

November 28, 2006  
Sanford Hall – 155 Village Street

PRESENT: Andy, Bob, Karyl, John, Chan

ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant; Gino Carlucci, PGC Associates; Paul Carter, VHB, Inc.

The meeting was called to order at 7:02 p.m.

**CITIZEN COMMENTS** – None

***Evergreen Meadow Subdivision – Bond Reduction***

Request to reduce the bond from 153,638 to 97,807 per VHB bond reduction

Andy – I went out there and they have actually completed the sloping of the granite curbing. The grouting between the joints is a little sloppy and the concrete that was put in is white – probably the best it can be – he did what we asked him do.

Paul – sloped granite edging varies in quality of installation – that looked OK – it doesn't justify taking it out – as far as concrete in front, they could have done better in troweling – the granite cobblestone is pretty irregular anyway so it doesn't look too bad – I don't think it is worth taking it out – I would suggest, let it go through the winter

Andy – it was a loose slurry that was poured in there –

Bob – could have been brand of cement that was used

Andy – still some stockade fencing out there that needs to be attended

Bob – I don't like – when I look at the individual line items for work, to hire an individual contractor to go in on a one by one basis -

Andy – basis for numbers

Paul – MHD unit prices

Bob – based on a

Motion by chan to retain 100,000 to complete the work –

Andy – is that adequate

Bob – as long as we have reasonable faith that he will follow through on this – yes – you look at a quantity at a unit rate, but then when you try to do the work, it will

Bob – we should look at the unit prices, is there a minimum square footage that the pricing is based on, if it is a small quantity that needs to be adjusted – it is also an issue on quality of the builder

Paul – MHD now has a web site that breaks down the quantities more in terms of quantities – bid prices that they have received – we can also try to adjust them up based on quantity –

All in favor – AYE . . . unanimous

John – are you saying that vhb’s estimate needs to be corrected – I want to go with that number

Bob – I think they are low based on lower quantities -

ANDY – I want to address the fence issue . . .

Karyl – do we want to have a fence there?

Andy – I imagine he doesn’t want to look at the concrete box that was built next door - this may need a plan revision . . . is it on the plan??

DISCUSS – bond adjustments . . . at a future meeting

CONSTRUCTION Observation Reports – all set

### ***Public Hearing Continuation – Daniels Village ARCPUD***

Jim Williamson, Barberry Homes – Jim Williamson

Andy – we are waiting on the revised plans

Jim – they are 80% done and the drainage is almost done -

Andy - referenced the drawing from Mr. Gustin sketch of the trees on the site – we adjusted the ARCPUD bylaw in June to require a 4 step design process – you were in the process of developing your plans then but we still need to see that you have made the effort

Andy – I would like you to take some of the significant trees and show them on the plans

Andy – we also got a letter from town of medway fire department – chief’s review – payment in lieu of installing a fire alarm system – so it will be \$5,000 to be paid – to go to al special fund

Jim – We are prepared to talk about the open space and affordable housing – I had sent him a plan and he had met with his committee – Jim met with his group and sent it back - we may need to move it a little bit north so it is not so close to the houses

Jim Wieler – we convened the trail committee – there were a couple of concomm members there they want to keep it outside the 25 foot boundary where we could – but that doesn’t mean it can’t encroach – most important – is to not destroy any wetlands so you don’t have to replicate – use a board walk on piers if necessary – no problem to move it away from those houses – people don’t want folks walking so close

Jim Wieler – the big thing for the PB – somehow we want to get across to Tanniels’s property where there is a trail that runs – we want to try to create vistas; the other thing that is real interesting – there is a 12 foot area to build a platform to get to the Lee property and onto high land – that is our wish list –push it back as far as CONCOM will let you –

Jim Williamson – I will get Rob to coordinate with Taniel Bedrosian to try to make a connection  
In practical terms, there is more open space all the way to Lovering street –

Andy – are you happy

Jim Wiler – quite, - this is our wish list – this piece is vital to link the whole network – a lot of people are using the Choate to the High school

