

Called to order at 7:10 pm – January 22, 2008

Chan, bob, karyl – no andy

Also – susy, gino

Citizencomments – none

Appointment to the Open Space Committee –

Email from Patrick McHallam - interested in serving on the Open Space Committee – member of Audobon and – designs GIS systems for Applied Geographics

John – he came to the first meeting last week and jumped right in

Appointment time period would be now thru june 2009 –

Motion by karyl, to appoint – chan – all YES!!

Bob – welcome aboard

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Bond Consolidation – CountryView Estates

Greg Whelan – I have the certificate of compliance for country view estates in hand; for broad acres subdivision, the order of conditions are on record and I have asked the concom to inspect to issue the certificate of compliance . . . lot 1 has the retention area on it –

Greg provided the mylars of the acceptance plans – for the BOS to sign . . .

Couple of small repairs to do in the spring – those are things for Jimmie to look at . . . I don't think VHB should have to look at this . . .

Susy – two separate issues – reduce/consolidate bond . . . and street acceptance . . . – now you are considering the

Motion to adjust countryview to \$45,000 – chan – karyl – all yes . . .

Chan – those plans should be reviewed

Greg – they already have been – he had already made all the changes – he was happy with the paper versions of these mylars . . .

Susy – will take care of paperwork with treasurer's office

Verizon Landscaping completion at 51 Alder Street - \$36,590

Bob – I did confirm with Dave D that trees and shrubs are included in the MassHighway Manual

Motion to approve estiamqte for verizon workcenter bond – chan, karyhl – all yes

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Foxboro Transport –

Bob – I look at this as an informational thing – they talk about an initial payment – susy isn't sure if that has been made yet – and then monthly thereafter . . .

Susy – do you want to wait until they have paid their obligation

Bob – until the obligation is paid

Chan – we houldn't release this until it is paid in full . . .

Karyl – it seems like a long time to hold this up – it would be almost a year

Chan – we should wait for at least a couple of payments – susy should ask the treasurer for a status report . . .

Agree to revisit on May 1<sup>st</sup> and see what the status is then . . . first meeting in May . . .

Gino - \$8500 should be paid by then if they keep it up on schedule

Karyl – I would like to have a good relationship with charter for the future . . . concerned about the amount of time this thorn will be in the side of charter – I expect we will be doing a lot more business with charter . . .

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Budget . . . fy 09 –

Adjust salary proposal

Impact statement

Timliness issue, also . . . extended cost exposure to applicants for longer times needed to review projects . . . on backs of the developers . .

Karyl – it needs to be a little more realistic and stronger . . I see it as so important – when we start doing the bottlecap lot redevelopment and upcoming projects – things are going to hit the fan again – as soon as we crank up a little bit, we are really going to be hurting

then – maybe – we are going to be behind the 8 ball – make it more compelling – I see that as the immediate future . . . move it up to the top of the list . . .

Karyl – I am comfortable with it as is . . .

Karyl – I would like to see how Andy feels about it . . .

Chan – contingent on Andy’s approval, I move we approve this budget . . .

Karyl – I would rather wait a week and get andy’s comments.

Bob – chan, would youj object if we hold it off for a week

Chan – no that is ok

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Start discussion on proposed articles . . .

Rezone part of CII to ARII –

Take building sales and storage out of new CI and allow it in Industrial I –

Bob – please provide us a copy of Commercial District I and II . . . for next board packet  
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Bob – maybe we should add in a requirement for parking space for retail and offices – Mansfield crossing – LL Bean . . . I am concerned about having that kind of situation manifest itself

Gino – usually standard for retail and office is floor space . . . includes consideration for both employees and for patrons

Susy – see g 4 – special permit uses parking will be addressed by the zba

Idea – special permit for big box stores of 30,000 sq. ft . .

More info on useaqble floor space . . more details

AH trust fund –

Chan – I think they should be residents of the town ; 3 year terms . .

Susy – find list of towns that have adopted it . . .

Karyl – any down sides for having non-residents on the board???? Any competitive development situations from town to town? Conflict of interest question??

Affordable Housing –

New commercial district for east side Medway/north side of the street –

Gino – allow sale and storage of building materials as one of the uses –

Gino to take a look at this . . . next week -

Maybe expand area a bit to include some of the property on Marc Road . . .

Also the two lots to the west toward coffee street –

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Other information . . . Coalition for zoning reform . .

March 15 – cptic

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Vhb – construction observation - \$3958.52 – funds provided by the developers – karyl,  
chan – all yes

Municipal Solutions Inc. - \$184.04 – karyl, chan – all yes – master plan survey –  
contracted services

PGC Associates – miscellaneous consulting services – maps, elderly housing and pb  
meetings re master plan and zoning - \$375 – kayrl,chan – all yes

PGC Associates – 43D grant - \$2250 – karyl, chan – all yes . . .

PGC Associates – ANR plans - \$112.50 – karyl, chan – all yes

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Motion to refund original francolin creek bond – \$100 at Strata Bank – karyl, chan – all  
yes

\*\*\*motion to adjourn 9:35 pm – chan, karyl – all yes

