



Town of Wayland Massachusetts

Planning Board

Meeting minutes for Meeting of September 6, 2016

AGENDA

- 7:30 P.M. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated By the Chair 48 Hours In Advance Of the Meeting**
- 7:35 P.M. Continuation of 52-60 Rice Road public hearing application for a Conservation Cluster Development**
- 8:15 P.M. Carroll School The Carroll School for Site Plan Review pursuant to Sections 198-603.3 and 198-606.3 of the Town of Wayland Zoning Bylaw for real property located at 39/ 45 Waltham Road on land known as Map No. 05, Lot No. 015 and Map No. 05, Lot No.104, Approve conditions/recommendations to Building Commissioner**
- 8:35 P.M. ANR plan for 150 Main Street/Approve Minutes for August 22, 2016**
- 8:45 P.M. Adjourn**

In attendance: Reck (Chair), Montague, Hill, Riley, and Murphy.
Town Planner Sarkis Sarkisian

The meeting was called to order at 7:35 PM in the Senior Center Meeting Room.

I. Public Comment

No public comment.

Continuation of Public hearing 52-60 Rice Road Conservation Cluster Special Permit Application

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S Sarkisian handed out the draft decision.

PLANNING BOARD

Findings and Decision

RE: Application of Thomas and Sarah Greenaway (“Applicant”) for a Conservation Cluster Development Special Permit at 52, 54 and 60 Rice Road in order to develop and divide 5.8+ acres into five (5) lots under the Wayland Zoning Bylaws, Conservation Cluster Bylaw (Article 18) and Chapter 301 of the Town Code, Conservation Cluster Development Regulations.

Date: September 6, 2016

Location: 52, 54 and 60 Rice Road, Wayland, Massachusetts. Assessor’s Map 45, Lots 15, 15A and 63. Title reference: Book 67289, Page 25, Book 48050, Page 534 and Book 63774, Page 457, all recorded at the Middlesex South Registry of Deeds.

I. Procedural History

The site consists of approximately 6 acres and over 560’ linear feet of frontage along Rice Road that also includes three existing dwellings, #52, #54, & #60 Rice Road. The topography slopes down from Rice Road to a wetland in the rear of the property. The zoning in this area is Single Residential, requiring a minimum 180’ of frontage and 40,000 square feet of lot area. The proposal is to construct 4 new houses and preserve the existing dwelling at 60 Rice Road (the “Project”).

The Planning Board advertised the public hearing in the Metrowest Daily News for the weeks of June 7, 2016 and June 14, 2016. The public hearing opened on June 21, 2016 and was continued with the assent of the Applicant to July 5, 2016, July 26, 2015 and September 6, 2016 when the public hearing was closed.

Throughout its deliberations, the Planning Board took into consideration the statements of the Applicant and its representatives, abutters and neighbors, Town boards and commissions, and the general public, all as made either at the public hearing or in written submissions to the Planning Board while the hearing was open.

II. Application Submittals and Related Documents

Application Submittals

Town of Wayland Application for Site Plan Special Permit- Conservation Cluster dated June 2, 2016.

Plan set 1 consists of two sheets

Sheet 1. Existing Conditions Plan #52-60 Rice Road in Wayland, MA by Sullivan, Connors and Associates dated May 25, 2011 updated August 16, 2016.

Sheet 2. Conventional Site Layout of Rice Road by Sullivan, Connors and Associates dated April 11, 2016 updated August 16, 2016 scale 1"=30'

Final Plan set 2 consists of 4 sheets:

Sheet 1. Existing Conditions Plan #52-60 Rice Road in Wayland, MA by Sullivan, Connors and Associates dated May 25, 2011 updated August 16, 2016.

Sheet 2. Cluster Site Layout of #52-60 Rice Road by Sullivan, Connors and Associates dated April 11, 2016 revised August 16, 2016 scale 1"=30'

Sheet 3. Cluster Site Layout/ Common Driveway plan and profile of #52-60 Rice Road by Sullivan, Connors and Associates dated April 11, 2016 revised August 16, 2016

Sheet 4. Cluster Site Layout/proposed building envelope plan of #52-60 Rice Road by Sullivan, Connors and Associates dated April 11, 2016 revised August 16, 2016, scale 1"=30'

The above "Cluster Site Layout" Sheets 1, 2, 3 and 4 shall hereinafter be referred to as the "Final Plans."

