



TOWN OF NORTHBOROUGH Conservation Commission

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Approved 6/15/15

Conservation Commission Meeting Minutes May 11, 2015

Members Present: Greg Young, Diane Guldner, Wayne Baldelli, Tom Beals, Todd Helwig, Justin Dufresne

Others Present: Kathy Joubert, Town Planner; Brian King, Crossman Engineering; Paula Thompson, Waterman Design; Robert Weidknecht, Beals & Thomas; Vito Colonna, Connorstone Engineering; John Grenier, JM Grenier Associates; Glenn Krevosky, EBT Environmental Consultants; Scott Jordan, EcoTec; Kerri Sullivan-Kreiss; Donna Stearns

Chairman Young opened the meeting at 7pm.

Ms. Guldner read the public hearing notices into the record, as follows:

- *Notice of Intent, 247-1091, 294 Crawford Street, Addition for Single Family Home*
- *Notice of Intent, 247-108x, 185 Otis Street, Installation of Site Improvements*
- *Notice of Intent Continuation, 247-1088, 0 Bartlett Street*
- *Notice of Intent Continuation, 247-1085, Newton Street Right of Way*
- *Request to Amend an Order of Conditions, 247-990, 1-C Belmont Street*

Approval of Minutes: Mr. Baldelli motioned to approve the minutes of January 12, 2015 and March 9, 2015. Mr. Helwig seconded the motion and the vote was unanimously in favor.

Vote on Rawstron Trail Easement & Conservation Restriction; and Matraia Conservation Restriction

Kathy Joubert, Town Planner, was present and distributed 3 documents for the commission members to sign, as follows:

- A Conservation Restriction for property identified as 0-Off Fawcett Orchard Road, Map 25, Parcel 14, owned by Bill and Ann Rawstron. The town, through the Conservation Commission and the Open Space Committee, has agreed to use Conservation Fund money, three quarters of which will be returned to the Conservation Fund, to pay for a conservation restriction to be placed on the property. At their meeting on March 9, 2015, the commissioners voted to approve the use of Conservation Fund money for this purpose. The Rawstrons will own the property; and the Town of Northborough and Sudbury Valley Trustees (SVT) will hold the conservation restriction.
- A Conservation Restriction for a parcel identified on Howard Street as Lot 10A, Map 13, Parcel 23, known as the Matraia Family Trust property, owned by the Town of Northborough Conservation Commission; and

- An Easement for a trail to be created on the property owned by the Bill and Ann Rawstron, identified as 0-Off Fawcett Orchard Road, for the purpose of allowing the town to have access to that property.

Ms. Joubert noted Mr. Helwig, as a member of the Conservation Commission and the Community Preservation Committee, reviewed the conservation restrictions and the trail easement documents. This all has to do with the Tri-Town Landscape Partnership Protection Project. The original closing was scheduled for May 15th, but the process was held up while the Town awaited information from the state. The Board of Selectmen (BOS) will also sign the documents the Commission will sign tonight. It is anticipated the documents will be signed by the BOS by June 1st.

Ms. Joubert reviewed a plan for the proposed trail on the Rawstron property, drawn by Bill Rawstron. The trail easement is being proposed to ensure the town will have access to the property and will allow the town to have trails on the property. The trail system itself has not been built or completely defined yet. The area for the trail easement is an existing old cart path. Mr. Rawstron described it as passable, but needs cleaning up. The proposed trail will connect to the Schunder trail on Green Street. Other trails in the area are the Meadow Trail and the Old Spring Trail. The goal is that the Old Spring Trail will be connected to the Green Street property. The Chairman of the Trails Committee, Bob Mihalek, along with Mr. Rawstron, will walk the site with Ashley Davies, Sudbury Valley Trustees. Ms. Joubert noted there is a concern that the trail leads into orchards on the Tougas property, so it probably won't extend that far. She stated Mr. Rawstron told her there is a grove of beech trees that he wants to be included in the trail easement. Mr. Tougas was present and stated he is fine with the trail.

Mr. Helwig stated the trail will be different in that the Town will not own it. Public access is not allowed on the property; only on the trail. He wants to make sure there is always a way to get from Schunder's Trail to the proposed trail. He noted SVT will hold the conservation restriction and the residents of Northborough will have the trail. Ms. Joubert noted the land gets protected forever from development and people can walk on the designated trails. It will always be the Rawstron's land.