Andy – have you talked about construction standards

Jim – stable footing, stone where it is not stable, -

Jim Williamson – concerned about another component of the trails so close to the houses

Karyl – this wish list seems huge – keep in mind that they haven't presented the stormwater system yet – we could be looking at areas that have detention ponds – we worked at really hard at getting a vista – I would have a very hard time with

Jim Wiler – maybe a pathway through the center –

Karyl –

Andy- we should have a couple of connection points

Jim Williamson – we can put easements on the plans for use of the residents of the development – for connections – we could also bring it to connect out to Winthrop street

Karyl – that whole crossing over to the open space looks very logical

Andy – how are you going to address the access by the public from the parking areas

Jim Williamson – I will have the landscape architect look at that

Jim Williamson – we will have the revised plan for you for next week

Andy – how many parking spaces do you want to have for the public access to the trails

Chan – do the paths cross the street?

John – a little spot behind

Jim Williamson – walking trails for the public should be the perimeter

Bob Tucker – have you looked at having a little parking area – more than 3 or 4<sup>th</sup>

Andy – like a trail head almost – or that type of concept – look at big picture

Jim Wiler – Choate park, high school and Idlybrook – 3 cars at Evergreen -

Dan – I don't think you need much parking here

Jim wieler – from our perspective, if we can go into the loveirng street right of way, we can connect to evergreen meadow – maybe a single path through the vista

Andy – BOS to gain permission to use the loveirng street ROW for a pathway connection

Karyl – kep the vista,

Andy – what is board’s consensus on parking

Bob – any regulation that requires parking for the trails

Chan – I haven’t heard a case from jim and dan for parking

Gino – I am pretty sure there is not a parking requirement

Gino – I think you are clear on getting out to Winthro Street

Andy – bring the trail out to Winthrop at the southern end of the site/driveway or maybe join in the trail to the sidewalk

Handout on conservation restrictions from the Mass Coalition of Land Trusts

Susy – explanation on conservation restriction and how it works – CRWA recommendation to have 2 entities

Jim – susy did provide me with a draft of the riverbend restriction – it is not totally adequate for our purposes – the concept can be modified to fit the land

Jim – your bylaw says that only 50% of the required open space is to be protected – is it the board’s wish to set aside all of it – that would preclude a soccer field or some other use

Karyl – every conservation restriction should be unique –

Jim – a lot of this is boiler plate – but it does have to be site specific

Andy – we would encourage you to take this approach – difficulty getting a consenssy from the BOS – more expedient to go with this

Jim – they are all very much the same – they do have to be approved by somebody at the state

Gino – divisoiin of conservfation services

Jim wiler – for thel board’s the benefit – the cost to the land trust for enforcement – typically the uppercharles land trust looks to establish a fund to be able to prosecute – susy said there is a recent judgement re: seeking ways to recoup – we would like to see the conservation restriciotn language too

Andy – you will try to advocate for acceptance of this –

Jim – typically we look for a funding mechanism in case wse have to litigate –

Andy – can you report back to us?

Jim – upper Charles conservation land trust – is a board member

Chan – I don't feel this is a permanent solution – the BOS is going to need to be able to deal with this kind of issue – are they aware

Jimn – as I understood it, the condo associaotn will own the land and the Medway concom and another land trust group would hold the conservation restriction to police it – the only issue would come up is if there are legal issues

Chan – it is going to multiply every year, and then there will be some that will disagree – sooner or later, the BOS will have to get involved in the open space issues – ultimately the selectmen have to get involved – this is a new technique

Andy – but it wouldn't be in limbo – it would be owned by the condo association

Andy – they feel they don't want to own the land

Jim Wieler – the bos has to accept the conservation restricoitn on behalf of the concom

Andy – the tax implications – you would have a reduction

Jim Williamson – it might even out – I talked to the assessors office – it would depend on how the assessors would choose to look at it – the goal of the bylaw is to protect the land and to have it be used as passive

Andy – have you been before the street naming committee

Jim – sent in our application

Andy – can yo update us on the subdivision process –

Jim – I talked to the building inspector – as long as some units are on a separate lot

Andy – affordable housing – have you got some type of plan yet

Jim – state has revised the LIP guidelines – we have retained a consultant to help us – a bunch of firms have sprouted up – I do have a sample for your files – Robins Brook in Acton - - as of today the affordable price will be \$150,500. I can show you how we calculated that –

Andy – how will those be disbursed

Jim – they will be disbursed – it is not our intention to make any of the single family detached homes affordable – that would be another \$800,000 loss.

