

TOWN OF STOW PLANNING BOARD

Minutes of the May 22, 2012 Planning Board Meeting.

Present: Planning Board Members: Lori Clark Steve Quinn, Ernest Dodd, Kathy Sferra and Len Golder
Voting Associate Member Brian Martinson
Planning Coordinator: Karen Kelleher

Called to order at 7:00 p.m.

CORRESPONDENCE

Highgrove Estates/West Acton Road - Ernie Dodd noted the follow up email that Karen Kelleher, Planning Coordinator, sent to Mike Clayton, Supt. of Streets, on the status of the West Acton Road drainage near the Highgrove Estates Development. Jim Fenton, Highgrove Estates Developer, agreed to work with the highway department to improve the drainage on West Acton Road. Mike Clayton reported that he was hopeful that he could tie into the Town of Acton's drainage, but has not heard a response from Acton. He will contact Jim Fenton to discuss and alternate plan.

Citizen's Bank Sign - Members reviewed correspondence from Citizen's Bank to Linear Retail advising that they are willing to change out their sign lighting fixtures.

Members noted that this was a requirement of the Special Permit for the shopping plaza.
The Board will ask Karen to send them a friendly letter mentioning we have zoning regulations and advising that the Board is willing to help interpret the bylaw and assess the fixtures they plan to purchase.

MINUTES OF MAY 8, 2012

Ernie Dodd moved to approve the minutes of the May 8, 2012 meeting, as amended. The motion was seconded by Steve Quinn and carried by a unanimous vote of five members present (Lori Clark, Steve Quinn, Ernie Dodd, Kathy Sferra and Len Golder.

PB MEMBER UPDATES

Elementary School Building Committee - Steve Quinn reported that gas line at Center School that was hit by an excavator had not been installed in the location as shown on the plan. The gas company will be relocating the gas line and a detailed plan of its location will be provided.

COORDINATOR'S REPORT

Members' reviewed the Coordinator's report:

Derby Woods

- Received an As-Built progress print with a note that the road bound at lot 3 and street trees have since been installed. Sue Carter's comments on the As-Built: "The Derby Woods as-built were in good shape. I have requested that the bound, street trees and Trails be added to the as-built. I had flagged out that the approved plan showed the trail leading from Phase 1 to Phase 2 in an easement but the as-built showed the trail outside of the easement. The easement should be modified while still under Habitech's control. The only other thing was the overall site cleanup and trail construction (trimming tree branches and walkway along the Harvard Rd. frontage)."

- Habitech is looking for a \$15,000.00 reduction in the bond. Dave Coia says he needs it to pay the contractors so they can move forward with sidewalk construction.
The current bond (Tripartite Agreement between Derby Woods, LLC, East Boston Savings Bank and the Stow Planning Board) is \$85,856.00.
- Sent a reminder about the trail construction, conservation restriction and land transfer. Pat Perry of the Conservation Commission also sent an email about standards for the trail construction. "Trail tread needs to be free of vegetation, rocks, boulders, tree stumps. Once a trail is constructed properly, there should be no need to constantly mow the trail to be able to identify it."
- Pat Perry also noted that everyone is in agreement on the language for the Conservation Restriction but they are still waiting for Habitech's endorsement.

Arbor Glen AAN

- Received a call asking about permits required to install a patio behind one of the units. Karen thought this might lead to all of the units wanting patios and checked with Sue to see if she thought it would be in conflict with the following finding in the Decision:

"Finding - The proposed AAN does not comply with Section 5.2.1.1.8 of the Bylaw. The proposed use is subject to a variance from the requirements of 5.2.1.1.8 of the Bylaw (Water Resource Protection District), as granted by the Zoning Board of Appeals, in its decision dated October 3, 2005. The Board supported the request for a variance from the maximum 10% impervious requirement, provided that the amount of the impervious area in the portion of the parcel within the Water Resource Protection District does not exceed 13%."

Sue's response: "I would say it is a Board decision - They could require a patio made out of pavers with a sand base (not the solid plastic base that they have sold for DIY patios) that would be considered pervious and would not impact the % impervious. The key is to have the Homeowners Association accept a standard, compatible with the above, so that there is consistency within the project and with the special permit findings. "

The Board will ask Karen to advise that the Condominium Associate to let them know the development is already over the 10% impervious surface limit and therefore would like the Condominium Association to come up with a standard for pervious pavers to be used. Such standard should be approved by the Planning Board before adoption by the Condominium Association.