In response to a question from Mr. Dufresne, Ms. Joubert explained the trail will be shown on a plan with additional trails on it.

Mr. Helwig motioned to approve and execute the proposed conservation restriction and trail easement on the Rawstron property at 0-Off Fawcett Orchard Road, Map 25 Parcel 14; and the proposed conservation restriction on the Matraia Family Trust property on Lot 10A Howard Street, Map 13 Parcel 23. Ms. Guldner seconded the motion and the vote was unanimously in favor of the motion.

Notice of Intent, 247-1092, 185 Otis Street, Installation of Site Improvements

- Applicant: Teamworks, Inc.
- Representative: Chris Cabral, Crossman Engineering
- Request: Installation of a paved area, 25' by 85', for outdoor recreational activities.
- Jurisdiction: Bordering Vegetated Wetland, Buffer Zone to a Bordering Vegetated Wetland.

Brian King, Crossman Engineering, representing the Applicant, TeamWorks, Inc., presented the project, stating the subject site at 185 Otis Street is 18.8 acres in size and is located in the Business South District and Groundwater Protection Overlay District Area 3. It is mostly undeveloped. The existing TeamWorks building and parking lot are on the west side of the site, and wetlands are located on the undeveloped area on the east side. Mr. King explained TeamWorks offers a summer camp for children that includes a

lot of indoor activities, and they would like to offer outside activities by constructing a 25-foot wide by 85-foot long paved area for outdoor recreational activities including basketball, street hockey, and skateboarding. It will be used by young children participating in their summer camp. The area where the new pavement is proposed is along the northeast side of the building in an area previously disturbed by the building construction and the drainage system installation. The wetlands closest to the proposed project are in the southwest corner of the property and were delineated most recently in April 2015, after the snow was gone.

Mr. King stated they have done a review of the grading in the area and the stormwater. The existing drainage system slopes downward and the flow goes into the wetlands. A stormwater management plan has been designed so that post-construction runoff volume will not exceed pre-construction runoff volume. The slopes of the paved area are gentle and runoff will be directed into a crush-stone depression area. In a major storm event, runoff would outflow into a 4" outlet pipe and into the wetlands. There will be no increase in sewerage flow, as the same number of children will be using the facilities both inside and outside while attending camp.

Mr. Young explained he walked the property on Saturday and it is already a disturbed site. He asked Mr. King what the closest point of the proposed paved area is to the wetland line. Mr. King stated the limit of disturbance line is 15 feet from the edge of the wetlands and only to accommodate the pipe. Ms. Kalloch-Getman stated there are a lot of invasives and debris in the wetlands and they are far from pristine.

In response to a question from Mr. Baldelli regarding the use of the existing detention area, Mr. King stated runoff values have changed since it was constructed, and they didn't want to introduce more flow to it as it only consists of small swales. He stated they plan to use 2-inch crushed stone for the proposed basin because there wouldn't be any erosive tendencies. He thought it would be a good idea to have it on the side basin, and noted stormwater flow through the proposed depression area will be fully recharged. He stated the system has been designed to accommodate the 100-year storm event. However, if the board would prefer a grass swale rather than crushed stone in that area, they would comply. Mr. Dufresne agreed with the use of the crushed stone on the side, stating there are large flows that come down the driveway. He noted the basin in the back doesn't need to be crushed stone, if the Applicant wanted to make it a little more natural there.

Mr. Young asked what the closest point of the project is to the wetland line. Mr. King replied the basin sits 2 feet into the 30-foot buffer, and he suggested it could be reshaped and moved out of there.

Mr. Baldelli asked about maintenance of the system and stated it should be mowed a minimum of once a year. Mr. King agreed.

Mr. Helwig motioned to grant an Order of Conditions for 185 Otis Street, DEP #247-1092, per the plans presented and with the conditions that the proposed basin will be moved outside the 30-foot buffer line and the existing basin will be changed from proposed crushed stone to its natural state. Ms. Guldner seconded the motion and the vote was unanimously in favor.

Notice of Intent, 247-1091, 294 Crawford Street, Addition for Single Family Home, Map 57/ Parcel 53

- Applicant: Kerri Sullivan-Kreiss
- Representative: Scott Jordan, EcoTec, Inc.
- Request: To construct an addition to a single family home with associated grading and landscaping.