Documents including memos, emails, letters, reviews and other information submitted to the Planning Board regarding the applications. All such files are retained in the files of the board.

Memo from Sarkis Sarkisian, Town Planner dated May 16, 2016

Memo from Sarkis Sarkisian, Town Planner dated June 17, 2016

Memo from Julia Junghanns, Director of Public Health dated June 20, 2016

Memo from Sarkis Sarkisian, Town Planner dated June 2, 2016

Planning Board Peer Review comments for Cluster Layout BETA Engineering dated June 30, 2016

Planning Board Peer Review report from TEC dated July 22, 2016

Letter from Amy Silberbogen and Nick Haddad 149 Woodridge Road.

Letter from Sullivan, Connors & Associates dated July 14, 2016.

Letter from Tom & Sarah Greenaway dated July 20, 2106

Benefits of Conservation Cluster Proposal presentation dated June 21, 2016 by the Applicant
Letter from Bernice Crean dated May 30, 2016
Email from Amy Silberbogen, 149 Woodridge Road dated June 2, 2016
Letter from Jennifer Cassettari, 59 Rice Road dated May 29, 2016
Letter from Rebecca and Michael Leonard, 50 Rice Road dated May 31, 2016
Emails from Betsey Brigham dated June 30, 2016, August 10, 2016
Letter from Jacquelian MacCarthy, 12 Brewster Road dated June 5, 2016
By Hand Delivery and email from Pierce & Mandell, P.C. Attorneys at Law dated July 22, 2016
Memo to Planning Board and Town Planner from Brian Monahan, Conservation Administrator dated July 26, 2016

III. Findings

General Findings

The Applicant requires a Special Permit pursuant to Article 18 of the Wayland Zoning By-Laws, Conservation Cluster Development District.

The subject property is located at 52, 54, and 60 Rice Road, as shown on the Plans.

The Applicant's Plans meets the submittal requirements and Conservation Cluster Development requirements, except as waived by the Board herein.

The Applicant's Plans maintain the rural, natural, historic and scenic character of Rice Road and promotes the efficient use of land in harmony with its natural features.

The Applicant demonstrated its ability to construct five (5) single-family house lots in accordance with the requirements of the Zoning Bylaw, Article 18, and the Conservation Cluster Regulations, Chapter 301, as represented by Applicant's engineer and the professional peer review consultants to the Planning Board.

Specific Findings for Conservation Cluster Special Permit Approval

1803.1.1 - The proposed conservation cluster development is in harmony with the purposes and intent of Article 18 of the By-Laws. The application promotes the more efficient use of the land in harmony with its natural features compared to alternative development option of a dead-end road with a cul-de-sac. It encourages the preservation of open land for conservation, open space, and passive recreation, most notably a significant portion of the 100-foot buffer from bordering vegetated wetlands in the rear of the property. The Project will create a riverfront wooded area that will serve as a shared neighborhood open space resource. The proposed development also does more to preserve the scenic character of Rice Road than the alternative conventional development build-out. The Project preserves the existing topography of the property

more than the conventional development build-out. Environmentally sensitive areas such as Snake Brook, bordering vegetated wetlands, the 200' riverfront buffer area, and the 30' wetland "no disturb zone" have been avoided as much as possible in the proposed development and have been incorporated into the open space parcel. The proposed common driveway avoids the need for a conventional subdivision road, respects existing natural topography and the natural character of the land, and minimizes future problems with maintenance, drainage and erosion control. These factors, as well as general aesthetic considerations, makes the conservation cluster plan superior to the five-lot conventional development build-out.

1803.1.2 - The subject property consists of 5.8 acres, which satisfies the five-acre minimum for the Conservation Cluster Development District.

1803.1.3 - The Project consists of a five-lot Conservation Cluster Development, comprised of five buildable lots and one open space lot of 2.3 acres. The number of lots was based on a calculation of lots as specified by § 198-1803.1.3.1. The number of lots meets the requirements of Sections 1803.1.3 and 1803.1.3.1 of the Zoning By-Laws.

1803.1.4 - Each buildable lot has at least 50' of frontage on a public or private road. In this case, frontage is provided on Rice Road.

1803.1.5 - Each lot allows for a building site in harmony with natural terrain as cuts-and-fills are minimized and no lot is less than 20,000 square feet.

1803.1.6 - Front, side and rear yards are delineated on the Plans and comply with the 15 foot minimum setback from the tract perimeter and open land.