Eric – I think that is standard practice – you want these want to be long term affordable – I would think it would be OK to be disbursed in the triplexes

Jim – we will have some end units – they wont all be in the middle of the triplex – we can't afford to make the single family homes affordable – I talked to the folks in Acton –

Susy – DHCD may provide some direction on that

It is now called LAP instead of LIP - jim we will idnetiyf those next time –

Andy – are we making sufficient progress?

Jim – I do want to say one thing – they are having a tough time filing the affordable units – the eligibility requirements are somewhat restrictive – a number of these are struggling to qualify –

Andy – is it the consultants' resposniblity to market them –

Jim – yes, advertise for 60 days, internet marketing – units have to – the consultants get 3% of the selling price to organize the lottery –

Jim – if we cant fill those units with over 55, the board may want to look at other options - offsite

Gino – it is a challenge –

Eric – it is because of the asset limitations by DHCD – restrictions -

Jim – they are running the auction for Acton

Andy – what about an off-site option, how does the boqard feel about that?

John – that could be funds in lieu of construction – is that how it could work

Jim – or we could identify 8 condos in town and convert them to affordable units without an age restriction -

Eric – family housing is family housing, buydown of an existing unit – this would be considered as a backup – look for offsite

Andy – maybe we could get more affordable units if he can do all the units in the ARCPUD as market

Jim – we have to quantify what our subsidy is . . . so we have to frind a way to do that – I would have to

Bob – we woldnt be against an alternative proposal if they went beyond their time frame required

Jim – we would like to know which way you want to go- instead of trying to get htem filed, I guess we would like the board to give us some direction

Andy – I am fine with offsite –

Chan – what does offsite mean

Jim – existing condo presently located in medway,

Karyl – I am open to it . . .

Bob – I am open to the concept

Andy – we are open to flexibility – you might garner more success rather than sit on something –

Jim – let me give them some thought -

Eric – you want to make sure the units would be counted on the inventory –

Andy – if you can justify your ROI, then maybe we can get it up to 10 units.

Continue – 12/5/05 at 7 pm

Jim – revisit the overall site plan, present the stormwater concept –

Karyl – we want to see some sort of input to saving and making prominent some of the trees – it is not like you are going to get all of them

Jim – I will get that to you tomorrow

Karyl – DRC has seen their architecture twice –

***Public Hearing Continuation – River Bend Village ARCPUD & Definitive Subdivision Plan***

Mark Deschenes

Lee Bloom

John Spink

Rich Conretta

Rich – made some modifications to

Paul – we got the revised plans on 11/22/06 and drainage calcs – right before thanksgiving - we haven't

Distribute revised plans dated nov 16, 2006 and the Operations and Maintenance plan update –

Rich – I believe I have sufficiently addressed

There are 3 areas that need correction – in dealing with some of the specific acreage references –

Andy – I would like rich and susy to work out the details

ANDY- let's focus on conditions of approval

Karyl – I want to get to

Mark – new name – Walnut Grove on the Charles

Karyl – re: 11/16/06 operations and maintenance manual – page 2 – what is happening here?  
Major Maintenance – may require partial reconstruction?? Is that like leaving it up to fate – I am skeptical

John – these things have a tendency to get siltation – this is a siltation cleaning mechanism

Karyl – you are saying it is not going to work

John – siltation ends up being very fine and it blocks – continuous maintenance questions that goes on forever

Karyl –

Bob – ten years down the road, there may be enough silt that has accumulated,

Eric – add the work “periodic”

Andy – who make the determination on inspections

John – whoever is the operation and maintenance person for the condo trust at his discretion

Mark – also the concom can come in and force the issue

Paul – it is quarterly inspections too

Andy – who has oversight? Concom?

