health before it can do so. The ZBA needs a letter from us recommending that the special permit be issued. There are no changes to the site plan we recommended earlier this winter.

ALAN DETOMA – if we have BOH and CONCOM support, I see no reason why we shouldn't recommend –

A motion was made by Andy Rodenhiser and seconded by Alan DeToma to recommend that this go back to the ZBA with a positive recommendation by the Planning Board. The motion was unanimously approved.

Birch Hill Subdivision – Consideration of Plan Revisions

Joe Marquedant – Marquedant Surveying
John, Mark & Ellen Rosenfeld – Applicant/developer

John Rosenfeld – We are trying to get this hill stabilized. We seeded and stabilized the whole hill. It seems to be holding up quite well in all this rain. The road is clean as a whistle. We popped up everything. The pipes look clean. The sump has silt in it but we will get it all cleaned out. The pavement has been saw cut and is ready to come out. It should take me a week to finish if the weather permits. The entire swale was redone as well. We put the pipe in, filter paper and rip rap. It is flowing good. The first retaining wall for the house is in place at lot 17A. That stabilizes the hill in front.

Mark Louro – The only comment I have on the revised plans is that I want to extend the limit of the stone.

MATT HAYES - That is because I noticed another area where it was starting to deteriorate.

Joe Marquedant – See note #10. I put that in to give them some flexibility. It is already wider.

John Rosenfeld – I took up about 60% of the area, more than what is shown.

Mark Louro – The other thing that you said you would do is to video and clean the drainage system.

John Rosenfeld – It will be the second week of June to do the clean out. The French drain is 700 feet away. I will get him in there somehow. We want to make sure it is running the entire way.

ANDY RODENHISER – Can we contact Dave D’Amico when it is going to occur?

Mark Louro – I will be there, either Dave or me.

Mark Louro – Another question I had was on the endorsed modified plan from April 2002. Sheet 1 shows sidewalk on just on one side ending at the intersection of Ivy and Hunter. Another sheet shows sidewalk going around the entire cul de sac. I am just looking for clarification.

Joe Marquedant – With all the activity here, we will have the sidewalk go just to the intersection with Hunter and Ivy and not go around the cul de sac.

Mark Louro – So this is a point of clarification, that there will NOT be a sidewalk all the way around.

CHAN ROGERS – What caused the problems?

John Rosenfeld – It appears that there is an underground spring.

Mark Louro – There was a substantial cut. Then water started to come up from under the binder.

NOTE – It was agreed that the 5-11-05 drawing as revised is OK for the reconstruction.

Mark Louro – I revised the bond estimate to a total of about \$60,000. That includes all this work.

MATT HAYES – The reason for increasing the bond is to authorize the lot release.

Mark Louro – However, the regs say that to release a lot, the binder needs to be in and drainage system functioning. They are now lacking/missing. The binder was in but it has failed and they are repairing it. But the binder is no longer acceptable as is and the lot has to be accessible. What if the binder isn’t actually completed?

Mark Rosenfeld – I need the lot release to get the loan for the house.

MATT HAYES – I don’t consider the road to be complete.

KARYL SPILLER-WALSH – I would recommend a release of one lot with an increase in the bond amount.

MATT HAYES – This bond estimate includes the cul de sac.

Mark Louro – Yes, it also includes sidewalk all the way around, but I can adjust this number downward.

MATT HAYES – The Board can vote on a bond amount, as a “not to exceed” number. Then we can vote to release one lot. Mark Louro will revise his bond estimate to not include the sidewalk all the way around. Susy and I will review that number. The applicant will come in and pay the money and we will issue the lot release.

A motion was made by Alan DeToma and seconded by Andy Rodenhiser to increase the bond for Birch Hill to an amount not to exceed \$59,556. The motion passed unanimously.

A motion was made by Karyl Spiller-Walsh and seconded by Andy Rodenhiser to release lot 17A upon payment of the supplemental bond. The motion passed unanimously.

It was agreed to have this item on the agenda for the June 14th PB meeting for a status report and to consider an additional lot release and bond reduction.

Mark Louro will calculate a revised bond amount on Wednesday for Susy.

Restaurant 45 – Informal Site Plan Discussion

Paul Yorkis, Patriot Real Estate
Mark Smith, owner
Jay Melick, architect

Paul Yorkis – Thanks for the opportunity to meet with you. We met with you once before and you raised concerns raised about traffic flow. The revised plan has a one-way entrance coming in off of Route 109 and then traffic would flow thru a one way lane toward the back of the site. I met with Fire Chief Wayne Vinton to review this informally. Wayne said he would be happy to review the final document. He has no objections, concerns or issues so far. He didn't see any problems. All of this area along the south and west of the site toward Little Tree Road would be constructed to be a light barrier. Building B is a pad site. We have no idea of what it would look like, whether it would be one or two tenants. We understand you would want to see that. We intend to apply for site plan approval for the entire site but we also know that the tenant for building B would have to come in as well for site plan approval. There is adequate parking in this configuration based on building B being a retail space and for the restaurant with the addition.