1803.1.7 - The Applicant proposes the dedication of 2.3 acres (40% of the site) as permanent open space in excess of the 35% requirement.

1803.1.8 – The 2.3 acre open space parcel shall be conveyed in fee simple to the Wayland Conservation Commission, if the Commission accepts the grant. If the Applicant desires to change the grantee of the open space parcel to another organization described in section 1803.1.8, the Applicants shall apply for a minor modification without the need for a noticed public hearing. The Applicant shall work with the Conservation Commission to create low-impact trails within the open space parcel.

IV. Conditions

Based on the aforementioned findings, application submittals, public comment, comments from boards and commissions, Land Use Meetings , comments of peer review consultants, and the information submitted at the hearing or in written

submissions to the Planning Board while the hearing was open, the Planning Board hereby approves said application for a Special Permit for a Conservation Cluster Development under Article 18 of the Zoning Bylaws, subject to the following conditions and limitations:

General Conditions

A.1 Project shall be built and shall be in compliance with the Final Plans, as may be modified by the conditions set forth in this Decision, all of which shall appear on the final endorsed mylar plans. Failure to so comply shall be cause for rescission of this Decision. All references to specific lots shall coincide with the designated numbers as shown on the Final Plans.

A.2 Planning Board approval is subject to the requirements and conditions of the Town's Board of Health's regulations pursuant to Section III.B.7.b.i.

A.3 If there is no appeal of this decision, a reproducible set of the plans shall be revised to incorporate the conditions of this Decision, and returned to the Planning Board within fifteen (15) calendar days after the expiration of the appeal period and notification to the Planning Board by the Town Clerk that no appeal has been filed. If there is an appeal, the Applicant shall consult with the Planning Board regarding the resolution of the appeal and relevant timetables. The revised reproducible plans shall be endorsed by the Planning Board if the Board determines that the plans comply with this Decision.

A.4 A properly executed Form I, Approval with Covenant Contract, or its equivalent shall be submitted in a form acceptable to the Planning Board.

A.5 This Decision and the revised and endorsed plans, and the Form I, Approval with Covenant Contract, or its equivalent, if applicable, all properly executed, shall be recorded or registered, as appropriate, at the Middlesex South District Registry of Deeds within fifteen (15) calendar days after the endorsement of the revised plans by the Planning Board; and within the same fifteen (15)-day period, one reproducible set and four (4) sets of plans of the fully endorsed revised plans, plus a copy of the layout plan in electronic form suitable for use by the Town Surveyor, shall be returned to the Planning Board, together with documentation verifying that said recording(s) have been completed, noting the specific location (referenced by deed book and page, etc.) where said document(s) and plans have been recorded, and the date of recording; all recording information shall be attached to said notification. Neither the entire subdivision, nor any portion thereof, to include any lot or lots, shall be sold or offered for sale until said notification occurs.

A.6 The owners of Lots 3, 4, and 5 shall be jointly and severally responsible and liable for the costs of the maintenance, snow plowing, repairs and construction of the common driveway serving those lots, and, to the extent applicable, all utilities the installation of which are required in connection with this approval, or which may be installed at any time, including, without limitation, water, sewer, drainage, and other utilities, and including all actions of any kind or nature necessary or appropriate in order to maintain the common driveway in a good safe and passable condition, providing access from each lot to Rice Road, and to provide adequate services to Lots 3, 4 and 5. For purposes hereof, owner shall mean the record owner of the said lot or lots as of the date that maintenance, repair or reconstruction work as the case may be is begun. All such maintenance, etc. shall be done under the supervision of the appropriate Town department, and shall comply with and conform to all requirements of the Town of Wayland and other requirements imposed by law or governmental authority. The appropriate Town officials, employees, agents and contractors and their designees shall have the right to enter upon the private way for all purposes for which ways are used in the Town of Wayland. The Applicant shall establish a homeowners association and execute and record a declaration of covenants and easements ("Declaration") to govern the common driveway and each lot owner's rights and responsibilities in the same. The Declaration shall include a snow and ice removal plan that does not rely on salt treatment. A copy of the draft Declaration shall be provided to the Town Planner for review and approval prior to the recording of the same. All easements, including the Declaration of Covenants and Easements for the common driveway, shall be reviewed and approved by the Planning Board prior to the release of any lots, and prior to recording with the Middlesex South Registry of Deeds. All easements, if any, shall be referenced in the deeds for the lots encumbered by and/or benefiting from said easements. Copies of said deeds shall be submitted to the Planning Board.