- Jurisdiction: Bordering Vegetated Wetlands, Buffer Zone to a Bordering Vegetated Wetland.

Applicant Kerry Sullivan-Kreiss and Scott Jordon from EcoTec, were present. Mr. Young noted they have met the Applicant a few times and she was before the Commission in January. He stated the Commissioners and Ms. Kalloch-Getman were on the site on Saturday and the wetland line delineated in November has been approved. He noted the bordering vegetated wetland goes into the maintained lawn area.

Mr. Jordan explained the Applicant is proposing to construct a 1,000 square-foot single-story addition on her existing single-family home, with associated grading and landscaping within the 30-foot buffer zone of a bordering vegetated wetland. The boundary of the bordering vegetated wetland is located in the eastern portion of the site associated with an intermittent stream. The proposed addition will be used to accommodate the needs of the Applicant's elderly parents. Project constraints include a septic system and leaching area in the front yard and a proposed handicapped accessible walkway. The proposed addition is 19.2 feet from the wetland line at its closest point and will encroach into the 30-foot buffer zone.

Mr. Young confirmed the proposed addition is outside the 15-foot buffer zone, but inside the 30-foot buffer zone; no earthwork is allowed within the 15-foot buffer zone; and the bordering vegetated wetland is in the existing lawn area.

Mr. Baldelli asked the Applicant why the addition couldn't be located where the existing deck is located. The Applicant replied she is trying to help the quality of life of her parents and keep the integrity of her home. She stated her intent is to help her parents and not to destroy her property. Mr. Jordan noted if they did use the area of the existing deck, the addition would still be within the 30-foot buffer zone. The contractor for the project stated plumbing could be an issue. It would have to be gravity fed and all existing plumbing would have to be changed. Mr. Jordan noted the Applicant would be willing to put a deed restriction on the back of the lot.

Mr. Young asked the Applicant if she has an alternative plan if the Commission decides the proposed addition has to be outside the 30-foot buffer zone. Mr. Jordon stated the Applicant has spent a lot of money on architectural drawings in order to make the proposed area functional for her parents. Ms. Sullivan-Kreiss stated they are basically pretty tight on all sides and she needs to keep her parents on the first floor. They have a finished basement downstairs, but the bathroom is small and narrow and not functional for a handicapped person. In addition the hot water heater is located there. There is another office, a TV room and a children's playroom on the other side. The staircase comes down at an angle and the stairs are an issue for her parents.

Mr. Young and Ms. Kalloch-Getman calculated the Applicant would have to reduce the size of the proposed addition by 230 square-feet to get it outside the 30-foot buffer zone. Ms. Sullivan-Kreiss stated they had to push the addition out because it would be a problem for their upstairs windows.

Mr. Helwig addressed the Applicant, stating part of the issue is that she came before the Commission for information and they said it looks good but stay out of the 30-foot buffer. Now, there is a pretty big encroachment and the problem she has with changing it is due to aesthetics. The Applicant has options and it doesn't look like there was an effort to do what the Commission asked her to do. Ms. Sullivan-Kreiss responded she put her plans in the hands of her architect.

Mr. Young stated the Commission is fine with the delineation; the issue is the 30-foot buffer.

Donna Stearns, 282 Crawford Street, stated her concern is that they are trying to building into the wetlands. She lives in the new house built behind the Percy estate and wants to know if Ms. Sullivan-Kreiss is allowed to do this.

Mr. Young explained if the Applicant presented all other possible options and none of them worked, the Commission could waive the 30-foot buffer requirement.

Ms. Sullivan-Kreiss said she was never told about the 30-foot buffer requirement. Mr. Helwig stated it was discussed at the January meeting. Ms. Guldner stated the architect should have some idea of the wetland rules. Mr. Dufresne stated the 30-foot buffer is essentially a setback and the engineer and architect should be aware of the setbacks.

Ms. Guldner thought the garage portion of the house could be used. The Applicant stated they need the garage.

Mr. Baldelli told the Applicant there are more options and she needs to re-evaluate the plan and come back to the Commission.

Mr. Helwig motioned to continue the hearing to June 15th. Ms. Guldner seconded the motion and the vote was unanimously in favor. It was noted site visits for the June 15th meeting will be held on Saturday, June 13th.