Center School

- Forwarded a proposal for two street lights (full cut-off) at Hartley Road to Greg Troxel for comment.
Members agreed that street lights are under the jurisdiction of the Board of Selectmen and therefore there is no need for approval by the Planning Board.

Lower Village Gateway Sign

- Phil Moseley and Barbara Sipler received quotes for the Lower Village Gateway Sign to be installed on Great Road near the Cemetery. Phil will stake the location. The quote, from Image 4 of Manchester, NH is \$3,552.92 for the sign, posts, and installation. The Garden Club offered to donate \$2,000.00 toward the sign and Phil and Barbara asked if the Planning Board could fund the balance (\$1,552.92) from its Planning/Engineering/Master Plan Implementation account.

Members agreed that they would like to know exactly what the sign will look like and where it would be installed, if they were going to provide funds, and suggested inviting Phil Moseley and Barbara Sipler to a meeting to present their proposal. Members also noted that they did not support the idea of installing the sign parallel to Great Road, as it would not be visible to drivers. It was noted that it does not matter if the sign is visible to eastbound drivers, as they will be leaving the village.

Planning Assistant Applications

- Received over 40 applications for the Planning Assistant Position. The deadline is May 25th. Karen will make copies for Lori and Kathy so we can narrow down the list for interviews.
Members agreed to include this on the next agenda.

Upcoming Applications

Hammerhead Lot Special Permit Application – Walcott Street (Dan Warila, 158 Walcott Street)

- Filed on May 15th.

Minute Man Airfield

- Expect the Solar application to be filed within the next two weeks.

Annual Elections

Chairman - ***Len Golder moved to nominate Lori Clark as Chairman. The motion was seconded by Kathy Sferra and carried by a vote of five in favor (Len Golder, Steve Quinn, Ernie Dodd, Kathy Sferra, and Lori Clark).***

Vice Chair – ***Kathy Sferra moved to nominate Steve Quinn, as Vice Chairman. The motion was seconded by Ernie Dodd and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Kathy Sferra, and Steve Quinn.)***

ANR Plan Endorsement – ***Ernie Dodd moved to nominate Steve Quinn and Karen Kelleher to endorse ANR Plans. The motion was seconded by Kathy Sferra and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Kathy Sferra, and Steve Quinn).***

Voting Associate Member – ***Ernie Dodd moved to nominate Brian Martinson as Voting Associate Member. The motion was seconded by Len Golder and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Kathy Sferra, and Steve Quinn.)***

Community Preservation Committee – ***Ernie Dodd moved to nominate Kathy Sferra as the Community Preservation Committee Representative. The motion was seconded by Steve Quinn and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Steve Quinn and Kathy Sferra).***

Elementary School Building Committee - ***Ernie Dodd nominated Steve Quinn as the Elementary School Building Committee Representative. The motion was seconded by Kathy Sferra and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Kathy Sferra and Steve Quinn).***

Metropolitan Area Planning Council (MAPC) and Minuteman Advisory Group on Interlocal Coordination (MAGIC) – ***Kathy Sferra moved to appoint Karen Kelleher as the MAPC AND MAGIC Representative. The motion was seconded by Ernie Dodd and carried by a vote of five in favor (Len Golder, Lori Clark, Ernie Dodd, Kathy Sferra and Steve Quinn).***

Zoning Board of Appeals - **Steve Quinn moved to nominate Ernie Dodd as liaison to the Zoning Board of Appeals. The motion was seconded by Kathy Sferra and carried by a vote of five in favor (Len Golder, Lori Clark, Steve Quinn, Kathy Sferra and Ernie Dodd).**

Board of Health – **Kathy Sferra moved to nominate Brian Martinson as liaison to the Board of Health. The motion was seconded by Ernie Dodd and carried by a vote of five in favor (Len Golder, Lori Clark, Steve Quinn, Kathy Sferra and Ernie Dodd).**

Conservation Commission – Members agreed not to appoint a specific liaison to the Conservation Commission. All will take responsibility as deemed necessary.

Stow Municipal Affordable Housing Trust (SMAHT) – Members agreed not to appoint a specific liaison to SMAHT. All will take responsibility as deemed necessary. Ernie suggested having any money for affordable housing to go directly to CPC and not to SMAHT. A feels the town should work more towards buying properties for affordable units.

Public Hearing for Modification of Stow Shopping Center Special Permit

Lori Clark called the Public Hearing consider the request for Modification to the Stow Shopping Center Special Permit to permit a propane filling station order at 7:30 p.m.