A.7 With the exception of initial development and construction activities, the owners of Lots 3, 4 and 5 shall not use or permit the use of the common driveway for any purpose other than utilities and ingress and egress from the lots by the residents of the lots and their guests and invitees, such use to be limited to pedestrian and private passenger vehicular traffic, delivery or customary and usual household services incidental to residential uses, and vehicles or equipment in connection with the maintenance, repair or reconstruction of the common driveway and any utilities installed thereon and thereunder. No owner or owners of Lots 3, 4 or 5 shall park or cause to be parked any motor vehicle on the common driveway, except for occasional, temporary and non-overnight parking that does not impede access to all of the lots.

A.8 Any and all maintenance, repair or reconstruction work performed on or to the common driveway or in connection with services and utilities installed thereon or

thereunder shall be carried out so as to ensure that no fill material nor any products of excavation or erosion resulting from or arising in connection with such work shall be discharged into the storm drainage system or wetlands, and soil and other materials or debris shall be removed from the site only to the extent necessary in connection with such work and the construction of the subdivision and in any event shall be subject to any other By-Laws regulating the same and shall be subject to the Town's Earth Movement By-Law. For purposes of the Earth Movement Bylaw, the Project shall be subject to the 500 cubic yard limitation per lot applicable to districts where the minimum lot area is less than 40,000 square feet, and the common driveway shall be treated as a subdivision way for purposes of Section 504.4.

A.9 Pursuant to §198-1807 of the By-Laws, the Special Permit granted by this decision under Article 18 shall lapse within eighteen months of the date this Permit becomes final if substantial construction has not begun, except for good cause shown by the Applicant and approved by the Planning Board. The Project shall be completed within two years from the issuance of the first building permit.

A.10 All easements, including the Declaration of Covenants and Easements for the common driveway, shall be reviewed and approved by the Planning Board prior to the release of any lots, and prior to recording with the Middlesex South Registry of Deeds. All easements, if any, shall be referenced in the deeds for the lots encumbered by and/or benefiting from said easements. Copies of said deeds shall be submitted to the Planning Board.

A.11 In any sale or transfer by the owner or any successor owner of the lots, the deed or other instrument of conveyance shall reference this Decision and its recording book and page.

A.12 No lot shall be further divided so as to create additional lots. This restriction shall be noted on the recorded plans. Additionally, the Declaration of Covenants and Easements governing the common driveway and Lots 3, 4 and 5 shall contain a covenant running to the benefit of each of the respective owners of Lots 3, 4 and 5 restricting any further division or subdivision of Lots 3, 4 and 5.

A.13 The Conservation Commission may impose restrictions and conditions on the uses of the open space parcel. The conveyance of the open space parcel to the Conservation Commission shall include the execution of any and all conveyance documents as determined necessary by Town Counsel to ensure the perpetual protection of the open space parcel as open space. The Applicant shall convey an easement to the Commission to provide access to the Open Space Parcel.

A.14 Any fill that is imported to the site shall be clean and any debris found within the fill, such as but not limited to asphalt, metal, and wood shall be removed.

A.15 The base coat of the common driveway shall be constructed and capable of providing safe vehicular access to Lots 3, 4 and 5 prior to the commencement of construction of the homes on Lots 3, 4 and 5.

Special Conditions

B.1. As shown on the Plans, there shall be on Lots 3 and 5 a 50-foot wide “no disturb zone” buffer running along the lots’ frontage on Rice Road. As required by § 301-17(c) of the Conservation Cluster Regulations, no activity within this area is permitted except for routine maintenance of trees, shrubs and landscaping. Once construction of the home on Lot 5 is completed, the existing curb cut on Lot 5 will be abandoned.

B.2 The 15-foot wide “no disturb zone” along the southern perimeter of Lots 4 and 5 shall be eliminated, and the Final Plans shall be amended to reflect a 50-foot wide buffer strip along the southern perimeter of Lots 4 and 5 in which no activity is permitted after the completion of construction on Lots 4 and 5, except for maintenance of trees, shrubs and landscaping and the planting of additional trees, shrubs and landscape screening as may be approved by the Wayland Planning Board. Prior to the issuance of occupancy permits for Lots 2, 4 and 5, the Applicant shall prepare and file a landscape plan for this 50-foot wide buffer area on Lots 2, 4 and 5, with sufficient trees, shrubs, grass, and other vegetation to adequately, in the judgment of the Board, screen the Project from the abutter at 50 Rice Road, and for purposes of Lot 2, screen the house from Rice Road.