Susy – only to the degree that it would effect the wetlands

Andy – otherwise it is the condo association

Karyl – is this enough

Bob – this is the minimum general maintenance that is going to take place on these systems – you can't put in reactions or how to resolve every condition that you could come up against

Karyl – assume the worst

Bob – primarily looking for general maintenance, good things you are going to do to make the system last as long as possible – when it doesn't work anymore, engage the engineer, landscape architect to rebuild, replace

Andy- I want to make sure there are inspections

Karyl – regular reference to handbooks

Paul – quarterly maintenance is done so you can avoid major maintenance –

Mark – post construction and then prior to turnover to the condo association -

John – who will make the decision on major maintenance – who makes the determination that maintenance is needed

Rich – the condo association –

Andy – enforcement of that and whether they are doing it would be the concom

John – who monitors

Mark – condo association will have a professional property management company

Chan – why are we worried about this? We wouldn't be concerned if it was one big estate

Eric – cause there are 125 units

Susy – concom won't be doing general oversight

Andy – are you satisfied with this

Paul – we will review this draft with the revised plans and the drainage calcs

Rich cornetta – we will make sure that it is referenced in the condo docs

John – waiting for VHB signoff on plans before CONCOM will issue their order of conditions

Trails/-

Andy – the trails are not access – eliminate reference to exceptions

ERCI HERE

Construction observation - what to do

Andy – will you do this as a construction control project?

Mark – we could do that for the roads and utilities – also the multi story buildings – but not the townhouses

Bob – construction control approach – have your engineers sign and stamp an affidavit that it has been done in accordance with plans

Mark – we would typically submit an as-built too

Chan – standard conditions of approval include construction observations – have their engineer certify – and it should meet the requirements of our PB engineer

Bob – if you do it under a construction control type project, then their engineer is stating under oath that it has been done to the drawings, - if so, it would be a waste of money to have VHB

Mark – we would provide an asbuilt site/utilities plan and an as built landscape plan

Gino – I would suggest that with the site – on the Charles – no work other than erosion control begin until the erosion control is in place –

Andy – do you think that that is something that is important because it is an environmentally sensitive site

Gino – I think the issue of observations is separate from the environmentally sensitive nature of the site

Andy – because of the unique type of drainage system and the first time it is being utilized and some board members are suspicious, do you think it would be a good idea to have observation

Gino – it probably should be

Karyl – I would like to see some sort of observation schedule – I don't know what that would be

Andy – are there critical milestones that can

Paul – it would be what is normally inspected – roads, drainage,

Rich – the board does have the right to enter the property

Susy – that is not what we are talking about . . . organized inspections program with funds provided ahead

Andy – we need to know that the work is being done in accordance with the plans

Chan – they have to furnish a statement that is certified by an inspector – I also think we should have periodic inspections

Andy – intended

Bob – on a private way, let the engineer do it

Paul – have the PB engineer do inspections or have the developer provide inspections – the milestones are laid out in terms of the subdivision rules and regs

Eric – I would suggest minutes of status and affidavits at the end –

Bob – I have done it both ways – daily logs,

Andy - use a CO form –

John – so they are paying their engineer to inspect according to what schedule

Paul – per the subdivision

Bob – their engineer is already going to be out on site doing this –

Karyl – have them do their own CO, using a form and a set required schedule per the subdivision rules and regs – plus having affidavits at the end – full package of documentation – and as-built drawings 0- secured by bob – all yes . . .

Andy – mark bobrowski is reviewing the legal documents – we are waiting for LIP approval

Subdivision extension to January 30, 2007

PH continuation – January 9<sup>th</sup> 9:15 p.m.