Ernie Dodd moved to waive the reading of the public hearing notice. The motion was seconded by Steve Quinn and carried by a unanimous vote of five members present (Lori Clark, Steve Quinn, Ernie Dodd, Len Golder and Kathy Sferra.

Lori Clark described the public hearing process.

Kevin and Melissa Whalen explained that they are proposing a propane filling station to be located in back of store. Ted Lorden of Lorden Propane was also present to answer any federal, state and other safety regulation and questions.

Lori Clark noted that the application mentions two scenarios; one where the customer makes the purchase and receives delivery at the front of the store, and the other where the customer drives around west side of building following signs to designating parking areas and meets the employee in the back.

Kevin Whalen explained that since they filed the application they discovered that the first scenario, where the customers make the purchase and receive delivery at the front of the store, will work. They will construct an access door between Global Fitness and Ace Hardware. The property manager supports this scenario. Customers would never go around the back of the building. The door will be locked so as to limit access to employees only, who will deliver the tank to the customer at the front of the store. No tanks will be located in the store.

Ted Lorden stated that the tank meets all regulations; it is regulated by the State and the Town Fire Department. These types of facilities are extraordinarily safe. Employees are trained. Most communities (Concord, Acton, Maynard, Westford, Groton etc.) have them. They provide a service to residents to fill BBQ, camper tanks, etc. Right now there is no facility like this in town. It would decrease the probability of problems in transporting the tanks at a greater distance.

A resident of 10 Blueberry Court supports the proposal noting that there is no location in Stow to get propane. He owns a chain of BBQ stores and had a swap program, the bigger issue was if

the customer didn't secure it in their vehicle or stopped at another place. It is safer to have it locally. He never had a single propane tank problem with his operation.

Peter Christmas, Barton Road, is in full agreement. He has been doing business with Kevin since he was a teenager working in a hardware store. His experience is that the employees are very well trained. He would like to have this service locally.

Rachel Richards, 20 Red Acre Road, said her primary concern was traffic in back of the building. This is the first time she heard of this scenario and appreciates the fact that other scenarios were considered. She strongly endorses a scenario that doesn't have traffic behind the building. She would like to see what the facility look likes, also for her other neighbors.

Ted Lorden said what he sees with hardware stores is that the majority of the business will be from existing customers, and maybe a few more.

Mark Jones, Boxboro Road, asked if they have an estimate of the type of business. Kevin Whalen said 90% of the tanks will be 20lb grill propane tanks. Sometimes there will be a 40 to 100 lb cylinder for house heaters. It would be a rarity where a 100 lb tank would be needed, in which case they may need to drive behind the building. Ted Lorden said they do make a dolly for 100lb tanks so it would eliminate the need to drive around back.

Mark Jones asked how much volume they expect to sell. Ted Lorden said the average amount of gas a week is typically 300 gallons.

Nancy Arsenault asked when they expect to see this facility installed. Kevin Whalen said as soon as the Board makes its decision and the 20-day appeal period has gone by. Ted Lorden said it will take about a week to get the facility installed.

Ted Lorden noted that the Fire Department is happy to see that there could be one in town.

Steve Quinn said it would be more convenient to have a propane filling station in town and noted that they are heavily regulated by federal and state regulations - more so than the Planning Board could regulate. Steve thinks the scenario where the customer does not have to drive around the Building is great.

The Board asked if they have filed an application with the Conservation Commission. Ted Lorden said they did talk to Conservation Commission. They are very environmentally safe facilities, when they release gas it dissipates into the air it does not get into the soil. Kevin Whalen said they have the paperwork to file with them.

Ernie Dodd suggested a curb cut on the walkway. The Petitioner noted that there is already a curb cut in front of Ace Hardware.

Kathy Sferra said she didn't see any comments in the packet from the Fire Department. Ted Lorden said the Fire Department asked about the fencing and egress. It will be installed according to NFPA 58 regulations, which specify emergency cut offs, how far it needs to be off the traveled way (10ft.), and installation of bollards. The Fire Department will be issuing their own permit.

Brian Martinson said he was primarily concerned about safety issues but most of them have been answered. His only concern is if a huge truck crashed into the tank, or if kids climb the fence and mess with the tank etc. Ted Lorden said the facility is turned off at the close of

business and the Fire Department is trained and prepared to respond. Employees are also trained. There is a valve that lets out gas in the event that it might be punctured. Many homes heat their house with natural gas, with either 500 or 1,000 gallon tank in closer proximity to their own homes and neighbors.