B.3 No underground utilities, including but not limited to septic systems and their leaching fields, shall be permitted within any 50-foot wide buffer area, with the sole exception of the septic system proposed on Lot 2.

B.4 As shown on the Plans, there shall be a 15-foot wide open space access easement for pedestrian access only to the Open Space from the common driveway. No vehicular access or parking is allowed on the easement except by the Wayland Conservation Commission and its agents for the purpose of maintenance and inspection of the wetland resource areas and buffer zone.

B.5 The dashed lines shown on Lots 1 through 5 on the Plans represent the area within which the single-family residential structures may be built on each lot (the “Building Envelope”). Any substantial reconstruction or replacement of the residential structure on Lot 1 shall require Planning Board approval through a modification of this Decision, unless the reconstruction or replacement is wholly within the Building

Envelope on Lot 1. In the case of any such reconstruction or replacement on Lot 1, the owner shall submit for Planning Board approval a landscape plan for the area within 50 feet of Rice Road and 50-feet of the northern property boundary, and no parking shall be permitted within such 50-foot area. No additions or extensions to the existing house on Lot 1 shall be permitted except within the Building Envelope on Lot 1. Each building permit application shall include proof that the residence and any other structures will be constructed within the Building Envelope. On Lot 3, reasonable efforts shall be made to use the existing structural footprint for any new construction.

B.6 Except for the existing home on Lot 1, all utilities shall be installed and maintained underground. In the event that the home on Lot 1 is torn down and reconstructed, it too shall have all utilities underground.

B.7 All construction vehicles shall be parked on-site. If for a particular site development or construction-related activity it is necessary and unavoidable to temporarily station or park construction vehicles within the Rice Road right-of-way, the Applicant shall coordinate traffic control with the Wayland Police Department and notify the direct abutters and the Town Planner in writing at least 24 hours in advance of such activity. During construction, all local, state and federal laws and regulations shall be followed regarding noise, vibration, concussion, dust and blocking of Town ways. At all times the Applicant shall use diligent efforts to minimize inconvenience to the residents in the area. All trucks transporting earth materials of any type to and/or from the site shall be covered in compliance with state law. Any debris or materials that fall from such trucks onto public ways shall be removed and cleaned up promptly. The hours of construction shall be Monday - Friday from 7:00 AM to 4:00 PM and Saturdays from 8:00 AM to 3:00 PM. No work shall be take place on Sunday or federal holidays.

B.8 Open space shall be delineated with concrete bounds, and such bounds shall be installed prior to the issuance of the first building permit.

B.9 Prior to clearing and grading activity, hay bales and silt fencing shall be installed on the down slope of all planned earth movement activities. The boundary of all buffer areas and the open space parcel shall be delineated by silt fence to prevent any encroachment by construction equipment or workers.

B.10 The Applicant shall notify the Planning Board and its agent to schedule an inspection of the site prior to the clearing of land for the purpose of identifying trees to be conserved. Prior to the inspection, all mature trees of 10-inch caliper at chest height within the 50-foot wide buffer areas shall be identified and marked with ribbons, and surveyed and plotted on a plan to be filed with the Planning Board with its revised plans in accordance with Condition A.3 above.

B.11 The conveyance of the open space parcel to the Conservation Commission shall include the execution of any and all conveyance documents as determined necessary by Town Counsel to ensure the perpetual protection of the parcel as open space.

B.12 Prior to the issuance of a building permit on Lot 4, the Applicant shall submit to the Planning Board exterior elevations plan and a roof plan indicating roof pitches, dormers, and massing and shall indicate proposed building materials. The roofscape shall be sensitive to the surrounding woodlands and the viewshed from 50 Rice Road

B.13 The maximum building height of all homes in the Project shall be 35 feet from the average natural grade prior to any construction or site preparation activities to the highest roof element. The average natural grade shall be calculated by measuring the ground elevation at the corners of the proposed building.

