

TOWN OF STOW
PLANNING BOARD

Minutes of the August 20, 2014 Planning Board Meeting

Planning Board Members Present: Lori Clark, Mark Jones, Len Golder, Steve Quinn

Voting Associate Member: Absent

Non-Voting Associate Member:

Lori Clark called the meeting to order at 7:00pm

Discussion of Meeting Minutes:

Minutes of July 9th Planning Board Meeting

Mark Jones Motioned to approve the revised minutes as amended.

Len Golder seconded.

VOTED: 4-0 Unanimously in favor. (Lori Clark, Len Golder, Mark Jones, Steve Quinn).

Minutes of August 6th Planning Board Meeting

Mark Jones moved to approve the minutes of August 6th as amended.

Steve Quinn Seconded.

VOTED: (4-0) Unanimously in favor (Lori Clark, Len Golder, Mark Jones, Steve Quinn).

Member Updates

Lew Halperin thanked the board for the recording of the Lower Village Traffic Forum and said that it showed taping can be done with minimal intrusion. Lew Halperin asked for the Board to consider allowing the recording of the Sept 10th Public Hearing, especially since the meeting location is in the Town Hall, which is not the typical venue. Lew Halperin said there will be public discussion that should be heard, adding that there is notice that the meeting will happen ahead of time, including the time and subject which allows residents the option to decide if they have something to add or want to hear what others have to say. By going live it gives people the chance to stay at home and avoid parking problems and standing room only to participate and even just listen, said Lew Halperin. The most we can get in Town Hall is 100 people and the amount of potentially interested is in the thousands. Lew Halperin said he would like the opportunity to broadcast public hearings when there is a large crowd expected.

Len Golder said his issue is that he does not want to become selective about which meetings to broadcast. Len Golder said he feels that we could broadcast all of the Planning Board meetings, but the Public Hearings, at least, would be a less radical proposal.

Lori Clark said she is willing to bring the issue up again when the full Board is present since not all members were in agreement. Lew Halperin stated that as Chair, Lori Clark has the

right to make the decision on her own. Lori Clark said she would not be comfortable making a decision alone and wants to gain input from the rest of the Board first.

Lew Halperin said that perhaps the discussion could happen prior to the next meeting? Lori Clark said that she would be willing to take it up again. She said it is not that the recording of a discussion that is at issue, but that if people have opinions they want to give, the hearing may have closed before they can offer comment. Lori Clark said she will have the issue put on the agenda prior to the hearing starting and discuss as a majority of the Board.

Planning Board Member Updates

None.

Planner's Report

Town Center Planning Effort with UMass

Karen Kelleher reported that she, Jesse Steadman and Kathy Sferra will be meeting with John Mullin tomorrow morning to go over the scope of work for the new planning project. Karen Kelleher said that the cost is \$8,500.00. Karen Kelleher reported that she had informal conversations with the Bill Wrigley, Town Administrator and Kathy Sferra, Community Preservation Committee Chair about sharing the cost.

323 Great Road

Karen Kelleher reported that she, Jesse Steadman and Kathy Sferra met with the Board of Selectmen to discuss a proposed three step process to vet potential uses for 323 Great Road.

1. Solicitation of Land Use Concept Proposals from all Boards, Committees and Departments to include a concept proposal, sketch plan, proposed ownership and availability of funding.
2. The proposals received would be reviewed by Stow's Permit Team, an existing group comprised of Planning, Building, Conservation, Health, Highway, Fire and Police department heads will review the proposals and provide the proposals deemed to have merit to the UMass team for further consideration to be used in public outreach meetings for the Town Center Plan. All of the information will be collected, summarized and provided to the Board of Selectmen with recommendations for next steps by January 2015.
3. The Board of Selectmen would then make a decision on a use, or specific combination of uses and issue a formal Request for Proposals with additional specification based on the work done to date.

Karen Kelleher said the Board of Selectmen agreed to the process.

Economic Development and Industrial Commission – Karen Kelleher and Jesse Steadman met with the Board of Selectmen Tuesday night to discuss reactivation of the Economic Development and Industrial Commission. Karen Kelleher noted that the Selectmen voted to reactivate the Commission and post a notice seeking members, which has since been

forwarded to parties that voiced interest in being on the committee. In addition to the initial group of residents/business owners, said Karen Kelleher, (Viki Carter, Tom Farnsworth, Walter Lankau and Serena Howlett), we have had three business owners in Lower Village who voiced interest (Andrew of Emma's Café, Kevin Whalen of Ace Hardware and the owner of the new kitchen supply business to be located in the plaza at 132 Great Road.