Brian Martinson asked if it could be visually screened from the neighbors. Kevin Whalen said he would not object to that. The existing vegetative growth the back is pretty extensive, but in winter he could see the need for more screening.

Melissa Whalen said the back part of the fence could be wood. Ted Lorden said you cannot have vegetation right next to the fence but a few feet off would be okay. He said it is not a huge footprint and would have black fencing around it.

Len Golder asked if when the employee will put the tank into the car. Ted Lorden said they recommend assisting customers.

Kevin Whalen said he will have appropriate insurance.

Len Golder asked if they will want an area where vehicles can park close to the building - in the fire lane. Other Board members did not feel this was necessary as there are parking spaces very close to the building. Len said he just wanted to minimize the distance from the building, for safety mitigation. Ted Lorden said a lot of stores that have this type of facility like the customer to park, rather than the consumer trying to drive over to the loading facility. The parking spaces are very close at this site and it is typically done in this fashion.

Len Golder asked if they are aware of any facilities that have experienced a problem. Ted Lorden said the only issue his company has experienced have been minor like a small leak. Just a few weeks ago in Acton, and they had an issue and responded and immediately took care of the issue. Ernie said he has never heard of a problem at a filling station.

Brian Martinson asked if they plan to have an advertising sign. Kevin Whalen said he will be doing advertising. Brian asked if they plan to advertise on the door. Kevin Whalen said there will be no signage on the door.

Kathy Sferra moved to close public hearing. The motion was seconded by Steve Quinn and carried by a vote of five in favor (Lori Clark, Steve Quinn, Ernie Dodd, Len Golder and Kathy Sferra).

Lori Clark explained that the next step is to write a decision, which will be reviewed at the next meeting (June 5th). Once the Board votes and files the decision with the Town Clerk, there will be a 20-day appeal period.

Members discussed conditions to be included in the draft decision:

- Solid fire door
- Fire Department should have a key
- Opaque screening around tank acceptable to the Fire Department (include examples) and require installation and maintenance.
- Outline outstanding conditions of the Special Permit for the Linear Retail to address, but write it in a way that doesn't prohibit Ace Hardware from completing their installation.
- Screening to be provided and maintained.

Cushing Property – Concept Plan

Pennie Cushing and her Engineer Jeff Brem of Meisner Brem Corp., met with the Board to discuss plans for Pennie's property. Pennie would like to sell her house and then do something with the rest of the property in the future. Because she wants to sell house first, they are trying to separate the house from the rest of the property. Jeff reviewed a concept plan showing the house on a 24.4 acre lot with 60 ft of frontage off of the proposed subdivision road. Actual access would be via an easement on the existing driveway, mostly located in the remaining land.

Jeff Brem said they would ask for a waiver from the requirement to construct the road and leave driveway the way it is. That would provide everyone with what they want. Pennie can sell the house with legal frontage off a private way (paper street), and the rest is remaining land to be dealt with in the future.

Jeff Brem said they would also like to ask for a reduction in the filing fee to that of an ANR filing fee. Jeff said this would be a Chapter 41 Subdivision Plan with full public hearing with normal voting requirements with a list of waiver requests.

Jeff Brem explained the second sheet is the roadway plan, over the existing driveway.

Ernie Dodd said he would like to discuss this proposal with Karen Kelleher, Planning Coordinator, and Jon Witten, Town Counsel.

Kathy Sferra asked what would prevent someone from coming in and carving out additional ANR lots off the paper road, as it would be an approved subdivision. Jeff Brem said you could condition the decision and suggested checking with Town Counsel.

Kathy Sferra asked if Pennie would have to give the Town the right of first refusal. Pennie Cushing responded yes, because part of the land is chapter land. If they have a buyer, the Town would have right of first refusal.

Kathy Sferra mentioned the possibility of doing a deed restriction, which would only be for 30 years and then someone would need to be tracking it. She is also concerned about drainage if something else is going to get developed there.

Lori Clark agrees. She also wants to talk to Town Counsel about this.

Kathy Sferra questioned what type of finding the Board could make as to a public benefit, which is what the Board usually considers when granting waivers. Ernie Dodd said typically we would want something in return if we were to grant waivers, such as open space or trails.

Jeff Brem said they will probably go straight to a definitive plan and not do a preliminary plan.

Lori Clark said the Board should talk to Karen Kelleher and Jon Witten and put this back on the agenda for further discussion on June 5th.

