

**Medway Planning Board Meeting
Tuesday, September 11, 2007**

Board Members Present: Andy Rodenhiser, Bob Tucker, Karyl Spiller-Walsh, John Schroeder, Chan Rogers.

Also Present: Susy Affleck-Childs, Planning Board Assistant; Gino Carlucci, PGC Associates.

The meeting was called to order at 7:06 p.m.

Citizen Comments - None

Invoices

Petrini & Associates - \$266 – Plan Review for Marian Community/Betania ARCPUD. Motion to approve by Karyl Spiller-Walsh, seconded by Bob Tucker. All Yes. APPROVED.

VHB - \$3,747.10 - Plan Review for Marian Community/Betania ARCPUD. Motion by Bob Tucker, seconded by Karyl Spiller-Walsh. All Yes. APPROVED.

PGC Associates - \$300 – Plan Review for 51 Alder Street size plan/VERIZON. Motion to approve by Chan Rogers, seconded by Karyl Spiller-Walsh. All yes. APPROVED.

VHB – \$6818.21 - Construction Observation for Morgan Heights, Speroni Acres, and Evergreen Meadows. Motion to approve by Chan Rogers, seconded by Bob Tucker. All Yes. APPROVED.

WB Mason – \$134.09 – Office Supplies. Motion to approve by Chan Rogers, seconded by Karyl Spiller-Walsh. All Yes. APPROVED.

Mass Federation of Planning and Appeals Boards - \$90 – Annual Membership. Motion to approve by Karyl Spiller-Walsh, seconded by Chan Rogers. All Yes. APPROVED.

VHB - \$29.10 – Contracted Services for Morgan Heights expenses. Motion to approve by Karyl Spiller-Walsh, seconded by Chan Rogers. All Yes. APPROVED.

All here and present

Informal Discussion – Possible redevelopment of 133 Milford Street

Chuck Black Black, Kendall Homes
Frank Pirello, Guerriere & Halnon

Chuck Black - Kendall homes, builders for 30 years, lived in the area. Here with me is Frank Pirello from Guerriere and Halnon for an informal discussion re: 133 Milford Street which is presently owned by Beverly Swift.

Andy Rodenhiser– that is the My Terra Gardens site on the south side of route 109

Chuck Black – Our plans are to develop the property and put up an office building/medical – 7500 sq. ft or less – We wanted to chat with you folks tonight – find out what the procedure is – any questions or comments from the board?

Andy Rodenhiser – you will need to file a site plan application – I would encourage you to consider what is being proposed for that area – potential for that area –

Gino Carlucci, planning consultant – a study was done by UMASS graduate students last spring. They came up with a plan for this entire area – the concept is to create a gateway to Medway with a village atmosphere – includes the area down into the 495 business park – calling for a mixed use concept for much of the area and particularly along the route 109 corridor; they are proposing a pedestrian friendly – there will probably be zoning changes to go along with the plan – but something you could do now to be compatible with the concept that is being proposed is to put the parking in back and bring the building out closer to the front of the site toward the street – there is a plan to bring sewer to the business park – might want to consider a 2 story building – think about the future

Frank Pirello – we need septic to that area so that will limit the size

Karyl Spiller-Walsh – with the size of the building at 7200 sq. ft – how comfortable are you with the septic area?

Frank Pirello – we have done some preliminary testing – did deep holes and percs on the site – everything has to be done – topo, etc. We will probably have to go to the ZBA for a groundwater protection special permit -

Karyl Spiller-Walsh – gravel area there now

Andy Rodenhiser – we would hope you would be sensitive to what we are trying to do in this area

NOTE - Susy to provide UMass study and groundwater protection district maps to Frank Pirello.

Andy Rodenhiser – It needs to be a good looking building –

Chuck Black – in theory – when would the zoning changes be proposed – spring town meeting?

Andy Rodenhiser – we are fairly aggressively pursuing that – with a new overlay there could be mixed uses

Bob Tucker – UMass study – nice job, good concept – looks like a good plan overall –

Chuck Black – I could not come forward with that type of use today – we could come forward and get approved as an allowed use to get an office building.