Lower Village

Karen Kelleher said that Planning staff have been working with Howard/Stein-Hudson on plan revisions based on input at the Public Hearing and completion of the grant application and have requested time on the Selectmen's next agenda so they can endorse the application. The MassWorks Grant suggests a limit of \$1,000,000.00 for communities with a population of under 7,000. Karen Kelleher said the estimated construction cost, including contingency is \$1,370,000.00. Karen Kelleher reported that Planning staff are in discussions with the Highway Department to see if they can fund a portion with Chapter 90 funds. The Town's contribution would also help with our chances being awarded the grant. Karen Kelleher said that the Department is in receipt of support letters from Rep. Hogan, Senator Edlridge and 495/MetroWest Partnership. It was also suggested that we get letters of support from business owners said Karen Kelleher.

Randall Road Hammerhead Lot Special Permit

Karen Kelleher said that the Planning Department has received inquiries from Randall Road residents concerning Roger Kane's (Stow Woodlands LLC) intent to develop the hammerhead lot that was approved in 2010. Karen Kelleher said that the Special Permit required a common driveway agreement, erosion control plan and repair of a stonewall. A letter was forwarded to Stow Woodlands LLC advising of the conditions that must be met prior to construction and to alert him that one of the property owner's is questioning whether there is an easement across her property. Karen Kelleher said that Scott Hayes of Foresite Engineering responded on behalf of Stow Woodlands and advised that the common driveway agreement is on record for two of the lots and is not needed for the third lot, however there is an easement across the back of the third lot not intended to be used in common. He also provided a copy of an erosion control plan approved by the Conservation Commission. Karen Kelleher said this issue will be included in the next agenda for the Board to approve the erosion control plan.

Villages at Stow

Karen Kelleher received a call from Selectmen Ryan concerning a call he received from residents of the Villages at Stow, who are concerned that Habitech has not yet turned over the Condominium Association to the owners and that Habitech has not yet addressed outstanding items including the final as-built plan and road repair. Karen Kelleher said they are also under a boil notice from DEP concerning the public water supply because the latest testing revealed bacteria. They are on notice that residents should boil the water and there is also a list of items that need to be addressed by the water operator. They have 30 days to comply.

Karen Kelleher said that Tom Ryan suggested that the residents meet with the Planning Board to gain an understanding of what the Town can do. Karen Kelleher explained to Tom that, although she has been fielding questions from the residents, the Planning Board has no authority. She suggested that the Selectmen and ZBA hold a meeting. He asked that Karen Kelleher also attend the meeting and offer advice to the ZBA and Selectmen. Karen Kelleher asked the Board if they had any objection.

Minute Man Airfield Solar proposal

Karen Kelleher said she, Jesse Steadman and Kathy Sferra met with Hal Galvin of Solar, a Solar Energy Projects Developer of ten K Energy and Michael Loin of Bertin Engineering. They are under an agreement with Don McPherson for the Solar project that was previously proposed by Kearsarge. Karen Kelleher said that in order to be eligible for SREC incentives they need to apply now to get in the queue by November for the April 30, 2015 application deadline. Karen Kelleher noted that the proposed array locations are the same as the previous plans; however there may be some change due to wetlands and riverfront. Don McPherson still proposes to blast the hill, using funds from FAA. Karen Kelleher said it is not clear if that work will be done in time for the plan. Karen Kelleher said they will evaluate whether the project is feasible without that area. Karen Kelleher advised that if the hill is to be removed, they will need an Erosion Control Special Permit in addition to the site plan approval. They are not sure if they need FAA approval, said Karen Kelleher.

Natural Resource Protection Zoning

Karen Kelleher said that it appears there will be a February Special Town Meeting. Does the Board want to plan for the NRPZ zoning for that meeting?

Public Hearing Spring Hill Estates

Prior to opening the Public Hearing Lori Clark explained to the applicant that the absence of one member would require that for the Special Permit portion of the bylaw, all 4 members present would need to be unanimous in their decision for an approval. Lori Clark offered the applicants a moment to speak with engineer. The applicants decided to move forward with the night's hearing.

Lori Clark Opened the public hearing at 7:35pm.