Eric leaves at 9:30 p.m.

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Public Hearing CVS – Site Plan modification

Andy – applicant is not able to attend tonight

Chan - waive reading of PGH notice – bob – all yes

Andy read letter from Joseph Greene, NWG Automotive Repairs

SEND letter to Karen Johnson – NOW

Bob – have you talked to Charter

Joe Green – this is the first I have heard of this – getting the letter – I am not sure what debris they are talking about – trash,

Andy – concrete fill,

Joe – definitly needs to be something done with it

Andy – hve you surveyed it =- doyou know where the propertyline is?

Joe – getting it surveyed – wasn't an issue before

Bob – I am not convinced a 6 foot fence will resolve the issue

Joe – seems like the fence is gong to collect more debris, and brush will go up against it

Andy – I would argue that it is not maintained now – once you survey it, you will know what you own and what is in your control.

Bob – I think we can make a better

Andy – I am surprised that charter hadn't talked to you –

Joe – I was told previously from the cassidies that there was supposed to be some sort of retaining wall –

Andy – there is a retaining wall there – it is to retain the CVS parking lot

Andy – I would encourage you to come back and engage charter in the meantime – I know we have their phone numbers

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Continue to 1-27-07 at 7:15 pm – motion by bob, john – all yes

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short break – at 9:40 p.m.

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**Public Hearing – Pine Ridge OSRD Special Permit**

9:45 pm –

motion to waive rading of pH notice – Karyl, chan – all yes

andy – this is a pretty cut and dry situation – things are running fairly smoothly out there

Paul Yorkis and John Claffey

Paul – the proposed replacement text – condeitoin #8 – change CLACFO to Pine Ridge Drive, LLC

Chan – motion to approve, Karyl – all yes – no Bob

No Comments from the audience

Close the PH – kary, john all yes

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Pine Meadow – Nick Turi

Meeting we held on site on 11/27 –

Paul – we met on site yesterday – dan odriscoll had submitted a 10 scale plan that showed existing conditions and a sidewalk – paul yorkis – paul was thinking they could move the hadnciap ramp back into the site – I told him it had to be in front of the stop line and stop sign. They need to submit a handcaip ramp detail for what they are proposing – some grading issues with adjacent properties – I asked they had grading to the plan – also there is an exitn stone wall and trees – Mr. Turi is amenable to them rebuilding the wall and relocate the trees – he would also like al fence which they are looking into – at the top of the slope

Andy – we were able to suggest that they keep the telephone pole where it is, the tangent changed a bit – keeping the pole there is aq cost savints which would be used to offset the landscapiong and fencing

Karyl – what kind of fence

Andy –split rail

Karyl – why

Andy – because of the grade

Paul – the utility pole cannot interfere with the handicap ramp

Andy – they will submit a revised plan

Susy – try to look at this next Tuesday night

Paul – depends on when we get the plan

Andy – we should have looked more closely at the grading

Paul – it was a very poor quality plan – it is a hand drawn plan

Chan – the original plan did not reflect the true contours out there – 8 foot difference in elevation

Susy – is this changing the roadway layout

Paul – no, the curb radius is going to end – they will narrow the driveway a little bit

Gino – this is a plan revision, not a modification . . .

### ***Public Hearing Continuation – 51 Alder Street Site Plan Modification***

Gino's review letter dated 11/28

Email note from Wayne Vinton -

Andy – what have you done to address the concerns

Alan Popkin – handout of AZZ/CGI hazardous material inventory list –

Bob – I would think the fire chief would have wanted to see this

Alan – the only materials we have of concern is acetone – stored outside in a separate building – use it via a squirt bottle – the other hazard is propane – 4 tank, 2 which are stored outside and 2 are in the ???????. we have gone thru the list of chemicals that are here to be sure they comply with Mass building code .

Bob – based on the quantities, I am not concerned – Wayne Vinton is going to want to look at this

Andy – 11/28 email to Susy from Bob re; groundwater protection -

Gino – am I interpreting the plans correctly – is this facility outside the district?