Frank Pirello – we are going to be restricted to the building size because of the septic – 400 gallon a day septic system is our limiting factor

Chuck – we plan to keep the property – we want it to be very nice

Susy – take a look at the new medical office building in Franklin at the corner of King Street and Union Street. . They did a very nice job of placing the building close to the street with the parking in the back.

Dave Pellegri, Tetra Tech Rizzo Engineering

Andy Rodenhiser – welcome – good to see you again – We met Dave when the engineering consultant review team met – That team included Dave D’Amico; Joe Musmanno, Bill Fisher, Dave Travalini, myself and Susy.

We want to communicate with Dave regularly - constantly give him feedback on how things are going –

Dave Pellegri– I would like to be a resource for the town as well – and offer opinions and ideas – feel free to email me and I can usually find an answer – glad to help in that aspect if I can – I live in Franklin, I come thru town on my way to work in Framingham – we have started to do some work on the Franklin Creek subdivision – I met out there with them – they will call me when the utilities are going in – I can do quick stop by inspections on the way to work – I look forward to working with the town –

Karyl Spiller-Walsh – how are we transitioning to this new firm?

Andy Rodenhiser – VHB will continue with current applications (Marian Community) and stay with construction observation already underway (Hartney Acres, Ishmael Coffee, etc . . . new projects/applications will go to Tetra Tech Rizzo for review

Karyl Spiller-Walsh – river bend/Walnut grove – we took a lot of risks with this project – lots of low impact development techniques –

Andy Rodenhiser – our concern is that it gets done properly

Karyl Spiller-Walsh – we were and are very skeptical about the success during large storms

Dave Pellegri – we have already been working with Dave D'amico on the McGovern School

Chan Rogers – who makes the decision to change consultants?

Andy Rodenhiser – VHB is on a one year contract to finish up some projects

Bob Tucker – I don’t think there is a need to have 2 firms long term

Chan Rogers – I would like to offer some advice – you are in a good position to review the performance and capabilities of an applicant’s engineer – please advise us when you are not getting plans that are up to snuff – we have been concerned with a lot of inefficiencies with some

of the developers' consultants – we spend an inordinate amount of time to get them going in the right direction

Karyl Spiller-Walsh – and applicant's money

Andy Rodenhiser – we want you to be vocal and candid with applicants on needs

Karyl – it is very important with some of the bigger projects – there are lots of times when we call the engineering firm and I would like to see more intuitive discussion as well as technical reactionary comments – so we have a sense of what could be happening – intuitive sense about how water systems are going to work – I need somebody to fill in the blanks for me . . .

Dave Pellegrini – one thing we like to do – if we see an issue – we will identify it and ask for additional information –

Karyl Spiller-Walsh – and I have a lot of concerns about river bend/walnut grove

Chan Rogers – you are there to review their stuff, not to do it for them

Andy Rodenhiser – does your firm has a review process for a way to evaluate how we are all doing - we want to have a good relationship and have good feedback - I assume this is something that you wouldn't charge us for . . .

Dave Pellegrini – We don't have anything standard but I could get started on that now

Bob Tucker – I don't think it will take you long

Andy Rodenhiser – I met the other night with the Conservation Commission – they are going to be looking to you for help with rules and regs –

Dave Pellegrini – I did meet with them on the McGovern School project –

Dave Pellegrini – Susy loaded me up with a huge packet of info – UMass study . . .

Bob Tucker – Susy – please send us his contact info

Dave Pellegrini – Here is a CO report on 8/28/07 for Franklin Creek – typically we like to note materials on site, etc.

Susy – want to make sure the report includes a list of who is there –

Bob Tucker – with plan reviews - we would appreciate your opinion on whether a waiver would be required . . .

ANR Plan - 50 Winthrop Street

Greg Bunavicz, Borderland Engineering

Patrick Pyne, Chicken Brook, LLC
Margo Otey, realtor

Summary – 4 ANR lots with frontage on Winthrop Street and 11 plus acres in the back with a 50' wide access area from Winthrop Street

Andy Rodenhiser – will you be coming before us to develop the back land?