MATT HAYES – How many total parking spaces?

Paul Yorkis – 104.

Mark Smith – Right now we have 68 spaces.

Paul Yorkis – I am sure the configuration would be changed based on Disability Commission review. We need your input, suggestions, etc.

ALAN DETOMA - You make reference to front yard setback. What is the side yard setback?

MATT HAYES – We are concerned about the buffer between commercial and residential uses.

Paul Yorkis – We will have to do some homework on that and meet with the neighbors.

Jay Melick – There is a 15 foot buffer between the parking and the edge of property line per the new zoning district.

Mark Smith – We would be looking for a daytime business for building B so we can share the parking spaces at night. Our lunch business is just OK. Nighttime is when we need the space. We will be adding a handicap accessible entrance from the back. We aren't going to expand the seating but rearrange it.

CHAN ROGERS – Will the 126/109 intersection be impacted by what you do? I understand there is to be another lane. I have talked to the traffic engineer at the Mass Highway district office. That is an awful situation there. It backs up all the way to Fisher Street.

Paul Yorkis – To the best of our knowledge, we don't know of any proposed taking of that site. I know there is a left turn green arrow that is inoperable.

CHAN ROGERS– Dunkin Donuts was supposed to provide an arrow, but that wasn't done due to delays for the road upgrade.

Mark Smith – I have not been approached by anyone about any land taking. I haven't had the slightest hint that something was happening.

Mark Louro – There will be no takings there. The reason the left turn arrow was not functioning is because the conduit under the roadway had collapsed. Former DPS Director Lee Henry had planned on the town fixing the conduit. It just needs to be connected. The equipment out there does not function properly. Once you get a new signal system, it will relieve a lot of the problems. The traffic analysis that was done did not recommend an extra lane.

Paul Yorkis – I believe it is an "F" intersection.

Mark Louro – Loop detectors will improve that dramatically. There will be a brand new signal with the Route 126 improvement project.

CHAN ROGERS – Whenever a truck is there, there is a real problem.

Mark Louro – I don't believe they are planning to move the controller.

CHAN ROGERS – So these guys aren't losing any property?

Mark Louro – No.

Gino Carlucci – The maximum lot coverage is 30% for this district

Mark Smith – We are under that.

Mark Louro – Are you increasing or decreasing impervious area?

Jay Melick – Increasing.

Paul Yorkis – The guidance we are seeking is if there is a sense that something close to this would work, then we want to start designing a drainage system. The team of Faist and O’Driscoll are going to be handling this project.

MATT HAYES – I am concerned about the alignment of the entrance with the thru road. It doesn’t match up. Please look at that.

Susan Affleck-Childs – How do you want to handle sidewalks on this site?

Mark Louro – I would recommend linkage to the Route 126/109 intersection work.

ANDY RODENHISER – There is some low impact development stuff that is coming out that we have been trained on that would be good to look at.

CHAN ROGERS– I am surprised you have it so constrained for entrance and exits.

Paul Yorkis – We are not showing any drive-thru facility for Building B.

Mark Smith – I have received nothing but positive feedback from all the people I have talked to. Everyone is pleased with the curb cut plans. The landscaping will be 1000% top of the line.

ALAN DETOMA – This plan will take it from what is was to what you want it to be.

Mark Louro - How will you phase this?

Mark Smith – I will want this to move quickly.

Paul Yorkis - Building B is 5400 sq. ft as of right now. It may have to be a little smaller.

MATT HAYES – There will need to be sidewalks to link up with 109/126 work.

Susan Affleck-Childs – Can you explain more what you intend to do in that buffer area?

Paul Yorkis – We will meet with the abutting neighbors soon. Probably a nice looking fence will be included.

Mark Louro – Are there any wetlands?

Paul Yorkis - We have had a professional person evaluate the site and they have determined that no wetlands are on site.