Alan – we were led to believe we were in the district by Bob

Gino's letter – 11/28/06 – fencing is on the inside of the planting strip and additional plantings were added

Alan – no fencing samples have been secured yet

Gino – I would like to see a letter form the engineer that the that catch basin can handle the traffic

Gino – a few more bollards along the side of the shed

Bob – what material?

Alan – pipe with concrete

Gino – trees being removed will be replanted on the site

Gino – dumpsters are being screened with landscaping

Gino - plans show washout area and silt sacks

Gino- item #10

Gino – color samples for fencing

Gino – also, discussion about roof design – was anything been done

Alan- we will provide colors and samples –

Andy – any other info to present

Alan – brought the landscape plan and the revised layout plan –  
Karyl reviews the plans –

Motion by chan to approve the site plan with Karyl approving the fencing color and color panels of the raised walls - bob seconded - - all yes -

Chan – I don't feel the DRC involvement is relevant- this is a very important project

Bob – would Karyl feel that she can represent the DRC

Andy – the IDC and the owner wants to make sure that the rest of the building is attractive

Andy – I would like to get this approved,, conditioned on the right colors being approved for the fencing and the roof

Andy – IDC was surprised that there was outside storage

Andy – the chain link fencing has slats and samples are forthcoming

Karyl – it is a lot of fencing – and there is a lot – if we can help to make it a little better for all other parties that might be coming into the part – we could say rent more space and put your stuff inside – but we are going to allow this exterior storage area – 40,000 sq. Ft

Andy – I would like us to do whatever we can to help you move forward as fast as possible – if we could get the approval conditioned

Alan – nothing to be installed

Chan – my posit

Andhy – do you want to comment on the color?

Chan – no, let Karyl decide

Bob – yes

John – yes

Andy – get samples to Susy this week – we can let you know the color – we will draft a decision this week –

Alan – green, black and brown options for fencing

Alan – building inspector has been reviewing our interior work –

Alan – we will modify the drawings and get them to you and I will get the samples to susy ASAP

Susy – will work on decision – for next meeting  
continue – to Dec 5<sup>th</sup> at 9:00 pm m

## ***OTHER BUSINESS***

### ***Correspondence***

Suburban Mobility Grant application – to Boston Region MPO –

Metro Futures Session – December 5<sup>th</sup> in Randolph – chan will attend – others are welcome

Andy – asked Gino to give us a report on what he is working on – lot of activity and irons in the fire

Gino – there are 4 major items outside regular work –

1. PDF grant – followup to last year's project on C1 and C2 to a town center district no match required – refine the draft zoning bylaw we had from last year, - generate more specific info to each parcel – what can actually happen on each parcel – last year was more of a broad stroke – now it will get more detailed – analysis of each parcel and how it could fit – also calls for subdistricts for within a 40R district – mixed use or just housing, also includes one subdistrict being the mill area –

andy – are you meeting with propertyowners

gino – do intend to do that

andy – time deadline?

Gino – yes, 18 months from the start – which I think is September 06 – good shape

2. FY 07 smart growth technical assistance grant – preparation of a Traditional Neighborhood Design bylaw option – promote traditional types of neighborhood development – I like to use as an example – Dean Avenue 0 the area by Dean college – good example – one aspect of that – it calls for selecting two sites in town and analyzing them for potential – I thought one site would be a natural is the Cassidy property at the end of Broad Street and up to Medway Commons – a couple of other possibilities – one area in north medway 0 the wicket property – but beyond that – there are a couple of parcels closer to the c1 and c2 districts that would fit pretty well due to adjacent neighborhoods existing – I would envision that the bylaw would not be limited to any areas, but these are just examples of where it might - the other half is a mill conversion overlay bylaw without necessarily the 40R

that meeting with a prospective developer for the mill got me thinking – the mill conversion would be need to include a housing component – have some flexibility to do things – create areas that might about the mill property – allow a mixed use for housing and commercial

gino – would probably work better as a separate bylaw

john – maybe it could be broadened a bit to not just be mills – old bowling alley, needs to have a reuse component