Steve Quinn Moved to waive the reading of the public hearing notice.

Len Golder seconded.

VOTED: (4-0) Unanimously in favor. (Lori Clark, Len Golder, Mark Jones, Steve Quinn).

Lori Clark read the public hearing guidelines.

Applicant Presentation

Present - Greg Roy | Civil Engineer with Ducharme and Dillis

Applicant | Alice Cushing

Greg Roy described the definitive subdivision plan, as well as the erosion control and hammerhead lot special permits under review. Greg Roy noted the entire property is in excess of 100 acres and the proposal is to create 5 lots - the existing lot, plus four new lots.

Greg Roy explained that there will be frontage off of Walcott Street, and the applicant is submitting a list of requested waivers, mainly to allow for the lots to be accessed via common drive, as the road will not be improved to public street construction standards. Greg Roy noted that there are Board of Health permits that are still required, although the soil tests are done. Greg Roy said he is still awaiting further input from the Fire Department. Based on earlier discussions with the Fire Department, said Greg Roy, the applicant has provided access for fire apparatus due to the geometry of the roadway.

Greg Roy outlined the existing wetland system in relation to the proposed lots and added that they are not proposing any work in the buffer zone to wetlands. Greg Roy mentioned that there are two letters of note, one from Places Associates that they just received. Anticipating the Board would like resolution of the Places notes quickly, Greg Roy requested that he be able to work directly with Sue Carter on the items in the letter.

Lori Clark asked Sue Carter of Places Associates to explain some of the engineering comments and concerns.

Sue Carter said she has reviewed the plans in detail. How plan gets revised depends on a lot of input from the Board said Sue Carter. Sue Carter said that the current driveway is a road that should have a street name to have an identity and address. Sue Carter said that the right of way should roughly follow the layout of the current driveway. She does not want to set a precedent for roads that do not follow the layout.

Sue Carter said that this proposal shares some similarities to Highgrove estates, which features a steep, winding and long driveway. At Highgrove said Sue Carter, the developer came in after start of construction and asked to widen the road to 16 feet to mitigate safety concerns and help market the property. Sue Carter said that the property may need a wider entrance to allow parents to wait for buses near Walcott Street. Sue Carter said that on the steepest portions, turnouts are needed to get past people that may be stuck on the road in icy conditions. Sue Carter said she recommends requiring that the cul-de-sac be built near the end of the paper road due to the long distance to the end of the driveway after turning off of Walcott. Sue Carter noted that SU30 truck turns should be able to turn around at some of the driveway entrances. Sue Carter said that if the Board does approve the proposal, they should limit the number of dwellings to be serviced by the road through the use of a covenant rather than tying it to the number of lots, due in part to the fact that condo ownership, such as in a comprehensive permit, only creates one extra lot. Sue Carter said therefore, that it should be based on the anticipated vehicle trips. Sue Carter also noted that there should be monuments at the bounds and lot lines, since in a development with an irregular right of way and varied property lines such as this, it is even more important.

Regarding drainage, Sue Carter said that the pre and post balancing on the calculations need to be tweaked and the calculations regarding what flows in the direction of Colburn and Hudson Road needs to be evaluated independently, and soil testing should be done in the basing to not interfere with storage capacity. Sue Carter acknowledged that while there are many waivers with the application, most of the waivers are related to construction standards. Sue Carter said that the Board needs to give some guidance on the waivers requested.

Public Comment

Charles Jowett of Walcott Street said no one has said what waivers are being requested, and asked Greg Roy to read the list of waivers aloud.

Greg Roy read the list of waivers being requested, expanding on a few.

Greg Roy said the waiver from installing monuments at the bounds is that they not be stone bounds, but iron rods, since stone bounds are typically for public road right of ways. Sue Carter said that iron pins can sometimes not be distinguished between lot and road monumentation. Mark Jones, asked if this would be in regards to monuments throughout the property? Greg Roy said they are asking for a waiver to bound access easement.

Greg Roy noted the applicant is requesting a waiver to not prepare road profile sheets because they are not proposing a new road alignment. Greg Roy said that a road profile could be done but they are not going to be showing any cuts and fills. Sue Carter said that profile would allow the Board to understand the conditions of the common drive and where turnouts may be appropriate among other things.