Lori Clark questioned whether the Board would be having this discussion if the proposal were from a developer. Ernie Dodd said the issues would be the same. Kathy Sferra said that anyone can ask. Lori Clark is concerned that they will be asking to waive all requirements of the Subdivision Rules. Kathy Sferra said she has always said that they need to prove there is public benefit there in exchange for an approval with significant waivers.

Steve Quinn said if he were to look at buying the house, he would have an issue not knowing what will happen around the driveway.

ANR Plan – Cummings, Hudson Road

Application withdrawn.

Lower Village Traffic Planning – Draft Scope from Coler & Colantonio

Members reviewed the Scope of Services Coler and Colantonio. Lori Clark noted that the proposal does not indicate costs. Steve Quinn said it should provide benchmarks. Kathy Sferra agrees, and suggested that the Board should give them a sense of what we have to work with, financially, or an a-la-cart type of proposal. Ernie noted that some Planning Board Members think that the town should invest in putting in water lines in the Lower Village.

Section 1.7 - Preliminary Design Document Preparation (25% Design) - Members noted that Section 1.7 refers to Mass DOT standards and questioned if we really want those standards. Steve Quinn stated that the Board discussed this at a previous meeting and agreed that these are not the standards we want. Lori Clark said if they are assuming Mass DOT as a source of funding we need to ask about this.

Steve Quinn said the document needs to define construction costs for alternatives.

Lori Clark said there needs to be a clause that we will not pay if the project goes over budget without getting approval in advance.

Section 1.1 Progress Meeting #1 - Steve Quinn said he believes that Coler and Colantonio should be at one of these progress meetings and if we have a meeting with abutters and/or business owners. He said it would make no sense for us to draw a plan and then showing the public and finding out things we may want to change or alter. (Maybe do this at Section 1.1)

Lori Clark noted that we have discussed that we should not have a public meeting without having something to show them. Steve Quinn questioned if what we have now, good enough to show people. Lori said we don't have everything in the list. Steve said it still may be worth showing people what we have to understand how they feel.

Kathy Sferra said she thinks we should think about our public outreach to explain the goals we have identified. We could present some information and get ideas from them and then give the information back to the consultants. Lori Clark asked if we would need Coler and Colantonio for that. Steve Quinn said he doesn't think it would be bad to have them there. They could help explain if a resident comes up with an idea that may not be a valid point.

Brian Martinson disagrees on the need for a public meeting at this time. He doesn't think they have been very successful or helpful in the past. Lori Clark said we have our goals for zoning revisions and some initial ideas to present. We may not always get a lot of information at these meetings but it is important to keep the public informed.

Kathy Sferra said she sees it as 70% about zoning and 30% about streetscape, roadway design, etc. If water comes up as a topic we will explain that we are being proactive to set up the Lower Village for when water does come up. She said we should hear whether or not we are on the right track to determine if we should keep moving forward or regroup.

Lori Clark said we have to get some information to present and determine how we can encourage what we want. Kathy Sferra said, ultimately it has to be a mixture of what they want and what we want.

Brian Martinson said he doesn't feel like this will do much. Lori said this time around we are discussing zoning and other tools. Brian said all that Mr. Presti wants is certainty. Kathy Sferra said if that is the case, we need to discuss with how we can build that into the bylaw. Steve Quinn said it be foolish to roll out plans to the town if we don't ask for input. Preliminary input also helps with buy-in for the future.

Lori Clark said we do want to have the progress meeting as outlined in Section 1.1 but we should have a concept plan (not necessarily a 25% design Plan). For the first meeting we should have a concept presentation plan showing:

- Standard Streetscape design;
- Sidewalks;
- Curb cut realignments with inter-lot connections;
- Traffic islands, including pedestrian refuge islands, where appropriate. In addition to traffic islands shown on the left turn lane plan, the Board would like to see additional traffic island(s), and location for a gateway sign at the White Pond Road end of the village;
- Detail Sheet for a standard streetscape; and
- Detail Sheet for traffic/pedestrian refuge islands.

Lori Clark said, in trying to prepare for the first progress meeting, we can basically start aligning on what we do want. We already know we want to take out the roundabout and put in inter-lot connections.

Section 1.2 – Draft Improvement Program Plan

Lori Clark said the Board needs to discuss, at what point we want Coler and Colantonio to provide the 25% design plan.

Brian Martinson said he would like to look at all the plans together, noting that the Lower Village Sub-Committee came up with many recommendations that we need to bring forward.

Kathy Sferra is concerned that we not go too far into design until we have public meetings. We need feedback from property owners and businesses in order to give feedback to our consultant on the final design. The same applies to zoning. We need to present what we are trying to accomplish and ask for feedback before moving forward with the 25% plan.