NOTE – The Board took at break at 9:35 pm

159 Main Street Site Update

Paul Yorkis, Patriot Real Estate

Paul Yorkis – I am here this evening because of I think some confusion has developed. I would like to start with the sequence of events. Dave D’Amico, DPS Director stopped in at my office one day when I wasn’t there. We later spoke and Dave asked what was going on at the site. I explained to him. Through that discussion, he indicated he had been asked by the Inspector of Buildings/ZEO to see what was going on at my site. I explained and he said everything was fine. There was and is a pre-existing driveway apron on route 109. There has always been an unpaved driveway going back to the garage. Shortly after we bought the building, in order to meet the ADA and AAB requirements, the paved area of the parking lot was extended deeper and a lot of fill was brought in. So a stone wall has been built to cut the angle down and to provide some access to the garage. The area to the right of the garage has been regarded, but not paved. Nothing has been built. Following my discussion with Dave, he suggested that I needed to see Bob Speroni and explain to him. Dave indicated that I did not need a street opening permit. Bob asked me to send him a letter explaining what I was doing which I did. Then I got Bob’s letter. Let me be clear that I have not requested a modification to my site plan. I am not trying to be argumentative with Bob or the Planning Board, but I did not request a modification. I don’t think any of the work that has been done needs a site plan. It would help me if you can send me a letter acknowledging receipt of my note to Bob and his note to you.

Gino Carlucci – If the ZEO officer says it is a modification and the bylaw says it has to come to the PB, then that is how it works.

ALAN DETOMA – I am a little confused. You didn’t request a modification to the site plan area?

Paul Yorkis – It is a new turn around area, but it is not paved. I think it is insane to stop on Main Street and try to back in and or to back out onto Main Street. This gravel area allows a person to turn around.

MATT HAYES – 159 Main Street is not a residence?

Paul Yorkis – No, it is not.

ANDY RODENHISER – What would be helpful here?

Paul Yorkis – Truly, to send Bob Speroni & me a letter indicating that the Planning Board is in receipt of his letter and Paul’s letter to him and that there seems to be some confusion. I truly don’t know how I have modified the site plan.

ALAN DETOMA – What is this worth to you?

MATT HAYES – Susy and I will draft a letter to you and Bob. We will try not to make it worse for you.

Paul Yorkis – To pay a fee to have something reviewed of this nature seems ridiculous.

Susan Affleck-Childs – If this work had been shown on the original site plan, would it have impacted how we reviewed the site plan. Would this more extensive work triggered a drainage analysis?

Mark Louro – With the first site plan, they wanted to do a gravel parking area. The site plan did not show the existing gravel driveway he speaks about. And now he is almost doubling the gravel area. AT the time of the site plan, the Board tried to reasonable and did not require an engineering analysis and that was with the understanding that everything else would be lawn. Now you are putting in gravel and changing patterns. It is different.

Paul Yorkis – I don't think we have changed runoff patterns.

Mark Louro – Why wasn't the old driveway shown on the original site plan?

Paul Yorkis – We didn't think we were going to use it but we find now that we need to store the signs in the garage.

Mark Louro – I don't have a problem with the steps at all.

Paul Yorkis – The real new area is the gravel turnaround. I believe it would be unsafe to try and turn around on the grass area with the slope that was there. The water was shooting down. With the stone wall there now, it is stopping the long run of the water. The level area in front of the garage is still level. I think the velocity of water going across the site is diminished substantially.

ALAN DETOMA – The gravel turnaround area appears to be very large on the drawing you gave us. Is it accurate?

Paul Yorkis – That is my sketch. I believe it is probably smaller.

ANDY RODENHISER - Is it your intent to park cars there?

Paul Yorkis – The only one might be the plow truck. I plow the Ishmael Coffee Estates roads and plow out my other clients. I have not been parking it there but would like to. My wife wants the truck out of our driveway at home.

ANDY RODENHISER – It seems like there are a series of minor changes that precipitated Bob Speroni's involvement.

Mark Louro – From a drainage perspective, I agree you are not adding a lot of gravel to the site.

MATT HAYES - Ask Bob if it is really a modification, or a violation.

KARYL SPILLER-WALSH – We should try to set a tone that would imply that we have looked at it and there is some confusion. Ask Bob what he really means.

Mark Louro – Do you have any before photos?

ANDY RODENHISER – It is important that we maintain some consistency in our expectations of Bob.

MATT HAYES – I will chat with Bob.

Paul Yorkis – I will hold off on doing the steps until I get some guidance on this matter. There are some dead trees that need to come down. The truck to remove the trees needs the gravel driveway. I am sorry that this has taken so much of your time

Construction Observation Fee – Wingate Farm Subdivision

Recuse – Karyl Spiller-Walsh and Matt Hayes.

VHB recommendation of \$4,767.

A motion was made by Alan DeToma and seconded by Andy Rodenhiser to set the construction observation fee for the Wingate Farm subdivision at \$4,767. The motion passed.