333 SW Cutoff Discussion

Andrew Collins, representing New England Baseball Enterprises, and Paula Thompson, Engineer, Waterman Design, were present. Ms. Thompson explained during construction for the office building proposed in the front portion of the site, they encountered unsuitable materials that were not bearing materials for the retaining wall. Ms. Thompson contacted Ms. Kalloch-Getman, and she and Mr. Litchfield looked at the materials and the work area. At the back of the slope originally was a pine green with a rock retaining wall. One of the commission's issues was to retain the slope. As they dug into it, it was all top soil, organics, and junk that was all thrown there. They had to excavate it out and put structural fill back in. Their plan is to take out the stone slope and carry the 2:1 slope for this area. Erosion controls are 17 feet from the wetlands and they have proposed to work in this area before. Ms. Kalloch-Getman reviewed a plan of the site, pointing out an area where they have already removed the bad soils with no change to the erosion controls. Ms. Thompson explained the slope will be a little gentler. They will run it out and use jute matting for stabilization. Ms. Kalloch-Getman stated when she went there before they took the bad materials out, everything was stable. They have completely finished excavation of all unsuitable materials. She stated she has been to the site every week and the supervisor is doing a great job.

Mr. Baldelli asked Ms. Thompson if they are asking for a change to the plan or an insignificant change. Ms. Thompson suggested a field plan change that is more of an update for the commission. The commissioners were fine with field plan change.

370 Southwest Cutoff, Northborough Crossing 2 Discussion

Mr. Helwig recused himself from this discussion. Paula Thompson, Engineer, Waterman Design, was present. She explained the Applicant has lined up a few tenants, and some have changed, since the project was last before the Commission. They have added an 8,000 square-foot building and 70 more parking spaces, some of which are in the buffer zone. As a result, the erosion control barrier has been

moved out. In response to a question from Mr. Young, Ms. Thompson stated the closest parking spaces are not in the 30-foot buffer. All the new spaces pitch into the site and there has been only a small increase to impervious surface. She stated they are asking for a minor modification to their order of conditions.

The Commissioners were fine with the minor modification as long as a revised plan is submitted.

Notice of Intent Continuation, 247-1088, 0 Bartlett Street, Map 67 /Parcel 6-0

- Applicant: The Gutierrez Company
- Representative: Beals and Thomas, Inc.
- Request: Construction of stormwater management structures associated with a commercial development
- Jurisdiction: Buffer Zones to a Bordering Vegetated Wetland, Buffer Zone to an Isolated Wetland

Mr. Dufresne recused himself from this continued public hearing.

Scott Weiss and Ed Scioli, representing The Gutierrez Company, and Engineer Robert Weidknecht, Beals and Thomas, Inc., were present for the continued public hearing. Mr. Weidknecht gave a brief summary of the project, stating the Applicant is seeking an Order of Conditions for the construction of stormwater management structures associated with a proposed commercial development (Crossroads Industrial Park) within the buffer zones of a bordering vegetated wetland and isolated wetlands on the property at 0 Bartlett Street. The project includes the construction of two buildings with associated parking and a common driveway. The proposed work subject to the Conservation Commission's jurisdiction is limited to grading and stormwater management facilities within the buffer zone. The hearing was continued in order for the Applicant to prepare a plan showing delineation of the wetland areas and their plan as to how they will move from Phase 1 to Phase 3 of the project. Ms. Kalloch-Getman noted she wanted to review the delineation as soon as the ground had thawed.

Mr. Weidknecht stated they were finally able to confirm the wetlands boundary. Reviewing a revised plan, he identified the limit of work and the areas of 20-feet are 7 areas. They have kept the same idea of phasing the construction. Mr. Litchfield has reviewed the modified basins and submitted a letter today. They have no problem with meeting his issues.

Mr. Baldelli confirmed the project includes two buildings. He asked if there are any proposed tenants and Mr. Weiss responded there are none identified. This process will allow them to go forward and advertise. Mr. Baldelli reminded them the Commission has reservations about opening up both sites at once, and about cutting the trees all at once. Some of the other surrounding sites were not in close proximity to wetlands. He would like to see tree-cutting phased. Mr. Weiss stated they will phase the work throughout the project and have no issue with not clearcutting all at once. Construction will be done by phase and stabilized before going forward with the next phase.