Kathy Sferra said we don't need something specific to show at the progress meetings. We could show images of other projects that are similar.

Brian Martinson suggested the Planning Board go through the Lower Village Sub-Committee's report to create a Planning Board Vision.

Lori Clark said she thinks, what Kathy is saying is that the PB needs to wait until we adopt a vision before moving forward on the 25% design plan.

Steve Quinn said the Planning Board had a meeting with business owners about two years ago. He said too much time goes between meetings.

It was agreed to put this discussion on the June 12th working meeting agenda. Lori Clark asked members to go the Lower Village Sub-Committee's report and start thinking about to include it into the Board's vision.

Discussion with Nancy Arsenault about relations with businesses and property owners.

Nancy Arsenault, Stow Independent, said this topic is something she talks a lot about with the business owners. She thinks they really hesitate to come to Stow because it is not a comfortable environment to come before the Planning Board. She suggested going to them in a neutral place to hear their concerns, which are not just water. She suggested talking to Mr. Steinberg about his empty space and discuss how Stow can help market the places. She also stated that a dentist by the lights in Maynard raved about going into that building and about how Maynard has incentives for businesses to locate there. He looked in Stow but the deal in Maynard was so much better. Maynard also created a group, comprising of the Selectmen, Planning Board and businesses, who meet every month. Businesses are willing to come together. She also suggested including John Anderson, who is going to towns all over and finding incentives that the landlords are getting from the Town. She also noted that Presti is aggressively looking for a small box retailer to go in there with parking, luckily the McDonalds in Acton is becoming a Walgreen's. She said the business owners, rather than the property owners, are the ones that are feeling the day-to-day problems. She doesn't think the property owner's are representing their voice.

Nancy also noted that the Inspection Station is now vacant.

Lori Clark said we want input from the property owners and businesses so we know how to shape zoning bylaws. She also noted that the Board only has control of is the Zoning Bylaw. Nancy suggested hosting meeting with the Selectmen and others. The Planning Board can be the facilitators. Brian Martinson said that is the Selectmen's job.

Len Golder said we do have incentives that we can give in any type of development. Nancy Arsenault said when special permits come up, instead of hitting them with a list of things they need to do, the Board should think about giving them something. The whole Bolton retail development that will be going in, will impact Stow.

Kathy Sferra said we can set up a meeting, if you (Nancy) can help getting people there. There is a piece of this the Planning Board can do and there is piece that the Selectmen can do. She said we need to act in a reasonable decisive way.

Len Golder said part of our vision is an economic base, as well as what it will look like.

Derby Woods Bond

Members discussed the request to reduce the amount of the bond for the Derby Woods (Sylvan Drive) development. Ernie Dodd stated that there are still things that need to be done (outlined in the Coordinator's Report, above.)

Kathy Sferra is not opposed to releasing the \$15,000 but would make it known that we will not release any more until they are done with the remaining work.

Kathy Sferra moved to authorize a \$15,000.00 reduction in the bond for the Derby Woods (Sylvan Drive) Subdivision with the understanding that there will be no further reduction until all outstanding issues are addressed. The motion was seconded by Ernie Dodd and carried by a vote of five members (Lori Clark, Steve Quinn, Ernie Dodd, Len Golder and Kathy Sferra).

Foreclosed Properties

Members discussed the site inspections on the foreclosed properties that were conducted earlier this evening. A number of the properties are clearly wet and unbuildable. A number of them could accommodate a home, and a number of them could be developed for a small affordable house.

Members agreed that the following parcels should be further evaluated:

- 18 Conant Drive
- 8 Elliot, 14 Elliot Drive , 14 15 16 Harvard Road all looked pretty dry and build able, significant grade change but could get a driveway in
- 25 Militia Circle
- 27 and 28 Queens Lane
- Parcel 21 on Whitney Road is a long narrow strip between two houses and is not buildable. It looks to be kind of a side yard between the two abutting properties.
- 472 Great Road.

Ernie Dodd thinks the Town should keep them all, even the little strip (Parcel 21 on Whitney Road).

Steve Quinn noted that if someone bought a house near a property that they thought is unbuildable and it is developed they would be upset.

Len Golder said there may be abutting property owners that may be interested.

Kathy Sferra agreed to draft a memo for discussion at the next meeting.

ADJOURNMENT

The meeting adjourned at 9:55 p. m.

Respectfully Submitted,

Kristen Domurad