C.) Waivers

C.1 The Planning Board hereby waives the requirement of Chapter 301-10(B) of the Conservation Cluster Development Rules and Regulations to file all requests for waivers prior to or with the special permit application. The Board determines that requiring strict compliance with this provision is not an efficient use of resources nor productive to the iterative planning process, since an applicant's development plans often change through the course of public hearing process (as they did here). Waiver of this provision allows public comments, peer review comments, Planning Board comments, Conservation Commission and other board comments, and staff comments discussed during public hearings to be incorporated into the Plans.

C.2 The Planning Board hereby partially waives the requirement of Chapter 301-15 of the Conservation Cluster Development Rules and Regulations for the Applicant to submit a site plan that conforms to the definitive subdivision plan submission requirements set forth in the Wayland Subdivision Rules and Regulations, Section III.B.3, specifically, those under subsections (i), (m), (o), and (t). The Board finds that since the proposed Conservation Cluster does not propose to create a new subdivision road strict compliance with these definitive plan submission requirements is unnecessary to enable the Board to make an informed decision on this application, and further, is consistent with approvals previously granted for other Conservation Cluster applications without new subdivision roads.

C.3 The Planning Board hereby waives the requirement of Chapter 301-17(B) of the Conservation Cluster Development Rules and Regulations limiting the grade of a

driveway or road to 10%. Waiver of this provision is desirable, to accommodate the Planning Board's objective of keeping the new home on Lot 3 in approximately the same location as the existing home, which is significantly set back from Rice Road. Keeping the new home set back far from Rice Road is desirable to maintain a natural vegetated buffer along the Rice Road, and to preserve the existing character and views from Rice Road, a statutory "scenic way."

C.4 The Planning Board hereby partially waives the requirement of Chapter 301-17(C) of the Conservation Cluster Development Rules and Regulations that requires a 50-foot wide buffer strip around the perimeter of the development tract. Waiver of this requirement is necessary to allow for the construction of the common driveway providing access to three lots from Rice Road, and for the existing home on Lot 1 (60 Rice Road), to remain in its current location; otherwise, the home would need to be torn down and a new home built outside of the 50-foot buffer strip. This waiver is also required to allow for a driveway to access Lot 2. Waiver of this requirement promotes the public interest and is consistent with conservation cluster development purposes as it preserves natural features, does not waste natural resources in the construction of a new home, and promotes re-use of existing buildings.

C.5 The Planning Board hereby waives the requirement of Chapter 301-17(E) of the Conservation Cluster Development Rules and Regulations that requires each principal building to have access from "a street contained within the cluster development and not in existence prior to the development of the cluster." Waiver of this provision promotes the public interest and is consistent with conservation cluster development purposes as it enables a project that does not require the construction and maintenance of a new road. Three of the five homes will be served by a common driveway; two other homes, including the existing home on Lot 1, will have direct access to Rice Road. By eliminating the need for each house to be served by a new road, the waiver reduces land disturbance, tree cutting, cuts-and-fills, curb cuts, and impervious surfaces.

C.6 The Board determines that its conditions set forth in this Decision serve substantially the same objectives as the provisions of the Conservation Cluster Development Rules and Regulations being waived herein.

Tom and Sarah Greenaway appeared before the Board to go through the decision.

D.Hill reviewed the decision with proposed changes for the Board page by page.

K.Murphy wanted language included that would make sure the development was completed within 3 years.

N.Riley requested stronger language that the developer shall not delay.

I.Montague moved to close the hearing. Seconded by K. Murphy
Vote 5-0.

Motion by K.Murphy to approve the Conservation Cluster Development for 52-60 Rice Road as amended.

Seconded by I. Montague
Vote 5-0

Carroll School Redevelopment – Site Plan Hearing

S.Sarkisian handed out the draft conditions that would accompany the Building Permit. S.Sarkisian requested that the Applicant extend the time for the Town to relocate the Barn.S.Sarkisian stated that Dev Hamlen is very interested in moving the Barn to Mainstone Farm.

Stephen J. Buchbinder, Attorney for Applicant, Judi Seldin Carroll School

Catherine Cooper of 5 Appletree requested that there be no permanent viewing stands.

Motion by I. Montague to approve amended recommended conditions and submit to Building Inspector.

Seconded by K.Murphy
Vote 5-0

ANR plan for 150 Main Street/

Motion by K.Murphy to sign the ANR plan

Seconded by I. Montague
Vote 5-0

Motion to adjourn I.Montague

Seconded by K.Murphy
Vote 5-0

Meeting was 3 ½ hour

Respectfully Submitted,
Daniel C. Hill