Mr. Baldelli noted with the FedEx site, the soil was so horrible they had to bring in soil to construct the driveway. Mr. Weiss stated they are aware of the soils and conditions. With the other site, the Applicant did not take into consideration doing the work in the summer. Mr. Weidknecht stated they opened the entire site and cut and filled where the soil was saturated. The engineer was finding saturated soils and organic matter in the soils, and overcut and disposed of the excess bad material. Basically, they were constructing on soil that was saturated. Mr. Baldelli stated they will find that on the hill – like hydraulic pressure coming up. A. Duie Pyle had the same phenomenon where all of a sudden they were getting water pressure coming up from the ground. Mr. Weidknecht stated it almost looks like an historic

spring. Mr. Weiss said they are familiar with the site and have a good understanding of what they have to do.

In response to a question from Mr. Young, Ms. Kalloch-Getman stated the plan is very thorough; covers all the details; and she is comfortable with it. However, the Commission will have to keep it on track all the time, with inspections every week and weekly stormwater reports. Not receiving this information could lead to an enforcement issue. They will need photo documentation, as well. There will be a lot of lawn and the entire area is going to be mowed on a regular basis. She stated she would like to know if there is a reason for mowing, and would like to go to a low-mow or no-mow plan.

Mr. Weiss stated they would probably do something seasonal so everything remains operational. Mr. Weidknecht stated there is access all around the basin and a certain distance to mow around the sides. Ms. Guldner asked if there are alternatives to grass there. Mr. Weiss replied there are natural plants. Mr. Weidknecht stated they do not want the trees growing in that.

Mr. Weiss stated it would be most unlikely they would start any work this year. They are still marketing and have to get their permits in place. They are hoping to take advantage of the summer next year to start the work.

Mr. Tougas motioned to grant an Order of Conditions for 0 Bartlett Street, DEP #247-1088, for construction of stormwater management structures associated with a proposed commercial development within buffer zones to a Bordering Vegetated Wetland and the buffer zone to an Isolated Wetland, with the conditions that all items in the Town Engineer's review letter dated May 11, 2015 will be addressed; and per the Stormwater Operation and Management Plan as submitted. Mr. Baldelli seconded the motion and the vote was unanimously in favor of the motion.

Notice of Intent Continuation, 247-1085, Newton Street Right of Way , Map 7/ Parcels 1,2,35 and 36.

- Applicant: Mohamed Ramadan
- Representative: Vito Colonna, Connorstone Engineering.
- Request: Roadway improvements and associated work including widening of existing roadway; grading along the edge of the road; tree removal; wetland replication; and 18" culvert replacement along Newton Street from Cherlyn Drive to Town Line and easements on #0, 85, 325, and 331 Newton Street.
- Jurisdiction: Bordering Land Subject to Flooding, Riverfront Area, Bordering Vegetated Wetlands, Buffer Zone of Bordering Vegetated Wetlands.

Ziad Ramadan, Applicant; Vito Colonna, Engineer, Connorstone Engineering; and Glenn Krevoski, Environmental Consultant, EBT Environmental Consultants, Inc., were present. Mr. Colonna explained they have made a few revisions per their discussion with the Commission at the last meeting, including stabilizing with riprap. Ms. Guldner asked if that will take care of the icing situation. Mr. Colonna responded they will regrade it and repave, and that should take care of it.

Mr. Baldelli was concerned about the brook and the culvert over the stream. Mr. Colonna noted that is the 18" culvert. They discussed different locations for it and came up with the replication area. There is no large vegetation and it's flat there. The only drawback is the access that requires crossing over the wetlands, and they are proposing to use swamp mats.

Mr. Baldelli asked when the construction will be done. Mr. Ramadan responded they will do it in July, when its very dry there. He stated they are almost done with the tree cutting.

Mr. Krevosky stated crossing is the issue. They are not taking any trees out and will be able to get a truck in there. Approximately 6 inches will be salvaged. The existing culvert is partially filled with gravel that has created a ponding area. They will set the culvert at the elevation of the fill right now.

Regarding the water quality swale, Mr. Colonna stated there is not enough room to construct the swale without pushing the stone wall and expanding the right of way. The option was to put a berm in and connect into the basin. He stated he talked with Mr. Litchfield, who asked the Department of Public Works about it, and ultimately the town would have to maintain it. Therefore, they are going to go with their original plans.