Sue Carter said a turnaround at the cul-de-sac would be appropriate due to the length of the driveway. Greg Roy said that even a t-stop turnaround may be appropriate. Sue Carter said that it is common during mutual aid events for the Fire Department to station pumpers at intervals going up a hill to pump the water up. Sue Carter, said that way they can refill the cistern and if the profile sheet had the geometry, the Planning Board could make the correct determination. Greg Roy said they are proposing a cistern near the top of the hill.

Greg Roy said that monuments are shown on the ROW corners. Sue Carter said they are not on the Open Space parcel as typically required. Greg Roy said they are hoping to be able to use iron rods.

Greg Roy said he is requesting a waiver from detailing earth removal due to the fact that the dirt is anticipated to be moved around rather than off site. There would likely be a net fill, which will be free of hazardous materials said Greg Roy.

Greg Roy said the applicant is requesting a waiver from inspections. Lori Clark said there are other items that need inspection rather than just roadways.

Liz Cammilleri of 43 Teale Road asked how many acres are going to be developed? Greg Roy responded that 5.5 acres will be developed. Are the abutter's property lines shown on the plan she asked? Greg Roy said he has not shown the boundary because they are not a direct abutter.

Shelley Hall of 67 Edgehill Road said her biggest concern is that the private drive intersects with Walcott at the most dangerous blind spot on Walcott Street and she herself has had many dangerous moments there. Shelly Hall asked where are the construction vehicles going to come from? If they come from the Stow direction, what can the developer and the Town do to mitigate the dangers on a short and long term basis?

Sue Carter said that sight distance at Walcott Street needs to be shown on the plan. Shelley Hall added that she wants the Town to acknowledge sight distances when the construction vehicles begin, asking what will the Town do to mitigate the problem?

Len Golder said that perhaps a wider entrance would help alleviate the issue. Residents voiced concern that there may not be room for a wider entrance. Len Golder said perhaps the Town Highway Department can provide some traffic calming on Walcott. Perhaps the construction vehicles can come from Hudson where the road is wider proposed Shelley hall.

Bruce Morgan of 55 Edgehill Road said that Bently Builders, currently constructing the Hemenway Farm development at 45 Walcott Street has been only allowed to go to Hudson Road and back as a condition of their approval. Bruce Morgan noted that due to the sharp turn at the entrance to 117 Walcott street, trucks or school buses have to stop or pull over if someone meets a car. Hudson has put in a new pole at a very poor location near 118 Walcott Street he added.

Sue Carter said the Planning Board can make a decision on the adequacy of the existing way including working with the Selectmen of Hudson on changing the pole. Sue Carter stated that the Planning Board does have the ability to assess the access of the driveway from Walcott Street.

Charles Jowett of 118 Walcott Street said that perhaps they could patch and fix the crumbling along sections of Walcott Street near the proposed access, which is likely to increase with more construction vehicles using the road.

Applicant Alice Cushing said at the time her driveway was constructed, they had installed catch basins and piping showing that her driveway was completely dry and proving that a neighboring property was shedding water on to her property. Alice Cushing outlined the catch basins. Charles Jowett said the water then washes down Walcott Street.

Al Zachareusky of 3 Colburn Circle said right now in a heavy rain the culverts on old Bolton Road are beginning to fall in on themselves. A pond forms in the vicinity of his home during heavy rains.

Greg Roy said that despite tweaks to the drainage to come, the Zoning Bylaw requires that this site has no increase in rate or volume of runoff between pre and post development. Greg Roy said they are proposing to meet that with the use of drainage detention basins near the bottom of the hill. Greg Roy said there will be retention and infiltration that will occur to help meet the letter of the bylaw.

Lori Clark said that Sue Carter, the Town's consulting engineer, helps the Board be sure that the bylaw can be met. Greg Roy said that because the development disturbs more than an acre they are required to file a notice of intent with the Department of Environmental Protection to deal with erosion control during the construction. A National Pollution Discharge Elimination System permit will also be necessary through the Environmental Protection Agency. Sue Carter offered residents some reassurance, reminding meeting participants that this Planning Board has much experience dealing with steep sites, such as Highgrove Estates of West Acton Road.

Charles Jowett of 118 Walcott Street said that when the applicant's existing house was built there was construction runoff that took place. Alice Cushing said that when the contractor was building the driveway, there were no hay bales in place, leading to water coming onto a neighboring property. Greg Roy said that at that time there was no permits to govern how to deal with runoff.