Greg Bunavicz – there are some preliminary ideas

Andy Rodenhiser – are you a developer of affordable housing

Patrick Pyne – Chicken Brook LLC – No, we are looking at a 5 lot conventional subdivision out back in the future

Karyl Spiller-Walsh – lot #1 near the riparian zone – is that intended to be used as a building lot – are the setbacks OK – is there enough room to put a house in?

Gino Carlucci – most of it is within 200 feet of the riparian zone – zoning wise there is enough room but it would ultimately be up to ConCom on how much disturbance there would be allowed

Karyl Spiller-Walsh – 15-20 feet from flood plain boundary to sewer easement - - concern I have conceptually – as an informal – if there is going to be development on this back parcel – you might want to look at a second egress – maybe lot 1 could be used that way – you may be cutting off your nose

Andy Rodenhiser – have you looked at doing the back land as an OSRD?

Greg Bunavicz – the thing that is holding us back – is the OSRD formula accounts for riparian zone – it results in less than 5 units – so that puts a big dent in it . . .

John Schroeder – so you are looking at a potential for 9 units – (4 ANR plus 5 conventional) - did you look at the whole site for OSRD??

Greg Bunavicz – we looked at it fairly quickly

Andy Rodenhiser– you will be limited to a 600 foot road with a conventional subdivision

Andy Rodenhiser–Gino, what are your thoughts on this?

Gino Carlucci – good concept to try to cluster but if the formula doesn't work . . .

John Schroeder – what is possible to be done thru waivers to make it possible to do an OSRD there? I would strongly prefer to see that instead of a conventional subdivision

Gino Carlucci – the formula is a zoning requirement – it would take a variance by the ZBA –

Greg Bunavicz – There really isn't a hardship for the basis for a variance

Patrick Pyne – we do have a preliminary concept plan for the back land – Distributed concept plan

Andy Rodenhiser – I can't imagine that there isn't some way to do this with an OSRD

John Schroeder – the concept of the OSRD – the goal of it is to concentrate units of housing on smaller places and preserve as much of the open space as possible – I would think there is some way to make this work to the benefit of the contractor

Karyl Spiller-Walsh – as a piece of land, the nature of the land as a hay field in the back and the riparian zone and this little farm house with a beautiful oak tree that would be going down the toilet – I think it would look so much better if you could cluster the houses – you need to look at how the houses are going to look on these fields – it will be like Indiana – I should think if it was more interesting – if they were somehow clustered and landscaped tighter – conceptualize and – the expanse is beautiful with nothing on it

Patrick Pyne – we are open to your suggestions

Gino Carlucci – I was looking at the bylaw, the formula clearly includes the 200 foot riparian zone – you could consider changing the bylaw to allow the PB to waiver that requirement under certain limited conditions

Patrick Pyne – when is your next town meeting?

Susy – Perhaps this fall

Andy Rodenhiser – more dense development and more open space –less gigantic lots – Chicken Brook is an important resource . . . if we can work with you to do that we would encourage you – you are hearing from most of us that we would prefer to see a non-conventional subdivision

Chan Rogers – it would appear that a large amount of the land cannot be used anyway . . .

Karyl Spiller-Walsh – what we are proposing – the open space that you have going on there – as a development, it could be an opportunity for you as a developer to have it look spectacular vs. just big spots on an open flat plain

Chan Rogers – somebody must have done some evaluation on lot 1 – is it pretty much foregone that the house would pretty much have to be in the corner

Patrick Pyne – that was definitely the point of the shape of that lot . . .

Gino Carlucci – one thought I had on a possible zoning change is to provide a provision that the applicant has a right to present a conventional plan and if the conventional plan exceeds the number of units the formula generates, then the PB could approve a higher number than the formula generates

Susy - that is something that we could readily put together for a fall town meeting

Greg Bunavicz – the entire parcel is 16 acres . . .