Ms. Guldner asked Mr. Ramadan if the proposed road work will compromise the people who live above him. She wondered if they would have to go through Berlin. Mr. Ramadan responded they have been working on the trees after the school buses pass through. They will have to close the road when they pave and they will coordinate that with the Police Department. He noted they will be taking out cut wood on the side of the road and everything will be cleaned up. Approximately 85% of the tree cutting has been done.

Mr. Helwig motioned to grant an Order of Conditions for the Newton Street Right of Way, Map 7, Parcels 1,2,35 and 36, DEP #247-1085. Mr. Baldelli seconded the motion and the vote was unanimously in favor of the motion.

Request to Amend the Order of Conditions issued for 1-C Belmont Street, DEP #247-990

Engineer John Grenier, JM Grenier Associates, Inc., was present. He stated the site at 1C Belmont Street was approved by ZBA for the use of auto sales and service, with auto storage and display in the front. An Order of Conditions for the site was granted in October 2010 and will expire in October 2016. Mr. Grenier explained the current owner of the property is selling it and a proposed buyer is interested in using it for multi-retail use with parking in the front. As a result, Mr. Grenier is requesting an amendment to the original Order of Conditions, DEP #247-990.

Mr. Grenier presented a proposed plan of the site, stating runoff down in the lower area of the site was being treated by a storm septic and then was discharged. He is proposing to amend the size of the building for the proposed use, still treating the paved runoff and recharging it. The limit of work will stay the same. There is an existing chain-link fence that runs along the area. The back wall will act as a retaining wall and will be exposed about 10-feet high.

Mr. Young noted they will not have to worry about car fluids. Mr. Grenier agreed it is a cleaner use. He stated all traffic will be along the front elevation. Mr. Young stated the top corner of the building is very close. Mr. Grenier stated the owner is working with the architect right now and he will also talk with the architect. It's a tight corner, but it's the same location as the originally proposed building. Mr. Dufresne asked where the stormwater system is for the other parking lot. Mr. Grenier identified the location of the catch basin and water quality inlet, which will capture and recharge.

In response to a question from Mr. Young, Mr. Grenier explained he is planning to present the proposed plan to the Design Review Committee and the Planning Board in the next few weeks. Also, they may be looking at options for bringing water and sewer to the site, which would be off-site work and a separate filing. Mr. Young noted a tree has fallen across the chain-link fence. Mr. Grenier stated he was not sure they would be keeping it, as it's not in great shape. He asked what the commission's preference would be, and stated it will not be able to be seen and it's a marker of the location of the edge of work. It will also keep people from falling down the back of the property.

Mr. Helwig motioned to grant an Amended Order of Conditions for 1C Belmont Street, DEP #247-990, for the change of use of auto storage and repair with parking in the front, to multi-retail use with parking in the front. Mr. Tougas seconded the motion and the vote was unanimously in favor of the motion.

Ms. Guldner noted she is concerned the businesses of the proposed multi-retail use may not thrive due to other businesses in that area; and is concerned the developer may abandon the property if he doesn't get the money he needs.

394 Davis Street Discussion

Mr. Helwig recused himself for this discussion. Ms. Kalloch-Getman stated the site was found to be in violation of the Order of Conditions in the beginning of April. She met with James Venincasa, property owner, in March and the ground was still frozen at that time. The erosion controls had degraded and there was stock-piling of materials, and Mr. Venincasa took care of both of these issues. The site has been in violation since April due to the significant sediment flow and the accumulation of 9 inches of sediment. She stated she has not been able to reach the new owner of record, who took ownership on January 30, 2015. She and other people involved were sent enforcement letters and orders, and have been ticketed every day since May 4, 2015.

Mr. Young noted he understands a foreclosure is in process. Mr. Baldelli stated the site is a good learning experience for the board. It's a bad site and a bad layout. Mr. Young suggested possibly requiring a bond if the developer is shaky. Ms. Kalloch-Getman responded the commission could require a bond and a large buffer area. Mr. Baldelli suggested more room could be given for extra erosion controls during construction phases. Once the site is stable, then they could allow the regular setbacks for erosion controls. Ms. Kalloch-Getman stated it would not be a lot of work to stabilize the breached area. The large site will take a considerable amount of work. Mr. Tougas suggested they let it go to do what nature will do.

The meeting adjourned at 10pm.

Respectfully submitted,

Debbie Grampietro
Administrative Assistant