3. 43D expedited permitting – we would have to prepare the application to submit

4. More Jobs grant program for sewer out to the industrial park – that is on a track very similar to the 43D rules/regs process –

Working on that for the IDC

Smart growth grant has a june deadline

43D – may be

john – when we talked about the C1 and C2 – one of the landowners talked about the existing bylaw in that district being too restrictive due to the existing parking requirements - we talked about adjusting the bylaw as it is now – could we at the next town meeting – could we amend the zoning bylaw

gino – you might want to think about that – the new bylaw would be incentive related, you don't want to eliminate the incentives and not try to get the new investment – need to be careful

john – don't change the parking to the level that would come in under the new overlay

andy – I am looking forward to the IDC meeting to get ideas on priorities – what fingerprints they want to put on things – how do we move as a group

bob – who is the host committee for that meeting? Agenda?

Andy – we are host, and we are working on an agenda – sit around a table – more of an exchange

Chan – what is their mission

Andy – we will reprint the section of the master plan – on economic development – I believe they draw their direction from the master plan

Gino – I don't think there is anything specific

Chan – there must be a bylaw

Gino – I don't think so,

Andy – Bill Wright refers to the master plan document

John – IDC is it part of the PB

Susy – no,

John – separate question – on the smart growth Ta grant – you said you needed two sample neighborhoods – have you thought about this area right here?

Gino – along village street

John – how about land behind the middle school – in walking distance to c1 and c2 area

Bob – that is wetlands in there . . .

Chan – go back to question – I see the IDC should support us with industrial and commercial zoned land – we have a serious problem in the town by not having enough – we are struggling to get commercial land – I see the IDC as someone who should be helping us in that process – they should to be independent and standoffish – we have the final responsibility – but anybody can propose zoning – I would like to have some other boards feeling about this – need to work I don't see this level of cooperation at all – maybe you can shed some light on this - I would like to have the opportunity to ask them for help and working together –

Andy – I disagree with you – I have never told you to shut up –

Chan – I am getting the word

Andy – do you think last night at the IDC meeting there was a spirit of cooperation

Gino – absolutely

Chan – I am upset that there is no cooperation

Bob – we want to build some bridges

Andy – I think we have been doing fine – I have a great relationship with Bill Wright – we are working well

Motion to sign covenant for rolling hills – bob, john;

Invoices –

PGC – \$225 – Karyl, bob – all yes

Update on last night's IDC meeting

Gino – reason for meeting was to discuss proposal for contractors quarters idea – some concern about that type of use being a detractor in the industrial park to other higher end uses that might wish to locate there – there was no real conclusion drawn – by the tone of the discussion – Paul Yorkis was there and listened – he announced that from the sound of it, he wouldn't get the support he needed – said that he would withdraw his proposal and put the property up for sale

Andy – I spoke to him today – he said he was withdrawing it from the IDC – felt there was a conflict with one of the individuals on the IDC – he is still interested

Andy – I think we need to get a better understanding of the IDC's mission, etc – before we move on this matter

Andy – BOS wants zoning articles at annual town meetings

Chan – I am glad we had this report

Karyl – isn't it just the opposite – shouldn't we be working more for them

John – the sewer grant stuff – is there anything more we can do to be supportive

Gino – probably not

Chan- the town is in dire straits – it should be our first priority

Bob – in all the projects I have done, I can't think of one that has had to go before a planning board for work like this

Susy – the work out there will be better because of the review you have done and the finetuning that has been done for the site work . . .

John – I would like to go out to the industrial park before the 12<sup>th</sup> – to get a better feel for the proposed site for the contractors quarters –

Andy – maybe we don't agree with the IDC – until we hear where they are coming from

Bob – there needs to be communication –

Susy – there has been an ongoing relationship between the PB and the IDC for a good number of years

Motion to adjourn – Karyl =, John – all in favor – AYE  
11:15 PM

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