Andy Rodenhiser – Are there are some provisions for affordable housing?

Susy – the OSRD bylaw general encourages affordable housing but it is not a requirement

Karyl Spiller-Walsh – have you done any structure architecturally other than single family homes?

Patrick Pyne – we have mainly done single family houses –

Greg Bunavicz – my first interpretation was to try to approach is from an OSRD –

Andy Rodenhiser – let’s talk about the things that could make it work – I think it would be in the best interest of the town to try to do something different

Patrick Pyne – it would be a lot better

Andy Rodenhiser – and you would save \$ on construction costs

John Schroeder – less effect on the scenic road

Andy Rodenhiser – do we need a motion on the ANR plan?

Susy – yes

Greg Whelan – I did do an OSRD layout back a while ago

Gino Carlucci – you could choose to not record the ANR plan right away

Patrick Pyne – we could work on this some more . . .

Susy – they could agree to withdraw the ANR application or ask you to endorse it tonight

Gino Carlucci – an OSRD already provides great flexibility on frontage, etc. . .

Andy Rodenhiser – example – Pine Ridge off of Candlewood is an example of an OSRD we have approved

Karyl Spiller-Walsh – the land around it is very beautiful - I don’t know if doing ANR plans is really in your best interest

Andy Rodenhiser – the OSRD bylaw encourages you to retain key site features. ..

Andy Rodenhiser – what do you want to do with this . . . ?

Patrick Pyne – we would like to discuss and come back to you in a few minutes with our decision

Public Hearing Continuation - Betania II – ARCPUD Special Permit

8:13 pm – Open up public hearing

Andy Rodenhiser read the 9-11-07 email communication from Attorney Proia asking to continue the public hearing to a future date.

Andy Rodenhiser – We will not take any testimony tonight - we need to continue this

NOTE – The board agreed to have special meeting on October 16 instead of its regular meeting on October 9th

A motion was made by John Schroeder, seconded by Karyl Spiller-Walsh to continue the public hearing to Tuesday, October 16th at 7:05 pm - all yes – APPROVED.

Back to 50 Winthrop Street ANR Plan

Greg Bunavicz – we have agreed to look into the OSRD option – however, we are on a time schedule with the owner to buy the land

Patrick Pyne – we would definitely not record the ANR plan

Greg Bunavicz – we would like to have discussions with you on this

Karyl Spiller-Walsh – you might find it easier with your stormwater planning –

Margo Otey – questions open space – does there have to be recreational space?

Susy – open space would be accessible to the general public – grant of easement

Karyl Spiller-Walsh – tie into our trail system

Margo Otey – if a concept is designed – could we present it at an informal session?

Andy Rodenhiser – absolutely . . . the notion of a public trail system - condo association would not be liable for public access . . .

Motion by Bob Tucker, seconded by Karyl Spiller-Walsh to endorse the ANR Plan of Land for 50 Winthrop Street, plan dated August 29, 2007, last revised September 10, 2007, prepared by Borderland Engineering of Plainville, MA. – Bob, Karyl Spiller-Walsh – All yes. Motion Approved.

NOTE – Make copies of their concept plan for a conventional subdivision

Country View Estates – Status Report

Greg Whelan
Ted Cannon, attorney

Ted Cannon - We are here tonight in response to the Board's letter of August 22 on progress to get the road done (Broad acres Farm Road) – most of the work has been done and Greg Whelan has put together a schedule – between today and October 12 just to be conservative – Greg's best guess is that the work will be done by the end of the month – we would like to come before you at your October 16 meeting –

Greg Whelan – we have started the construction on the repairs of the pond on the Streifers property (37 Broad Acres Farm Road)

Greg Whelan – Paul Carter, Mark Louro and I went thru that punch list (July 2005) – 10 of them are being taken care of by the work on the retention area on the Streifer property – out of the other ones, there is less than a dozen that I have to address – most are taken care of . Most of this list is being worked on as we speak

Andy Rodenhiser – there was a meeting last week up there with Greg, Paul and Mark. Is there a new punch list?