Bruce Morgan of 55 Edgehill said this is a light touch compared to the Bentley project. If this is approved, where is Walcott Street five years from now in terms of adding more lots, he asked? Bruce Morgan said he was hoping to hear that there was some open space provision. Where might this go and what assurances are there that there are not ten to twenty more homes?

Greg Roy said there are no assurances. However, in order for the applicant to propose anything further, there would need to be further public hearings and the common driveway would need to be constructed public road standards. Greg Roy said at this time, they are not proposing any future development, but also not precluding it in the future, just accepting that it would need to be done through a new filing.

A resident asked if there is a limit to the length of a cul-de-sac. Greg Roy said it is 500 feet unless open space is dedicated. Greg Roy said that the applicant is proposing to donate an 11 acre parcel abutting the Hale Corzine land owned by Stow Conservation Trust.

Carol Brown of 121 Walcott Street asked if the Common Driveway is going to be enlarged to accommodate construction. Greg Roy said that they are looking to add some turnouts to help vehicles get around one another, however, they have not proposed any widening. Greg Roy said they are proposing to mostly keep it as is.

Mike Rodgers of 47 Edgehill asked about the timeline for commencement of construction of the project. Greg Roy said at the earliest it depends on the permitting process, and perhaps a reasonable assumption would be within a year.

Al Zachareusky of 3 Colburn Circle asked what happens if you hit an underground spring? Greg Roy said that proposed swales will intercept any water that comes off of the hill, as well as slope stabilization measures to get vegetation growing. Any water would be directed to the drainage structures proposed. Greg Roy said they are also not proposing any large cuts into the hill, the biggest being in the neighborhood of six feet.

Dan McCabe of 11 Colburn Circle said that the wetlands abutting Bolton and Hudson drain into his backyard, which then follows a pipe along his sideyard to the road. Sue Carter said that this area is one of the concerns with the project and the area needs to be a focus. Dan McCabe said he just does not want any more runoff.

Sue Carter asked if the engineers could enter their property to get real data. Dan Macabe said yes.

A resident at 27 Old Bolton Road said a couple of houses to the right of Colburn Circle there is an easement creek that brings a lot of water under Old Bolton road to the other side of the street. He said he is concerned that it is getting worse and the Town of Hudson is not doing anything about it. The resident described a two foot concrete pipe built into a granite wall that is caving in. Sue Carter said that Greg Roy will need to model not only water for his site but looking at the system as a whole. Sue Carter said she will be careful in reviewing the focus areas.

Don Rising of Treaty Elm Road asked whether the lots meet the shape factor? Greg Roy said they are above the .25 for Hammerhead Lots. Don Rising said the first plan had nearly a mile of property line. Greg Roy said it has since been fixed.

Planning Board member comments:

Len Golder asked if there was any plan to add lots to the common driveway proposed? Greg Roy said anything beyond what is proposed would not comply with the Common Driveway standards. What kind of documents would exist for the rights of the common driveway asked Len Golder? Greg Roy said he is not sure, it may be an HOA or instrument in the deed, but it has not yet been spelled out.

Len Golder asked what the current width of road is? Greg Roy said the current width is 12 feet with a slope between 10 & 11 percent. Sue Carter said that a profile of the driveway will help the Board see this more clearly.

Steve Quinn asked if the applicant was looking for direction? Greg Roy said that the more the better.

Lori Clark said that although Greg Roy is happy to work with Sue, the Board does need to offer some direction. Lori Clark asked if the proposed access is being considered by the applicant to be a common driveway or a road that is seeking waivers from the construction standards. Greg Roy said in the deed it will act as a road. Sue carter said you will have a

rural road on paper that performs like a driveway on the ground. Karen Kelleher said the name of the proposed road should be run by public safety officials.

Lori Clark clarified that the 12' width seemed to be too narrow at Highgrove Estates, where the applicant returned to the Board to request that the driveway be widened for safety and marketing concerns. Greg Roy said that he would like to discuss that with the fire chief and if he is not concerned then they will stick with the turnouts. Greg Roy said he will contact the Fire Chief.

Mark Jones said that the Board will be looking for written comments to the Board. Sue Carter said a suggestion is to overlay the road with turnarounds.

Lori Clark said Sue Carter called for a wider entrance due to accommodating residents waiting for buses. Steve Quinn said a parking area at the bottom should be included. Greg Roy said that he can look at the widths to determine if it is possible.