Street Acceptance – Mark Louro

Redgate II Subdivision – Ash Lane and part of Clover Lane

Mark Louro – Re: the as-built plans, we issued a review letter on May 18, 2005. Comment #7 indicates there is a conflict of information between the profile and plan showing different elevations. Revised plans were submitted today but they still are not correct. Regarding item #10 on as-built comments, Steve Poole provided a letter dated 5-24-05 regarding the dimensions of the detention pond. I don't care why the plan isn't correct. It needs to be fixed so that the plan portrays the actual as-built condition.

Susan Affleck-Childs – Let's have Mark contact Steve Poole to specify how the plan needs to be fixed.

Mark Louro – I want the plan to show the actual pond as it was built.

Mark Louro - On the street acceptance plans, those are complete and they have addressed all our outstanding comments.

NOTE – Susy will communicate with Mike Narducci that these details need to be handled.

Camelot II & III /Medway Manor Estates I & II Subdivisions

Susan Affleck-Childs – Everything appears to be in order. We have a sign off from Chief Vinton on the fire alarm box. We have letters from the Mass Architectural Access Board indicating that the complaints have been resolved. I will ask the Disability Commission for a note and follow-up with Dave D'Amico to make sure that DPS is still OK with accepting these streets. They had signed off on them in May 2003.

MATT HAYES - We will plan to meet right before town meeting at 7 pm on June 6th to decide on the final street acceptance votes for Redgate 2 and the Camelots/Medway Manor

Construction Observation

Grapevine Estates

Mark Louro – Things are going along quite well.

ANDY RODENHISER – The wall that the subdivision sign is in, is it in the public way?

Mark Louro – I don't know. The property owner thinks it is on his property. That wall and sign was not on the approved plan;

Birch Hill

Mark Louro - You already heard everything earlier tonight.

Country View Estates

Mark Louro - Greg Whelan was out this past week with Bevilaqua to repair some settlement around some of the structures using the infrared. There are 3 structures where the roadway grade had settled a bit where the road is lower than the structure. We had a meeting with Greg to go thru punch list items.

NOTE – Mark Louro departs at 10:40 p.m.

OTHER BUSINESS

CHAN ROGERS– CONCOM doesn't have an Agent right now. I was going to volunteer as a senior to do work for them. I don't believe there is a conflict of interest with doing that if I am serving on the PB. I am very familiar with wetlands process and issues. I plan to meet with them and prove my ability to handle the task although there may need to be a specialist from time to time. I am just letting you know right now

ANDY RODENHISER – What is our overall direction for next 3-4 months? Is there any overall vision other than economic development?

CHAN ROGERS – I want to second that question. I would like to have some kind of discussion. I agree with Andy that the PB should have some objectives to deal with planning. There is room to set the overall objectives and even if we spend 5% of our time in planning, it is important to articulate that as a community interest.

MATT HAYES – For Chan and Andy, one of the best things you can do is get familiarized with the rules and regs.

Susan Affleck-Childs – I am meeting Thursday morning with Andy and Chan, sort of an orientation.

MATT HAYES – Let’s plan to have this discussion at our June 14th meeting.

Invoices

\$315 – PGC Associates 3-7-05 invoice for plan review services. Motion to approve by Karyl Spiller-Walsh, seconded by Alan DeToma. Approved unanimously.

\$1,452.50 - PGC Associates 5-3-05 invoice for plan review services. Motion to approve by Andy Rodenhiser, seconded by Alan DeToma. Approved. Karyl Spiller-Walsh recuse.

\$118.83 – VHB, Inc. 1-12-05 invoice for construction observation services. Motion to approve by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Approved. Matt Hayes recuse.

\$241.20 – VHB, Inc. 4-7-05 invoice for construction observation services. Motion to approve by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Approved. Matt Hayes recuse.

\$297.62 – VHB, Inc. 4-7-05 invoice for plan review services. Motion to approve by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Approved. Matt Hayes recuse.

Gino Carlucci – I have been working on the use and dimension tables for the Zoning By-Law. I will have a rough draft ready for next time.

Gino Carlucci - Another article on the town meeting warrant is the DIF proposal. Also, we had some good news that the state approved a \$500,000 CDAG grant for the sewer project.

A motion was made by Andy Rodenhiser and seconded by Alan DeToma to adjourn. The motion passed unanimously.

The meeting was adjourned at 11:45 p.m.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant

NOTES – The March 8, 2005 meeting minutes prepared by Gino Carlucci were distributed. Susy will notify the other boards/departments of the liaison assignments.