Paul Carter – not yet, I will be preparing notes from that meeting.

Greg Whelan – it was just last Friday – we are on the same page – it is not a lot

Paul Carter – the subdrain around the sewer manhole at station 15+00 – that was the plan that had been submitted – Dave D'Amico says it has to 4 feet –

Susy – Dave D'Amico wants to hear specifically from VHB that it is OK at 3 feet - he is concerned about freezing

Paul Carter – certainly it would be better at 4 feet – but the drain line is right where the conduit is - there really isn't a way to go to 4 feet . . .

Bob Tucker – single trenching is very common

Greg Whelan – I wouldn't say it is in the same trench per se . . . the utilities decide where they are going to put their stuff – the issue with the 4 feet is that up until 2 years ago, the town bylaw required 2.5 feet, then they brought it to 4 feet – there are several situations in town where this is a problem – when it comes to the time of the year when it would be freezing, it wouldn't be a problem

Paul Carter – he would have to go further down the drain line to get down one more feet in depth.

Greg Whelan – Dave D'Amico wants a clean out and that is the issue . . .

Susy – Dave D’Amico told me this afternoon he would want to watch it thru the winter if it is done at 3 feet – to see if it freezes – that would hold off street acceptance until next spring . . .

Greg Whelan – that’s OK. I understand

Paul Carter – to finish this up – so are you going to submit a revised plan?

Greg Whelan – we will go with the original plan and wait to see it thru the winter for performance. I spoke with Dave D’Amico this afternoon – he said that he had signed the plan with the 3 foot depth

Susy – I want to get clarification on what Dave D’Amico agreed to.

Andy Rodenhiser – I want Paul Carter to indicate that this original plan July 12, 2007 is OK. We will go thru a winter season and make sure that it works

Paul Carter – I can’t think that there is another way

Karyl Spiller-Walsh – I am not comfortable with doing it at 3 feet

Bob Tucker – I don’t have a concern – proviso that if it doesn’t work, he understands he will have to fix it next spring

Greg Whelan – if this doesn’t work, and Dave Faist believes it will, we understand that we will have to put in subdrains on either side – that is the next step

Paul Carter – the groundwater is following the sewer trench – if this doesn’t work, then they will have to do something else

Greg Whelan – we have been working on the reconstruction of 37 BAF Road – retention pond – I have pictures to show what has been done

Andy Rodenhiser – the catch basin at the end of BAF Road, is that on the punch list?

Greg Whelan – yes

Greg Whelan – all the reconstruction of the retention pond at 37 BAF Road is complete – we are preparing as-builts and will submit - planting and landscaping is set for 9/19 thru 9/21. Fasolino will completely plant and hydroseed - there may be some safety grates that will still need to be completed

Paul Carter – I have some construction inspection reports from last week’s work up there

Andy Rodenhiser – you will have Paul Carter out to inspect the landscaping?

Greg Whelan – the Streifers are on top of that 100% - all these plantings were not asked for by the town

Andy Rodenhiser – whatever shows on the plan we are responsible for – when it is all done, have Paul Carter go out and do a final inspection on the retention pond work

Greg Whelan – we are hoping to do the repairs to 4 catch basins on BAF road – I plan to do it on this Friday . . . I have made calls to people who are going to do it within this time frame - things that are on Paul's list – repair swale at beginning of BAF Road – similar to how it is being done at Hartney – Paul Carter will inspect . . .

New date. . . October 12th for completion

Ted Cannon – As part of that list, there were some requirements to record the easement change that was

Ted Cannon – The registry will not accept a paper plan to be recorded . . . we will give you a Mylar to resign

AGREED that board members would come in to resign the easement plan

Ted Cannon – overall time frame, we expect to be put on the agenda for your October 16th meeting – right now there are 4 phases to the project (both CV Estates and Broad Acres) we will ask for a bond reduction and leave \$35,000 per phase . . .

Greg Whelan – I am working diligently on the list

Andy Rodenhiser – I am glad you are working to get it done . . .

Paul Carter – when are you going to submit the revised as-builts for the detention pond?