Regarding a turnaround, the board agrees with a need for a turnout at the end of the proposed paper cul-de-sac. The Board suggested that Sue Carter's comments on including SU 30 turning radii at the driveway intersections should be addressed. Greg Roy said that turning movements at those locations will be studied.

Len Golder said he agrees with the determination that there should be language included in a covenant limiting the number of dwelling units. Sue Carter said a covenant on the use of a roadway does not preclude development of a Comprehensive Permit if it does not say dwelling units instead of lots. Sue Carter said that with accessory apartments you would also be getting more vehicles.

Regarding boundary markers, Mark Jones said that they have to make it easy to find the bounds of properties 100 years down the line. Sue Carter said that it is conventional practice to use bounds at beginning and ends of curves in the roadway for the benefit of future surveyors and property owners to delineate the edge of the roadway. Greg Roy said this is done because towns have a fee interest in the road and want to bound it. Because this is a private road they are asking to waive that requirement said Greg Roy. Karen Kelleher said there are often disputes over property bounds. Mark Jones said he prefers traditional concrete bounds. Lenny Golder said it would be wise to have concrete bounds on the road.

Sue Carter said that with regards to the odd shape of the ROW after the first turn, it is an irregular shaped right of way, and it may set a precedent that would allow for another applicant to move the ROW as well.

The Board discussed continuation to September 17th at 7:30pm.

Steve Quinn moved to continue the Public Hearing until September 17 at 7:30pm.

Len Golder seconded.

VOTED: (4-0) Unanimously in favor.

Discussion of Highgrove Estates

Present – James Fenton

James Fenton said he is having difficulty getting bonding to bond a private driveway. James Fenton said not only do the companies not want to put the bond up, but if the binder goes down and the trucks break it up prior to having the homes occupied, you have to do the work all over again to make it good for the new users. James Fenton said he wants to get the place cleaned up. The Board agreed that the drainage issues have been a net improvement since the project went in.

James Fenton said that he is creating two roads in Maynard using the occupancy permit for the lot as collateral in covenant form until the road is finished or a cash bond is put up. He said in that scenario he can add the top coats to all the driveways and road at the end to make it look its best. Would the Board consider a covenant to use a lot as collateral, asked James Fenton?

Karen Kelleher said when this last came up, the Planning Board was not as comfortable. The concern was that by putting the burden on the Building Department to not issue an occupancy permit until the work is done, can sometimes cause the issue to slip through the cracks. Sue Carter said that a specific lot would need to be identified so that the covenant runs with the land.

James Fenton said that the cash value on outstanding lot is \$96,000. With the covenant you cannot occupy or sell the house until the lien is satisfied he said. Steve Quinn said by the time the last lot is ready the bond would be a lot lower.

Lori Clark said that when a holding a bond, it can be called in for specific items, but when holding back the occupancy permit, you cannot identify certain issues that need to be rectified with a project. In this situation the Town has some leverage but cannot call in the bond to address particular issues having to do with an unfinished project.

Sue Carter said that this situation may offer advantages based on past experiences dealing with bonding companies in Stow.

Steve Quinn said the driveway will be nearly finished by the time the first occupancy permit is issued. Sue Carter said that the covenant would also be help against drainage and erosion issues if this had not been sitting idle for three years.

Steve Quinn said that a lot would not be sufficient if this were a public road to be constructed, but given that the road is nearly done, it seems more reasonable.

Lori Clark said that she would like to have Town Counsel review the documents from Maynard.

Steve Quinn asked why have a bond in this situation at all? Lori Clark said in part it is to protect future homeowners. Len Golder said that Town Counsel can look it over but he is inclined to allow this proposal to go forward. Steve Quinn said he is fine to let Town Counsel look the proposal over. Even if the lot were sold, the covenant would run with the lot and the future owner would need to finish the driveway to get an occupancy permit.

James Fenton said that the Bonding companies said that the Town of Stow had no right to necessitate a bond on a driveway. Sue Carter said bonds on private property are incentives to finish. Steve Quinn said he is fine with taking the lot. Lori Clark said that Town Counsel should review.

Steve Quinn motioned to hold back the occupancy permit on a specified lot in lieu of posting a bond, subject to Town Counsel's approval of the covenant.

Mark Jones seconded.

VOTE (4-0) Unanimously in favor. (Lori Clark, Len Golder, Mark Jones, Steve Quinn)

Meeting adjourned: 9:45