Greg Whelan – Dave Faist will be working on it – end of this week or early next week to get to Paul Carter – he will email them to you . . .

Paul Carter – what about the revised as-built plans for the subdivision?

Greg Whelan – Paul DeSimone is working on those – I will commit to having those by October 12th . . .

John Schroeder – will we need to have the as-builts to Paul Carter so he can deal with everything before the October 16 mtg.

Paul Carter – so they need to be submitted by the end of September

Ted Cannon – so we will look for September 28th to submit the as-built plans

Bob Tucker – or it won't take place on October 16 and it will be pushed out . . .

Greg Whelan – Paul DeSimone says he hasn't started to draw the as-builts for phase 3

Paul Carter – you were going to get me a copy of the Sewer/Water letter?

NOTE – Susy, give Paul Carter a copy of Sewer/Water letter.

Greg Whelan – I talked to Jimmie Smith today, he will go up there and check things and get a letter from them . . .

Greg Whelan – I have photos of what has been done up there at the retention pond. . .

Paul Carter – Here is the CO report for – 8/29 and then 9/7/07 with Mark Louro present.
Another CO report is forthcoming

Paul Carter leaves at 9:20 p.m.

Master Plan Progress Report

Andy Rodenhiser – we met with Water/Sewer Board, ConCom, CPC, and Assessors to look at progress on implementing the 1999 ACTION ITEMS I will speak with the TA about putting together a Master Plan update committee and how to proceed with that. . Reaching out to the boards and ask them to look at them from today’s perspective –

NOTE - Jim Wieler joins the meeting for a discussion on the PB action items

Andy Rodenhiser – we would like to reformulate the group and go before the BOS and TA and seek permission to proceed to get something going

Jim Wieler – I think it is in the PB statute that it is responsibility of the PB to handle – just let them know what you are doing –

Andy Rodenhiser – there will be some funding needed

Andy Rodenhiser – perhaps we can get the Milford Daily News to print it like last time

Andy Rodenhiser - We also have our own issues to look at as to what we have accomplished

Jim Wieler – so you are starting the process for an update

Andy Rodenhiser – We have talked about it with the BOS, there is general support to do so –

Jim Wieler – there is certainly a lot to be said from having been down the path before – one of our first meetings was with the planner in Franklin at the time

Andy Rodenhiser – I don’t think it will be as monumental a task to update it as there was when it was first put together – each of us has gotten a copy of the plan and we use it as a tool to see where we go

NOTE – the board conducted a lengthy review of all the master plan ACTION items originally assigned to the Planning Board

Question on whether to conduct a new citizen's survey

Gino Carlucci – there are services that can do this and on-line –

Jim Wieler - 1997/1998 master plan survey was sent out with the annual census done by the town clerk's office – keep it simple, good to have a small budget – we did an open forum, cable 8 thing; a lot of community outreach . . . 18 people on the committee – had every board represented plus two citizens at large . . .

Andy Rodenhiser - thanks for taking the time to be with us tonight

Jim Wieler – it is time for an update – how one goes about this is what needs to be discussed – any idea of time frame?

Chan Rogers – I would caution putting this ahead of our zoning plan for spring 2008 town meeting –

Andy Rodenhiser– what would be important for us to do is to convene a group of people to start to work with this

Jim Wieler – we didn't have the rapport back then with the PB – the master plan was advocated by Citizens for Planning and Growth – it came from outside town government – and was put forth as a warrant article at a town meeting to establish a master plan committee

Jim Wieler – on the list of good things happening – The Upper Charles land trust voted to accept the gift from the Hoag family 15.5 acres as permanent conversation land –

NOTE - Jim leaves at 10:45 pm –

51 Alder Street Site Plan Modification –VERIZON WORK CENTER

Susy – The plans have been revised per the decision. The 20 day appeal period has expired and no appeal was filed.

A motion was made by Karyl Spiller-Walsh, seconded by Chan Rogers to endorse the 51 Alder Street Site Plan Modification, prepared by Meridian Associates, dated June 30, 2007, last revised August 28, 2007. All yes. Approved.

Andy Rodenhiser – ConCom mentioned that they would like to see a sign re: snow storage away from wetlands

The Plans presented for endorsement were reviewed by Gino Carlucci – A-OK to sign . . . The plans were signed.

Endorsement - Senior Center site plan modification

Susy – It is not quite ready for endorsement.

Committee Reports

John Schroeder – **CPC** – Andy attended the meeting last night with CPC. It was very enlightening to discuss master plan actions – realization that we really need an Open Space Committee – I would suggest that the PB establish it - model after how we function with the DRC . . .

Karyl Spiller-Walsh – one thing that was a concern to me at last night’s **DRC** meeting – we had an informal presentation from John Pucillo of White Hen Pantry – they are looking at renting the new retail space under construction next to Restaurant 45 – they discussed store hours – they want to be open until 1 am – there is no limitation in the site plan decision for Restaurant 45 addition re: store hours – we approved the addition of the retail space with concern about impact on neighbors – the applicant said traffic and parking for the new retail space would be during hours when restaurant was not at its peak – we were all very comfortable with that

John Schroeder – restaurant 45 has no incentive to lose its parking . . .

Bob Tucker – do they need any other permits?

Susy – BOS for certain licenses

NOTE – Susy distributed copies of an email thread of communications with John Pucillo documenting their questions on signage, store hours, etc.

Andy Rodenhiser – We received a letter from a neighbor on Little Tree Road concerned about construction occurring at night at the Restaurant 45 site. The letter included photographs. Mark Smith called us yesterday - has assured us that this won’t happen again . . . He had not been aware that the contractor was doing any work at night.

NOTE - Susy to draft a response letter to the abutter

Karyl Spiller-Walsh – Also . . . we have members of the DRC that are not visually trained people who are making decisions - these are the new members . . . the person from Business Council and IDC - they aren’t really people who have visual training – there were questions by some DRC members about comments made by these new people at our meeting last night . . . maybe it would be good for these two people – we need constant check ups on what is allowed

Chan Rogers – what is a visually trained person?

Karyl Spiller-Walsh – architecture, art history, graphics, communication,

John Schroeder – design also means function and not just visual – perhaps these other members can serve from the functional perspective

Karyl Spiller-Walsh – design follows function . . .

Andy Rodenhiser – we need to acknowledge the service of Katie Tortorello who has served on the DRC – She has resigned her position due to family commitments – we want to thank her – her contributions will be missed – so we are looking for a replacement for Katie . . .

Karyl Spiller-Walsh – we hope that Matt ????? will decide to become involved.

Chan Rogers – **SWAP** news - Metro Futures program next Wednesday, September 26th in the evening . . . in Topsfield

SWAP meeting – next week in Franklin – discussion on 43D and Senator Karen Spilka’s proposal for a new regional planning agency along route 495, separate from MAPC

Andy Rodenhiser – what is the status of her proposal

Gino Carlucci – the plus side, is that it may make MAPC give us some more attention . . .

OTHER BUSINESS

Susy distributed the most recent Financial Report on PB expenditures thru 8/31/07

495 MetroWest Corridor Partnership – new initiative with UMASS on Green Infrastructure

John Schroeder – I see a bunch of things in here . . . possibly tie to an open space plan – ideas of taking grey water from sewage treatment plant and redirecting it

Karyl Spiller-Walsh – how to incorporate agricultural preservation in with all this . . .

NOTE – Board agreed to go ahead and submit an application - Gino Carlucci to help put something together – Board authorized Andy Rodenhiser submit on its behalf. Applications due September 25th.

Susy distributed list of computer classes the town is offering employees.

Planning Board Meeting Minutes

Motion by Chan Rogers, seconded by Bob Tucker to approve PB meeting minutes for July 31 and August 21, 2007. All yes. APPROVED.

Motion by Chan Rogers, seconded by Karyl Spiller-Walsh to adjourn the meeting. All Yes. APPROVED.

The meeting was adjourned at 11:25 pm.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant