

**NORTH ATTLEBOROUGH PLANNING BOARD  
REGULAR MONTHLY MEETING  
THURSDAY, FEBRUARY 26, 2009  
6:30 p.m.**

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, February 26, 2009 at 6:30 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members Richard Houle, Joan Marchitto-chairman, Christopher Sweet and Mary Burgess-town planner. Donald Cerrone arrived at 6:38 P.M.

Planning Board Business;

Cushman Village hearing tonight.

Site Plan application SRD Realtor- John Dietsch Square;

Ms. Burgess, They requested to be on agenda for March 19.

Preliminary Subdivision Woodridge Estates; Hearing date is 4/9/09

Ms. Burgess, Election is April 7<sup>th</sup>. so I think we should rearrange our April meetings to 2<sup>nd</sup> week and 4<sup>th</sup> week in April so we can have full board.

Mrs. Marchitto, I recommended that I'm finishing off my term here and that preliminary plan for subdivision for public hearing start in April so there is full board after the election. Applicant has agreed to it so they have 5 people on board.

Ms. Burgess, Currently we have 2<sup>nd</sup> and 16<sup>th</sup> are our book dates. March meetings schedule are 3/5 and 3/19.

Planned Business Development;

Boch Attleboro and David Cannata.

FY2010 Budget revision;

Ms. Burgess, In your package the revised draft FY10 budget proposal. At meeting last week we were asked to cut approximately 4.65% from our level funded budget. This has to be submitted 3/2 Monday. What I've done is I've taken the part time clerk salary down to 3500 allowing for 281 hours per year, which brings down to 23 hours per month divided by 2 meetings month generally. That would still allow for 11 hours per meeting and my suggestion was that clerk not attend meetings any further and just transcribe the minutes. That giving 11 hours per meeting to transcribe, which should be enough for 5 hour meeting if we have one.

Mrs. Marchitto, What is current hours that we have for meeting?

Ms. Burgess, We're running about an average 4 hour meeting and as of right now we haven't even spent half of our clerk's budget.

Mr. Cerrone, I think we should have our clerk here. We went through that in past and fell behind on our minutes we went through couple other people who never and we just got caught up. As far as I'm concerned we went through disaster with minutes in the past.

Mr. Sweet, I will say the union's negotiation in good faith said Mary may not get raise this year so there will be some savings there. There is lot of wiggle room and time between now and June 30<sup>th</sup>.

Mr. Cerrone, I agree with you Chris she is important to us for our minutes and I think she should be here. I can understand sometimes if we have letter the board can make decision and say you don't have to stay for rest of the night at least the most important stuff we have public hearings and stuff like that she should be here.

Mr. Sweet, I don't mean to single out Mary I mean Linda as well. All the unions in town are going to have to negotiate to save money the pain has to be suffered equally.

Mr. Houle, We were all at budget meeting has anyone heard anything else?

Mr. Sweet, Just heard downstairs tonight the governor's budget is just that a budget there is lot time between now and when they actually come down to wire. All these things that Mr. Fisher is properly constructing given the information he has today could be totally different 3 months from now we just have to wait and see. Construct it, build it, submit it but know that it will be revisited.

Ms. Burgess, Board of Health if forgoing their stipend. If you have any recommendations of where you would like me to take the money and put it back in I'm all ears.

Mr. Cerrone, Take \$500 out of traveler's mileage that can go back in that is my opinion.

Ms. Burgess, You will pick up your packages?

Mr. Cerrone, As long as it is ready by Monday morning or Friday afternoon.

Mr. Sweet, Is stipend in this budget?

Ms. Burgess, Yes it is \$2750.

Mr. Houle, Another thing is the training do we absolutely have to have that or can we put that off for year? I believe whole heartedly in training.

Ms. Burgess, It is off all of the zeroes are legal, training, employee tuition, miscellaneous, publications, travel/meal accommodations those have all been moved to zero balance.

Mrs. Marchitto, What dues and memberships?

Ms. Burgess, That is MAPD, Mass Federation of Planning.

Mr. Cerrone, What does it cost for each one?

Ms. Burgess, I don't have the breakdown with me right now.

Mr. Houle, Is it more than \$450 or is that the total?

Ms. Burgess, That is required as part of my union contract pay for any professional organizations I belong to.

Mr. Sweet, I don't want to speak for rest of the board but if things go according to the election probably unfair for me to say I volunteer to give up my stipend. It is not fair for me to put it on you guys but certainly something I would consider.

Mr. Cerrone, I will give mine up when all the departments in town give up theirs. I have no problem I volunteer for lot of other things but I want to see all these other budgets. I want to see what the unions are going to do too.

Ms. Burgess, I don't know how we get to see the other people's budgets.

Mr. Sweet, You get to see them at town meeting.

Ms. Burgess, They are not line item budgets.

Mr. Sweet, Put that in knowing that they're going to redraw what they have now at state level and will have to redraw it at local level.

Mr. Cerrone, Everybody is getting 4.65 decrease?

Ms. Burgess, No Conservation was asked to cut \$20,000 from their budget beach program it comes to 22% their budget is \$112.

Mr. Sweet, Park and Rec was told to cut out the pool.

Ms. Burgess, DPW was 5%. I think we can submit the level funded budget we risk by not making the cut is they will make cut for us.

Mr. Sweet, Go with level funded budget and see where the chips fall.

Mr. Cerrone, That is fine make sure this board gets decision comes back to board whatever the answer is have it come back to us.

Mr. Houle, Mary if I heard you right are we going to get second shot or it is going to be handed to us?

Ms. Burgess, If we don't give them what we want to cut for budget they are going to cut it for us.

Mr. Sweet, That means we have to go on town meeting floor and fight for it like everybody else is going to do.

Mr. Cerrone, FY10 who put that together?

Ms. Burgess, I did.

Mr. Cerrone, If we stay with that?

Mr. Sweet, That still means clerk would not be here at meetings.

Mrs. Marchitto, At end of attachment you have schedule of dates and times. Purpose of meeting just cut additional cuts made to update budget. Is this time you have with administrator 3/5/09 at 8:20?

Ms. Burgess, Yes and the accountant.

Mrs. Marchitto, Would there be opportunity to discuss the budget make changes at that time?

Ms. Burgess, I don't know what his options are I don't see why we couldn't.

Mrs. Marchitto, I think someone should be present I would be happy to attend with Mary I'm just thinking as April I'm not going to be sitting on this board and someone who will be here might want to attend with Mary.

Mr. Cerrone, You're right as chairman I used to go to budget.

Mr. Houle, I will go.

Mr. Cerrone, Anytime in past it's been I'm going to make it a policy. When budget is submitted to town administrator the chairman goes.

Mrs. Marchitto, It is not every year.

Mr. Cerrone, It is up to chairman if he wants to go. I went when Don Johnson was here as chairman.

Mrs. Marchitto, I don't think anyone went last year and I was not chairman last year.

Mr. Cerrone, If we agree with the budget I have no problem but usually someone goes.

Mrs. Marchitto, When Mary went first with this budget this board agreed on the budget on level funding.

Mr. Cerrone, That is right how did it get changed?

Mr. Sweet, Because Mr. Fisher got new information from governor's budget again, which is still in state of flux.

Mrs. Marchitto, Now we actually have time and date that is why I'm bringing it up.

Mr. Sweet, It is next shot at apple. Submit level funded budget we had.

Mrs. Marchitto, Would you like to go Dick as vice-chair?

Mr. Houle, I will go.

Ms. Burgess, The FY09 appropriate is not the level funded budget this is just what we got last year. Level funded budget was first budget you voted on.

Mr. Sweet, This is trim to the trim.

Ms. Burgess, Yes FY09 is our actual budget.

Mr. Houle, We did identify in FY10 few areas maybe could be cost savings.

Ms. Burgess, Town voted against having line item budget that is why we can transfer them around except for salary we can't transfer that into general.

Mrs. Marchitto, The level funded salaries you have down as \$11732 that is only \$1000 difference.

Mr. Cerrone, Differences is the salaries that is where the problems are in salaries. You look at 09 and 10 salaries almost goes up almost \$3100 one item it goes from \$115 to \$116.

Ms. Burgess, Those are step increases and we've been told by HR that we can't refuse them.

Mr. Sweet, That is where it's going to come down to union negotiation.

Ms. Burgess, Problem being they asked us to cut almost \$6000 from our level funded budget and that is in order to get us to point A with the budget overall. Point B is going to result in 6

full time positions laid off, 5 full time reduced 9 part time laid off by part time not filled 39 part time reduced.

Mr. Sweet, This looks bad to us it might even become worse.

Mr. Cerrone, In good times this department never got a lot of money we just had enough to pay the bills.

Mr. Sweet, I would say submit what we submitted originally.

Ms. Burgess, Level funded budget is \$128562.

Mr. Sweet, I would vote in favor of submitting that.

Ms. Burgess, Level funded budget.

Mr. Cerrone, Yes.

Mr. Sweet, Then hash it out with the administrator and the town.

Mr. Cerrone, I agree with that.

Ms. Burgess, When do they have to have budget done by?

Mr. Sweet, Budget has to be in front of Finance Committee end of April and ready for town meeting two weeks prior. They will create shell budget and then open up town meeting put that off until when they schedule the special in June and then open it up after special. They take care of non-monetary issues at annual.

Ms. Burgess, Our annual is in June this year.

Mr. Sweet, Probably end of April it has to be in front of Finance Committee.

Mrs. Marchitto, There will be lot of discussion before that time.

Mr. Cerrone, I would like to make policy that any line items should be in front of the board. Things being tight the board should know what is going on the board should approve it.

Mr. Houle, I don't have problem with that.

Ms. Burgess, That may make it difficult for us to pay our bills on time.

Mr. Cerrone, I don't care with budget being tight I want to see every penny I want to watch the store.

Mr. Houle, We kind of do that now with vouchers.

Mr. Cerrone, 3 members can sign vouchers the other 2 members don't even know what is going on. I want the whole board to approve it.

Ms. Burgess, Before we buy anything ask?

Mr. Cerrone, Yes or call board get consent on all 5 members. I want everybody to know what is going on.

Mr. Houle, In order to keep the office moving at pace they can keep going why don't we say anything \$50 or \$100 or above?

Mr. Cerrone, No what do you need for \$50 that you can't keep this office going?

Mr. Houle, I'm just trying to give them little leeway.

Mr. Sweet, I would suggest we see an accounting every meeting spendature to date then you can question it. I make motion we submit budget that we originally proposed FY10, seconded by Dick Houle.

All in favor 4 to 0.

Ms. Burgess, Is there concern that we're misappropriating our funds?

Mr. Cerrone, No I just want to see where the money is going with tight budget that is all.

Mr. Houle, I agree with Don. In event they do run out of something I think there should be little leeway I don't think the office should stop.

Mr. Sweet, You still need the 3 signatures but to have accounting at every meeting to show.

Mr. Cerrone, No you have voucher saying I have to buy this the board approves it that is what I'm saying.

Mr. Sweet, I may not be around to approve it but I want to see it in next meeting that all of this was paid and done, etc.

Mr. Cerrone, That is my feeling you guys can do whatever you want.

Ms. Burgess, You'd like me to call every single board member?

Mr. Cerrone, No you have vouchers for us when you want to buy something have vouchers in front of us.

Ms. Burgess, Voucher is already an expenditure.

Mrs. Marchitto, You'd like her to make a request for each meeting?

Mr. Cerrone, Yes I want board to vote on it.

Ms. Burgess, We won't have prices or anything. What you guys sign are bills that we paid we go out to Staples or W.B Mason for office supplies.

Mrs. Marchitto, I'm going to open up public meeting we can table this after.

**NORTH ATTLEBOROUGH PLANNING BOARD  
PUBLIC HEARING  
THURSDAY, FEBRUARY 26, 2009  
7:00 p.m.**

7:00 P.M.- Cushman Village;

Present Larry Tilton, Glen Ofcarcik and Stephen Clapp-attorney and John Lavin Planning Board engineer.

Ms. Burgess, On February 3<sup>rd</sup>. had workshop with John Lavin, Bill McDowell, and Tilton Associates all sat down and discussed outstanding issues. I provided you with memo regarding what took place at that meeting.

Mr. Sweet, Reading in Mary Burgess memo dated 2/20/09 ( insert).

John Lavin-Earthwork Engineering, I got plans on Monday. Earthworks Engineering review dated 2/26/09 ( insert). Waivers some were withdrawn.

Mrs. Marchitto, Continuing reading review.

Ms. Burgess, Two items before Tilton speaks. We do have signed and stamped copy not the original I assume he brought original to Abend Associates. I have faxed copy of signed and stamped. Also we have letter that we received on Tuesday Postmaster saying that mailboxes are acceptable.

Mrs. Marchitto, On individual lots? ( Yes).

Mr. Cerrone, Six months from now it will be different regulations.

Mr. Lavin, Mailboxes the way the design is they are parallel with roadway way it is shown on plan as opposed to roadway front of mailbox design parallel with it what is shown on the plan.

Mr. Cerrone, John when did you receive the plans for this project?

Mr. Lavin, I got them on Monday they picked them up on Friday.

Glen Ofcarcik-Tilton Associates, The only new plans that were submitted last Thursday were the easement plans, easement documents, line of sight plan, and traffic engineer report. All of the subdivision drawings were submitted two months ago they were what we talked about at the workshop and what we submitted on Thursday were the outstanding items, which had to do with easements, traffic report, line of sight plan, no planting areas. Those are included in the documents. Did you give them copies of easements? There are like 15 pages of legal documents, which I think have gone to Roger Ferris.

Ms. Burgess, They have.

Mrs. Marchitto, We don't have those.

Mr. Ofcarcik, Roger has the original documents and full size drawings also submitting letter from Postmaster. You have reduced copies of the traffic plan and the easement plan in your packages.

Mr. Cerrone, John on roadway design they have stone proposed sub base 1 1/2 stone approximate 5 1/2ft. deep. Is there any other design they could do or is this only design they could have done on this roadway? I've never seen it in town I don't want to see every time we turn around we design differently.

Mr. Lavin, Other designs, which is typically 2ft. of stone with sub drain, underneath roadway I think what they're trying to do is the homes that are currently built we had never discussed this. They are within the 50ft. of the septic systems so it is really trying to get away from that. It is 5ft. stone you go less like Mass. Highway Spec. sub drain right at edge underneath it. If something goes wrong with sub drain would have to dig up the road. That is another way with 2ft. of stone what that does is gives it the filtration through because the idea is to be 4ft. above high groundwater. With the stone it give flexibility of frost.

Mr. Cerrone, That stone is going to be wrapped.

Larry Tilton, Two types of filter fabric one layer on bottom that is single wove to allow water to interchange and top layer is double wove to stop migration from the base of leveling coarse to 18"/12" and 6" of gravel vertically.

Mr. Cerrone, Where is that water going to go just going with water table flow?

Mr. Tilton, Yes up and down. Water just comes up in if you get 3 or 4ft. of frost it will have place to expand into the voids and integrity of the road stays intact and you don't have frost heaves. That section would be asbuilted would be supervised during construction be marked on plans as section of road is special design you must use a box you're suppose to anyway.

Mr. Cerrone, What happens ten years down the road when nobody is here that knows about project?

Mr. Tilton, That was the reason we set GIS mapping program in place and reason everything is suppose to go to GIS just for that event new faces and people come on board they bring up Fairview and all of the critical issues water mains/gas mains, electric, section of roads. It informs the contractor this is what is in road beware guys. It is just like in other sections of town that we have that you're suppose to bring up whole section. That is what we set in place and we've been spending tons of money for over the years to keep it up it is the whole purpose.

Mr. Cerrone, How are we going to keep it up when we don't even have enough money to buy pencils?

Mr. Tilton, In towns like Salem that I've worked in when water dept. shows up on your site he pulls the card upcomes all the gates, valves, pipe sizes, age of them this is where you can dig. It is part of the GIS mapping program.

Ms. Burgess, I believe they enter their own information.

Mr. Lavin, Town of Salem have 4 people engineering dept.

Mr. Tilton, It is for that reason as we all change out and time goes on that road stays there and this is only critical information.

Mr. Houle, Larry in discussion with DPW do they have any issues? They will be on town floor to accept this and I'm trying to offset something that may happen later down the road.

Mr. Cerrone, Who is going to do inspections?

Mr. Tilton, It is going to be a two phase what they're asking for your review engineer to be there at time of construction but they would also like to be there. They think at time when that section is opened up the site engineers are going to have to make some decisions. Once we get

down 3 or 4ft. we hit good coarse gravel but there is section that we hit into crappy rock. You may have section you have to take out 6ft. you may section you only have to take out 4ft. Water dept. made one other request is around water main to drop it down so the water main sat completely in stone and I see John is recommending that we seal it off.

Mr. Lavin, From experience on another project it is path of least resistance you're going to be digging into red material and when you're placing water pipe.

Mr. Cerrone, Water is going to follow pipe.

Mr. Lavin, You're going to be in groundwater literally high seasonal when you put water pipe in it goes for 170ft. then roadway is 1000.

Mr. Tilton, 185ft. roadway is 500ft.

Mr. Lavin, So you have 400ft. of pipe potential of where the water goes path of least resistance and follows the pipe.

Mr. Cerrone, It might follow when it goes to house too the taps. Water finds it's way especially if you have 5ft. of stone full of water.

Mr. Tilton, I think that is why they recommended that they wanted to be on site when this was being built.

Mr. Houle, It will be a dual inspection?

Mr. Tilton, Yes that is what they asked for.

Mr. Ofcarcik, They just want to record it in their own GIS.

Ms. Burgess, DPW does their own GIS they do their own water mains, locations of water.

Mr. Sweet, Who is paying for the inspections?

Mr. Cerrone, Taxpayers.

Mrs. Marchitto, John are you recommending where they have 1.5 stone base for approximately 5.5 you're saying?

Mr. Lavin, No it's for other designs.

Mr. Cerrone, I asked if there was any other design all of sudden we're going to have all different types every time we do project. You might not have another one like this for another 20 years.

Mr. Tilton, Bill explained to us not to put words in for DPW's mouth is they're attempting to find a way around any sub drains they don't want sub drains under their roads because of connections in this Phase III of stormwater act. If there is way to stabilize the road and maintain the integrity of the road that is truly the intent then this would do and they don't end up with sub drains.

Mr. Cerrone, We'll see lot more of these then?

Mr. Tilton, Only if you have the situation.

Mr. Cerrone, Most of time land with high water table.

Mr. Lavin, Why is it 5.5?

Mr. Tilton, Only reason I picked 5.5 was to get down to water main I wanted to do everything above the drain encased in stone. You may get out there and when you open up first 100ft. and say there is no reason to go 3 more feet of good coarse gravel but over in that section we into pocket of peat let's say I want 7ft. of that taken out. It is just like under any septic system or any road base you just have to make that field decision I picked 5.5ft.

Mr. Cerrone, How many contractors doing this project? Have public works inspector have town planner inspections who do I listen too?

Mr. Tilton, Planning Board.

Mr. Cerrone, One guy says go down so many feet all of sudden who do I listen too?

Mr. Tilton, It is Planning Board's inspector.

Mr. Cerrone, What do we need public works there for?

Mr. Tilton, They asked for permission to be on site at time.

Mr. Cerrone, They are the ones who approved the design.

Mr. Tilton, They asked permission to be on site at same time it was being constructed.

Mr. Sweet, They can be on site anytime they want.

Mr. Houle, Do they have objection to drainage the way it is? Are they saying they wouldn't accept it?

Mr. Tilton, No this is road construction part of it.

Mrs. Marchitto, This is their recommendation.

Mr. Houle, John as our engineer why on section 4.2.2 the scale change for my edification?

Mr. Lavin, It is in the regulations you shall submit scale is 1" equal 40. All of sudden you had to cut off 100ft. of road with that scale if you could reduce scale it shows whole road.

Mr. Houle, I didn't know if it was changing anything.

Mr. Tilton, We've done it many times in the past where if we draw it at 40 scale it is so big and no one can see anything but if we draw it at 20 scale it blows it up and we can see how it goes together and how things work. You very seldom go from 40 to 100 but often times we ask for permission to go from 40 to 10 or 40 to 20 or 40 to 30 just for clarity reasons it is too cluttered.

Mr. Lavin, This is small subdivision.

Mr. Ofcarcik, Explaining what is required we're actually making drawing bigger because it is easier to dimension.

Mr. Cerrone, Have anything else you read letter from B. of Health?

Ms. Burgess, Last meeting.

Mr. Ofcarcik, Conservation we have Order of Conditions.

Mr. Cerrone, Asking about vortex.

Mrs. Marchitto, It keeps on moving around.

Mr. Houle, What is DPW saying to use?

Mr. Tilton, Vortex it is in road so they can get at it structured with some manholes.

Mr. Cerrone, How many have they cleaned in town so far?

Mr. Tilton, You'd know they all stay in your shop.

Mr. Cerrone, He goes to different towns and does them not in No. Attleboro. I know there are few in town I don't know if they've been cleaned yet.

Mr. Ofcarcik, The vortex unit which was originally shown under the sidewalk John had recommendation that it be relocated as did DPW. It is located in the layout of Fairway Lane off of the centerline so any future sewer could be extended, the drainage is on the north side of street vortex is on other side.

Mr. Cerrone, How about easement future roadway? Can we see it on subdivision so we can see what it is going to look like? John you looked at this drawing? ( Yes).

Mr. Houle, How wide is the easement?

Mr. Ofcarcik, 40ft.

Mr. Cerrone, We had to decide how we were going to do the cul-de-sac.

Mr. Tilton, If you wish we can make a reversion plan if you wanted to make it similar as to what we did on Red Oak where we continued road through.

Mr. Cerrone, Yes do the same thing when they extend it they don't have to go back to town meeting.

Mr. Tilton, I may end up having to alter lot 4 frontage little bit to make sure he maintains 120ft.

Mr. Cerrone, I'd rather seen it done now remember Wintergreen it was nightmare trying to resolve that.

Mr. Tilton, We did it for Westcott Dr. on Hoppin Hill.

Mr. Cerrone, It has to be complete build out now.

Mr. Tilton, Yes Red Oak has one. I'll do it before the plans are signed.

Mr. Cerrone, Guys have to put curbing in, sidewalks all around and whoever does it repave it.

Mr. Tilton, Have to take curbing out and reset.

Mr. Cerrone, This way it meets their frontage and everything there is no problem.

Mr. Tilton, I think we've looked at it and I said will have to alter lot 4 lot line that is not a big issue.

Mr. Houle, With 40ft. easement what is frontage for lot 3 once that road goes in?

Mr. Cerrone, How are you going to pick up frontage because the road is not build yet?

Mr. Tilton, It is on cul-de-sac right now.

Mr. Ofcarcik, If this becomes road its frontage would be this. Lot 3 90ft. is section.

Mrs. Marchitto, Is that the exception you need so that we can have temporary cul-de-sac to build future access?

Mr. Ofcarcik, Yes. Right now it is going to be 90ft. in future when that road gets built out.

Mrs. Marchitto, Sideline will become the frontage.

Mr. Tilton, Only thing I asked on this one is if we're going to do something like that we need to do grading plan for that cul-de-sac. What happen at Westcott when it came time to grade the temporary cul-de-sac everybody had changed except me. Cul-de-sac was supposed to be graded like road was to continue on through there but yet DPW requested it be graded like a cul-de-sac so catch basins weren't in right spot. They were in spot as if it was going to be road we had to kind of tamper them little bit to regrade the cul-de-sac. I don't want to go that road again. If we're going to make it temporary cul-de-sac lets make it temporary cul-de-sac and grade it like a cul-de-sac so water will get into the basins.

Mr. Cerrone, Or put condition in if road gets extended that cul-de-sac has to be regraded something like that.

Mr. Tilton, We're going to have to rip up that cul-de-sac and then regrade it.

Mr. Cerrone, That road may never get extended. That would be like condition if that road gets extended you would have to do certain things regrade, cut back, etc.

Mr. Tilton, We're going to have to peel the cul-de-sac out of there grade it out of there and reshape the grade.

Mr. Lavin, Are catch basins at the throat right now?

Mr. Tilton, I want to make sure that the cul-de-sac when it is built drains properly and then if they're going to rip it up and extend the road regrade the cul-de-sac, reset the pavement and regrade.

Mr. Cerrone, Go back to catch basin cut it right there and regrade.

Mr. Houle, I would like to see that too.

Mr. Cerrone, That road might not even get built they could come back and abandon that.

Mrs. Marchitto, Where would you like the grades to be in conditions or as separate?

Mr. Cerrone and Mr. Tilton, As condition put note on plan.

Mr. Tilton, We'll make a grading plan like we have for the cul-de-sac for the road extension so it goes where it's supposed to. Light pole will have to get moved.

Mr. Cerrone, Make sure the transformer at end don't put it where roadway.

Mr. Lavin, Can you sketch what you're thinking you said Red Oak I'm not familiar with that and then address the lights and hydrants.

Mr. Tilton, This has to be thought out before you sign the plans. I don't want to have to go through the process with DPW again back and forth.

Mr. Ofcarcik, Light pole is right next to hand hole, hydrant and meter are there we may have to slide the hydrant over.

Mrs. Marchitto, You have to get driveway in there.

Mr. Tilton, If you're going to use 40ft. we're going to move the driveway.

Mr. Ofcarcik, We'll bring driveway down to 40ft. because then it will just tie in later.

Mr. Tilton, We're going to set driveway in road layout and then when you do the road.

Mr. Ofcarcik, What we've done too is the 40ft. layout starts 20ft. off of the side lot line because when house is built it will be side lot line. If street gets extended it becomes front yard setback so we want to make sure that house is more than 40ft. back from that layout that is why it's pushed over off that line.

Mr. Houle, On your waiver you want to do sidewalks on one side of road only?

Mr. Tilton, That was our request yes.

Mrs. Marchitto, This subdivision has potential of going into couple of other properties.

Mr. Cerrone, Yes one or two.

Mrs. Marchitto, Could it at some point comeback out on Cushman it could end up being a horseshoe shape?

Mr. Ofcarcik, Could it go all the way back through Tom Robert's property out to Cushman?

Mr. Cerrone, There are some wetlands in there you'll never go through there.

Mr. Ofcarcik, Technically I suppose physically it could.

Mr. Tilton, If it was to be extended remember Mark Roberts has house sits way back in off Cushman Rd. it would be more than likely to come right out through his driveway area. That would be my recommendation if somebody ever called me, instead of trying to hook it back onto Cushman and coming out by that culvert where the Wall's house is it is going to be to close to the intersection of Cushman and Huntsbridge. My recommendation would be to continue right on through Roberts and get Cushman nearer where my other driveway is on my property.

Mr. Cerrone, Yes right across there.

Mr. Tilton, It has substantial resource area to go through. We didn't do anything until you decided it's 20 or 40ft.

Mrs. Marchitto, What other outstanding issues are there left?

Ms. Burgess, The 15ft. easement tree planting and slope easement that was changed in our regs. They requested for 10ft.

Mr. Cerrone, I want to keep it 15ft.

Ms. Burgess, We will get 15 it is just little bit tricky. In order to accomplish getting the 15ft. we have to deny the waiver for 15ft in order to get it into deeded. We have to deny request for 10ft. waiver and then by denying it gets written into easement.

Mrs. Marchitto, You have it on original document of the land?

Mr. Tilton, You go to your documents.

Mr. Ofcarcik, Easement for lot A, which is already recorded.

Mr. Tilton, That house has been sold with 10ft. slope easement. At time we closed we had reserved 5ft. if in event the Planning Board says no to our waiver then the 5 additional feet is already into their deed.

Ms. Burgess, It is tricky because original documentation they said you have to have 10ft. along easement and then in event the Planning Board does not give them the 10ft. 15ft. will be provided.

Mr. Tilton, All you have to do is deny the waiver.

Ms. Burgess, There is permanent sight line easement on front.

Mr. Houle, I don't understand why not just go 15ft. from beginning?

Mr. Tilton, Property has been sold other one when we sold it we took 10ft. temporary we took additional 5ft. as precautionary measure. Just in event the Planning Board says no to our 10ft.

request then we can give you 15ft. They put it in the documents that in event Planning Board does say no then additional 5ft. has gotten.

Mr. Ofcarcik, It is just because lot was conveyed before we had sense of the board.

Mrs. Marchitto, We deny waiver and 15ft. is there? ( Yes).

Mr. Lavin, Is there requirement on trees setback?

Ms. Burgess, Out of right of way.

Mrs. Marchitto, We deny waiver on one lot.

Ms. Burgess, I sent all those easements to Roger the line of sight easement on front of property, drainage easement and the planting easement.

Mr. Ofcarcik, No planting area in front of golf course.

Mr. Lavin, I read easement I didn't see height for line of sight on there I saw it on no planting it said 1ft.

Mr. Tilton, In zoning code it says 3ft. I believe. On intersection any intersection you're only allowed plantings up to 3ft. high that is what I went on I went by zoning code.

Mr. Lavin, If it's easement its outside right of way.

Mr. Cerrone, Outside the layout.

Mr. Tilton, That one is in the layout the no planting area one on lot B.

Mrs. Marchitto, Does zoning bylaw cover it?

Ms. Burgess, It is at intersection it has to be so many feet setback and 10ft. off the corner.

Mr. Cerrone, Everything is out of the layout all shrubs?

Mr. Ofcarcik, This one everything is out of the layout.

Mr. Lavin, What is the drivers height eye?

Mr. Ofcarcik, 3.67ft.

Mr. Lavin, I think it's 2.15ft.

Mr. Ofcarcik, It used to be 3.67 4" or something then they modified it higher.

Mr. Lavin, Driver's eye would be above.

Mr. Ofcarcik, You have copies I will bring original tomorrow.

Mr. Lavin, Only thing identified it dimensionally and traffic engineer moved car back from first plan. All you really care about is that you can see all the bushes or whatever is in the way you can see over it then you have line of sight. Same thing going other way is the golf course itself there is no planting area it does indicate, which is another easement it does indicate 1ft. as far as planting.

Mr. Ofcarcik, I think what John is getting at the specific language in that one, which is not contained in other one.

Stephen Clapp-attorney, Difference there was that golf course has affirmative obligation to cut down vegetation on town's right of way. How far down do they have to cut it I put 1ft.

Ms. Burgess, Even though it doesn't say it in easement it would be easier enough to put 3ft. per zoning regulations because zoning regulations change.

Mr. Lavin, It is covered in there but it is on deed for a homeowner they would have to go to zoning regulations and look at their easement.

Mrs. Marchitto, We can do so it is clear and all parties understand.

Mr. Lavin, When house is bought they will know exactly.

Mr. Houle, Am I understanding that the golf course is going to be charged with maintaining that?

Mr. Ofcarcik, Across the street other end of site. New road coming in lot B line sight easement to the south, drainage easement, 15ft. temporary easement. Lot A is already sold 10ft. plus 5ft., temporary easement, line of sight obligation of golf course do maintenance for site to north.

Mr. Sweet. Golf course land is that in our town right of way? ( Yes).

Mr. Ofcarcik, 275 to car 278 along stopping distance it is 236 required.

Mr. Lavin, That was area if you put dimension.

Mr. Ofcarcik, Language is in restriction and in the traffic engineer's comment. 300 are sign intersection ahead, there is one 300ft. south and one 300ft. north of intersection and stop line and stop sign that was recommended by John and by traffic engineer.

Mr. Lavin, Yes because of the curve.

Mr. Ofcarcik, Piece is connected with lot 7 there is upland section but it is on other side of wetlands. It is separate parcel but it is connected with lot 7. The lots were originally narrower when the Planning Board approved the first Form A's before we were involved. In talking with potential buyers they wanted more room in back so we extended because of wetlands since it was on opposite side of wetlands it wasn't connected. They preferred to have more space behind house lot. Combined area table, which has lot 7 as composed of parcel 7A and then parcel B too that is how the Form A created that.

Mr. Sweet, They can't come out onto Cushman?

Mrs. Marchitto, No. We discussed easement any more questions? Easement over drainage going over to golf course?

Ms. Burgess, Roger reviewed it and gave comments and we have final document on file.

Mrs. Marchitto, Mary made notation following items were identified and items need further discussion/decision off site drainage. Are there any questions on off site?

Mr. Sweet, Conservation signed off so I'm happy, DPW going underneath their road.

Mr. Cerrone, This is example I understand what they're trying to do but we're opening up can of worms.

Mr. Sweet, No because we can create this on case by case basis this is not precedent setting this is specific unique case. You have owner that can use the water needs to go to specific place DPW has signed off, Conservation has signed off, B of Health has signed off.

Ms. Burgess, DPW doesn't really sign off.

Mr. Cerrone, How can it be unique situation you can do retention pond on that property what is so unique?

Mr. Sweet, Because it is serving purpose it is going to pond to feed golf course.

Mr. Cerrone, In summertime they won't get any water. How are they going to get water in summertime when it doesn't rain what is purpose of that?

Mr. Houle, I think clearly the purpose is they got more lots I don't think they would deny that. I'm not going to say that is bad thing it is this man's land it is his to do what he wants with.

Mr. Cerrone, Remember Fred came in with off Clifton St. he wanted to run drainage across the street he owned it. Chauncy Village he wanted to drainage and put it across the street we denied him.

Ms. Burgess, I think difference would be is water is already going there, there is already culvert in place, water is already draining across to the golf course already. I don't know specifically what happen with Chauncy if he was going to dig up the road and put his pipes to drain the water or if it was already draining there.

Mr. Houle, In past Don you were here have we ever not only stopped it but did we ever tell anybody they can't have pipes in road?

Mr. Sweet, Corliss.

Mr. Tilton, This particular case the applicant has use for the water and he wants the water. This is unique situation where we're attempting to recharge and there is component of drainage regulations that we have to go for recharge now. That is why roof water is recharging as much as we can and this is case where we're going to be able to recharge even high percentage of

drainage water once it has gone through the clarifier vortech unit. You don't end up with this type of situation too often where you have golf course and they said please give us the water. We'll put it into one of ponds and we can use it, we pump it back up to the top and let it come back down through again.

Mr. Sweet, I think this is unique situation we handle it on case by case basis.

Mr. Lavin, Only thing I can add is when they approach DPW that there are two pipes they were going to replace that was part of DPW presentation.

Mr. Houle, Pipes existing you're going to replace those?

Mr. Tilton, Reknitting the jumble mess that is on other side into system and then rerouting the water down car path so that we're taking up that drainage so it works. DPW is in process of permitting new headwalls all way along Cushman Rd. this is one they won't have to permit because we have it covered in our plan.

Ms. Burgess, All of this drainage you're going to do prior to construction all drainage on opposite side?

Mr. Tilton, This drainage will have to get done. Whole idea was we were going to do it on off-season it may be little difficult now. It was intended to be done during January and February while golf course is slow then we'd build subdivision after that. This one needs its drainage almost at beginning.

Mr. Houle, My own personally opinion I think you're right Chris. Since the day I got on this board I've always looked at as I think each thing should be looked at as individual thing. I also think that you're right Don we could get stampede everyone wants to go underneath the road.

Mr. Cerrone, Every project is unique.

Mr. Houle, Like Chris said you can always say no and is it fair to say yes for one because of unique situation that is what I'm kind of toying with right now I don't know.

Mrs. Marchitto, Mary what is detail on the easement it was ongoing?

Ms. Burgess, Easement goes across is laid out following the pipe and it is water...(inaudible).

Mrs. Marchitto, Was there any wording in easement if property sold in future?

Ms. Burgess, It runs with the property.

Mrs. Marchitto, If there was development on that property how would that be handled? Would they have to plan around it, subdivide around it? Would it interfere with future subdivision?

Mr. Cerrone, They can move it they can move drainage or anything.

Mr. Lavin, If it is considered resource area right now wetland if you will. Obviously they have to go through ConCom the drainage right now is considered resource area so they can move X amount.

Mr. Houle, That is going right into brook too? ( Yes). You can't move that it has been done.

Mr. Lavin, Only other things they could do possibly if ConCom let them go underground basically pipe it that is an option.

Mr. Houle, Why do you want above ground utilities?

Mrs. Marchitto, They withdrew that waiver.

Mr. Tilton, We had reason for that I would be glad to explain it.

Mr. Houle, That is fine.

Mrs. Marchitto, Piping is going down and then it opens up to existing swale. Do culverts on side.

Mr. Tilton, We're reworking and bringing drainage over.

Mrs. Marchitto, That is going to be new drainage/piping in there?

Mr. Tilton, Yes. Section is 12" and it is under through rock and we think its collapsed we're going to move it over and put it in car path and bring it down and tie it in. That is all underground this is all fairways.

Mr. Ofcarcik, Subdivision down the road the culvert replacement that DPW is requested ties treated water. There are existing hodge podge of pipes, which come down through, which we're going to replace down one of the golf cart paths comes and ties into drain. It flows come into water hazard it is new piping. Water hazard is existing we're capturing more of the water out of ditch into water hazard then it is metered back out where pumps are, which pump water back up. We're storing water and metering it back into irrigation system.

Mrs. Marchitto, All that will be in place before construction of subdivision? We can condition that.

Mr. Houle, Larry there is right of way going all way down to where the pipe stops?

Mr. Ofcarcik, Easement plan includes all way down to end. We have two separate Orders of Conditions from Conservation one for subdivision side and one for golf coarse side.

Mr. Lavin, You'd want that plan as part of the approved subdivision plan because they were kind of separate on stormwater stuff.

Mr. Tilton, There are two different orders in place and I think our reasoning was we wanted to get one side of it going before we had other side.

Mr. Lavin, So you merge them as far as approval.

Mrs. Marchitto, Legal document of the easement says that it runs with the land?

Mr. Ofcarcik, In perpetuity.

Ms. Burgess, I have question what are we calling the road it has been called three different things today?

Mr. Ofcarcik, Fairway Lane. There was letter from attorney DelVecchio last spring discussing that, which I didn't bring.

Mr. Sweet, We don't have veteran?

Mr. Lavin, We discussed that you talked to veteran's committee.

Mr. Tilton, Applicant requested this name to go with golf coarse. I don't know what Dan DelVecchio's reasoning was or if he had reason.

Mr. Cerrone, He explained to us one night.

Ms. Burgess, He said there were no veterans that had a golf name. There is one thing I wanted to request an actual set of plans with everything.

Mr. Tilton, That was our intent once it is approved with conditions we will make one final set of plans and review that plan yourselves before we sign it.

Ms. Burgess, I was thinking more in line of getting it before we close the public hearing because there a lot of things that are in little boxes on different pages and stuff and being able to review this on whole. Another subdivision you guys did revision on actual plan.

Mr. Tilton, That is what we've done.

Ms. Burgess, I can't put that into set I don't know which goes where and with what.

Mr. Tilton, That we explained at the meeting throw those out and keep clouded set and stay with clouded detail sheet. All you do is cut and paste put it together.

Mr. Cerrone, You should be able to get set cut and paste together.

Mr. Tilton, It is not that easy there is lot of check and lot of review these plans are quite expensive to build.

Mr. Cerrone, You expect her to do it.

Mr. Houle, I agree we should have set of plans to look at.

Mr. Lavin, I don't think anything is going to be changing.

Mr. Cerrone, Only thing is that cul-de-sac now that we know what he's going to do. If you want to draw one sheet and show way cul-de-sac is going to look like 90% of everything is there the cul-de-sac is only thing we discussed tonight how to regrade it.

Mr. Houle, And the drainage.

Ms. Burgess, The grading plans, easement that could be condition.

Mr. Lavin, Everything is drawn in the boxes.

Ms. Burgess, There's something in the boxes that isn't appropriate.

Mr. Tilton, We're hoping to do one set of plans go to linen and that is one that is review.

Mr. Lavin, There is plan or two I forgot which one I was looking through that you superseded one part of it. I was going through plans today for awhile.

Mrs. Marchitto, It gets confusing.

Mr. Lavin, All revisions up to date and get rid of everything else take the clouds that were revised supersede it should go away.

Mr. Tilton, At this point we need to have definite answers on the waivers, definite answers...(inaudible) to complete this set of plans.

Ms. Burgess, There is sidewalk waiver.

Mr. Cerrone, Sidewalk is going to build around cul-de-sac completed if that road never gets extended at least it is there.

Mr. Lavin, Showed sidewalk all way around all they have to do is click delete.

Mr. Cerrone, We need set because we have to make sure what we discussed. I don't blame Mary.

Mrs. Marchitto, We need one complete set that is what I'm hearing from the board that is very clear. Only waiver now you are requesting is the sidewalks on one side and known on cul-de-sac. Applicant is requesting exception to section IV, intensity regulation, intensity schedule A to allow frontage of lot 3 to be 90ft. so we can do temporary cul-de-sac.

Mr. Tilton, And 40 or 20ft. easement.

Mr. Cerrone, Deny that.

Mr. Sweet, Deny that.

Mr. Cerrone, 10ft. easement.

Mr. Tilton, Road extension do you want 20ft. easement for water main to go over, do you want 40ft. width for road to be extended.

Mr. Ofcarcik, Do you want easement to include future extension?

Mr. Cerrone, Yes.

Mr. Houle, I think it should.

Mr. Lavin, You have to go 40 if you're doing roadway.

Mr. Tilton, You may not want road to be able to be extended do 20ft. water main to run over.

Mrs. Marchitto, We're talking about temporary cul-de-sac?

Mr. Lavin, Yes if you don't want roadway to continue.

Mrs. Marchitto, Reason you want temporary cul-de-sac is so roadway can go into future land.

Mr. Cerrone, We want 40ft.

Mr. Tilton, One of the request was to run water main over 20ft. easement other one was to prepare for extension of road.

Mrs. Marchitto, We need 40ft.

Mr. Cerrone, I don't care where you put water main they can move it once they extend the road.

Mr. Houle, You kind of have what you heard from us. How quickly can we get set of plans?

Mr. Tilton, I think that is going to depend on applicant but you're probably looking at month. Your board is changing out.

Mr. Cerrone, I want this before board changes out.

Mrs. Marchitto, We have extension until 31<sup>st</sup>.

Mr. Houle, If two new people come on there is only Don and myself.

Mr. Lavin, Chris can do both.

Mr. Houle, You may not have any choice we need quorum. Remember Larry it is click and click.

Mr. Lavin, No to remove sidewalk.

Mrs. Marchitto, I think you can do this we have everything. This has gone too long you're right there.

Mr. Tilton, I think we need 3 signatures out of original.

Ms. Burgess, Richard Thimot can't vote on it he missed too many meetings. In March we have 5 and 19<sup>th</sup>.

Mr. Cerrone, Make it for 19<sup>th</sup>. have plans and we'll approve it that night.

Mr. Tilton, Should I ask for waiver or time where I don't have to turn them in Friday before? Right up to 19<sup>th</sup>.

Ms. Burgess, Only concern I have is we need couple of days to look at plans if we get them Monday.

Mr. Lavin, I could come and pick them up Monday.

Mr. Tilton, If I can get it to Wednesday all you have to review it.

Mr. Lavin, It depends on what I have that week.

Mr. Houle, Larry you heard that if they both get elected and you don't do this for whatever reason you have problem unless Chris stayed on for awhile.

Mr. Tilton, I need time I'll give you couple days but I need time up to 19<sup>th</sup>.

Ms. Burgess, Other option is we could have one more meeting in March. Ideally we'd have our conditions.

Mr. Cerrone, How about 26<sup>th</sup>.?

Ms. Burgess, It is quite possible the 19<sup>th</sup>. meeting I haven't seen anything from Cannata.

Mr. Cerrone, If we have to continue it to 26<sup>th</sup>. instead of 19<sup>th</sup>.

Mr. Sweet, Fine with me I can't make 5<sup>th</sup>. anyway.

Mr. Cerrone, Just open up public hearing that night have someone here on 19<sup>th</sup>. I want to get it done it has been too long.

Ms. Burgess, We'll put you down for 8:00 P.M.

Mr. Cerrone, This way it will give John some time to review and make sure everything is okay.

Mr. Sweet, Client will know alternative if you don't.

Mr. Cerrone, Once you do that set of plans everything is done you don't have to go back to drawing board everything is according to what we agreed right. Your job will be done your client should be happy ready to go.

Mr. Sweet, Make motion we continue hearing for Cushman Village to March 26<sup>th</sup>. at 8:00 P.M., seconded by Dick Houle.

All in favor 4 to 0.

Respectfully Submitted,

**NORTH ATTLEBOROUGH PLANNING BOARD  
REGULAR MONTHLY MEETING (Continued)  
THURSDAY, FEBRUARY 26, 2009**

New Business:

- 2) Discussion of proposed zoning bylaw changes;  
    Sign Bylaw;

Ms. Burgess, He wants to discuss digital signs.

Rod Palmer-Building Inspector, There were few different things for board to think about. First one was sign bylaw with electronic message board. What is happening is at least once week I get phone call from somebody sometimes twice a week sign company wants to know if they are illegal, what the criteria is and they are illegal right now. With exception of having red, green, yellow or having any animation or flashing. Definition for flashing and animated is very difficult to understand. When you read it the way the bylaw is written for flashing signs they can flash as long as when sign is lit there is no greater time then when it is off. If flashing mode is on for ½ second and the off phase is ½ second it can flash that fast. I don't know when it was created if it was meant for signs that maybe have light that flashes maybe like arrow sequence of lights flashing. Old arrow signs had lights flashing I don't know when it was created it was to control those type of signs. I don't think they knew at that time that signs today are literally televisions and they can broadcast channels on these signs if they want to. It is something that needs I think to be looked at and every sign in its location is unique and I think they almost need to be looked at individually. Bylaw doesn't allow for red, green and yellow I believe the intent of that was so motorist wouldn't be confused with traffic signals. If they had sign in area where there were no traffic signals would it be that detrimental if they had red, green and yellow.

Mr. Sweet, There is Quan's and one at Speedy Muffler one that annoys me the most is Speedy Muffler sign because as you're driving down Kelly Blvd. heading south that is in your rear view mirror and it is almost like blue flashing lights of police car coming behind you. That is distracting in your rear view mirror.

Mr. Palmer, Blue is allowed I did send them cease and desist and they did tone it down. I was out there today with Quan out there with Eric and company that sold him the sign and manages the sign they control the sign from their office. From their office they change message, colors they control everything from their office. We all met out at the site so we could look at sign together and clearly understand what is red, green and yellow. That is like ongoing battle with Eric but he has been very compliant I call him he calls me right back. I have his cell phone number I have Chris's cell phone number and manager of the sign. They seem to be always going back to red, green and yellow so it is problem. So I thought maybe we might think about other possibilities like zoning board of appeals granting special permit to these things and they can look at where they're located. Maybe it's residential area and they don't want flashing and animation. I just think it is something we need to think about.

Mr. Sweet, You can see the one on Kelly Blvd. for 100's of yards.

Mr. Cerrone, They get more attention the lights everything catches the people's attention.

Mr. Palmer, When you go south and north on Rte.1 they are everywhere I've seen them with surfers on waves surfing.

Mr. Cerrone, Look at new gas station in South Attleboro they have all different kinds on it.

Mr. Sweet, Drive up to Gillette you see them in Foxboro.

Mr. Palmer, I just wanted to throw it out there if we want to put the brakes on these things.

Mrs. Marchitto, We asked Mary to look at what surrounding towns were doing.

Mr. Cerrone, You might want to get a bylaw come in front of us and see if there is anything we want to add. Get something written up and bring it to us and then board will make decision. You see the problems you talk to those people. We don't get anybody here too much on signs only time we do sign is when we do a site plan.

Mr. Palmer, Those two signs that we have I bet I've had 50 phone calls.

Mr. Cerrone, What happen years ago on the other type of sign they used to be portable signs with arrows that used to light up.

Mr. Palmer, That is what I'm thinking when this bylaw was done.

Mr. Cerrone, That is when they came in. It came in before I got on the board because guy used to be from North Attleboro used to rent out these. He would rent them for week or two weeks had arrow and something written on it.

Mr. Sweet, Answer is Fitness did that too.

Mr. Palmer, It doesn't have to be any thing in great length just something that requires special permit by ZBA or Planning Board.

Mr. Cerrone, I don't mind letting ZBA handle it talk to them.

Mr. Palmer, Let them look at it and if it is sign in middle nowhere and no residential properties and no traffic signal why not let them have red, green and yellow.

Mr. Sweet, Then you get issue of what is on the sign women, men, images of people.

Mr. Palmer, That is perfect reason to have it by special permit and they can have conditions that there will be no animation, shall be at least 30 seconds between messages.

Mr. Cerrone, You have to control and it is going to get worse.

Mr. Houle, Nothing sexual you might want to put that in I have no problem with that. There are kids that go by these things.

Mr. Palmer, They could create conditions relative to color, time line between messages, animation, flashing.

Mr. Cerrone, They could put hours too.

Mr. Palmer, We have one now Spirit Liquors they came in with application it is legal non-conforming sign as it sits they want to change sign to electronic.

Mr. Cerrone, They can advertise.

Mr. Houle, Advertising cases of beer, wine, vodka whatever that is one thing without have bunch of colors I don't think that would be so bad. How do you feel about that Chris?

Mr. Sweet, I just don't like the whole thing Speedee isn't colors it's white and blue.

Mr. Cerrone, Let it go to zoning board let them present the case and let zoning board make decision.

Mr. Palmer, That's right and there could be condition that allows ZBA to go back and review. Spirit Liquors fortunately had gone to ZBA for special permit to change use to liquor store and one of the conditions #9 back in 2001 was that any changes to the free standing sign would require special permit. I was lucky I can send them to ZBA and they can create all these conditions so that is something we might think about when that special permit comes in. That application we might think about comments to ZBA.

Mr. Sweet, Is that something you're going to suggest bring sample bylaw?

Mr. Palmer, Yes Mary and I can work on it.

Accessory Structures;

Mr. Palmer, In some cases it could be R10 or legal non-conforming lot in R20 or R30 that is small lot. What I see quite often is homeowners with tiny lots that have small backyards and they want to put up shed. Small shed 8 x 8 or 10 x 10. In some cases they have to be 20ft. from side and 20ft. from rear so little shed that they

have to have for lawn tractor or whatever it might be ends up in middle of backyard.

I thought just something to think about to give these people relief that have these small yards. Maybe allow them to encroach that setback by certain percent if that accessory structure was under a certain size. Maybe if structure were less than 120sq.ft. these people might be able to encroach that setback by 50%. If their setback was 20 and shed was only 10 x 10 they might be able to go 10ft. to property line and this would take shed out of middle of their backyard put it over in corner. I don't think that would be detrimental to any of the neighbors as long as there was maximum size and type.

Ms. Burgess, It also avoids number of variances the ZBA grants for sheds.

Mr. Sweet, Pools might be different story.

Ms. Burgess, Less than 120sq.ft. pool wouldn't be that.

Definition for structures;

Mr. Palmer, Create better definition right now it says, "anything constructed or erected the use of which requires location on ground or attachment to something located on the ground except boundary wall or fence". That could be anything it could be a tree.

Mrs. Marchitto, Do you need permit for swing set?

Mr. Palmer, Yes it could be it states that structure must meet setback requirements. I just don't think it is good definition so I thought that was something else we could think about it would make my job lot easier.

Mr. Cerrone, Structure is something where you have foundation.

Mr. Palmer, That is not what bylaw says.

Ms. Burgess, What about slab?

Mr. Cerrone, Go under building code what is a structure definition?

Mr. Palmer, These are zoning bylaws I have to enforce I have to look at what our definition on structure is not what building code definition is. Here is example; combination of materials assembled at fixed location gives support for shelter such as building framework deck or like fence and retaining wall. That is not the best but it is better than what we have now. I just think we need to be little more clear. Is telephone a structure according to our definition it is. Lets say you build little fireplace in backyard according to our bylaw it is a structure.

Mr. Cerrone, Your pouring a slab that is a structure.

Mr. Sweet, Stone on dirt then you have fire pit.

Mr. Cerrone, That is not a structure.

Mr. Palmer, If you wanted to build nice one.

Mr. Cerrone, Yes that is structure to me.

Mrs. Marchitto, I'm thinking gardening or landscaping features an arbor?

Mr. Cerrone, You start playing with this you're going to make it worse. You have to be careful.

Mr. Palmer, I don't think it can be much worse.

Mr. Tilton, Zoning bylaw says if definition is not clear go to Webster dictionary if that isn't clear go to building code or green book.

Mr. Palmer, I think all that could be eliminated.

Mr. Tilton, I think that is reason it is in the book if it isn't clear you have to go to these resources.

Mr. Houle, If we were to make it lot clearer what happens to everybody that has something would they be grandfathered that has something not that maybe questionable?

Mr. Palmer, Yes.

Mrs. Marchitto, It does say terms and words defined here but defined in Mass. State building code should have meaning given there and unless contrary intention clarity appears. Words not defined in either place shall have the meaning given in Webster's unabridged dictionary. Uses

listed in use schedule B under classes retail and service trades and wholesale and manufacturing shall further be defined by American industry classification system. They give you three areas to go.

Mr. Sweet, I'd love to see a sample.

Mr. Cerrone, I don't mind hearing but I don't want to open up can of worms either.

Structures greater than 120sq.ft.;

Mr. Palmer, Require building permit that might be something to think about. In building code anything greater than 120 requires building permit anything less doesn't. Right now we don't have anything in zoning but we do in the general bylaws anything greater than 25sq.ft. needs building permit. 25sq.ft could be good size doghouse. Right now could be tiny shed it requires building permit, if it is greater than 5 x 5 it requires building permit. If less they don't need anything but they still need to abide by the setbacks. It would be consistent with the building code it is town bylaw.

Mr. Cerrone, That is what you want to change.

Mr. Palmer, We could put it in zoning and then delete it from bylaw. Right now it is 25 in general bylaw, building code says 120.

Mr. Cerrone, If you got challenged which one would win?

Mr. Palmer, You have in the past for decades required anything over.

Ms. Burgess, It would defer back to the 25ft.

Mr. Cerrone, No I know case that somebody won.

Mr. Palmer, Nobody has ever challenged it for shed.

Mr. Cerrone, They went to court and judge says building code says 120 doesn't need permit it was about 5 years ago.

Mr. Palmer, I would probably agree with you that if somebody did challenge it because zoning bylaws related to building code issues that brought forth to town meeting and they are always denied by attorney general's office they are being more restrictive then building code.

Mr. Cerrone, Town took him to court applicant had copy of building code and magistrate asked what was he doing wrong.

Board taking 5 minute break.

1) Set hearing date for Preliminary Plan for Maple Leaf Realty of NA Corp.;

April 9, at 7:00 P.M.

Proposed zoning bylaw changes;

160 zoning change;

Ms. Burgess, It was brought to my attention that Leach and Gardner building is now vacant, Tyco is vacant. Those are pretty large buildings in themselves I was just thinking possibly expanding uses in the industrial zone to encourage more. Maybe medical research center, we don't have conference facilities right now aren't allowed, miscellaneous professional and business offices and services, medical park including accessory medical research and associated. Either amend the schedule to allow these by right or by special permit to encourage some more growth in the industrial park because as you know historically there is not lot of industry being done anymore. Those uses are allow now in office park, the OP60 and as you are aware it is not really utilized over there.

Mr. Houle, I think anything that would bring possibility of not keeping those buildings vacant I would back it 100%. I know it changes some things but these are irregular times I think if we get someone that wants to take one of these buildings I'd be for it.

Mr. Cerrone, I think we should get hold of Industrial Park Committee, have member from Planning Board and Selectmen, ZBA and people that have interest in the park, B. of Health, might want to include Public Works because of wastewater set up couple workshops get ideas. I

agree we have to do something industrial park in last 10 years has been going down. I would rather see by right if it is good thing I don't want to see special permit.

Mr. Houle, I would like to hear what Industrial Park Committee has to say.

Mr. Tilton, I think if you ask Paul Belham they have committee put together.

Ms. Burgess, We have the Business and Industrial Commission that I met with.

Mr. Cerrone, You want to get input from them.

Ms. Burgess, This town meeting I don't think we have anything on the warrant but they are going to do Special.

Mrs. Marchitto, It needs to be what they want in their industrial park and what they seem to need.

Mr. Cerrone, Set up meeting.

Mr. Tilton, Paul asked me couple weeks ago because there was vacancies there is group already put together for that reason to try and revitalize that park.

Mr. Cerrone, We start changing want to make sure we're in communication with them they know what they need and they can see what the demand is too.

Ms. Burgess, I think it would be really great if we could get medical and research medical and combined facilities. Even I was just thinking with Corliss Landing you could have whole medical park in there.

Mrs. Marchitto, Mary was working on it we went down and sat with that committee business and industrial it is internally. Then Mary and I were talking about it that we should be more involved.

Ms. Burgess, Other thing that I haven't done any research on is our Rte.1 that we're doing zoning map there are lot of businesses closing their doors.

Mrs. Marchitto, Mary why don't you update the board on grant that you are trying to secure and tie in with zoning map and with redevelopment of Rte.1.

Ms. Burgess, The Southcoast Rail Committee they work with all regional communities regarding putting Attleboro/Fall River or Fairhaven. It doesn't directly effect us but because we're one of the communities within the region can get money from it. They have specific projects that they are looking to fund. Month ago in your package there was grant that I wrote for getting into economical developer portion of the plan. There is letter from EOT stating they are aware of our work with zoning map and the GPS coordinated the zoning map. I sat down last week with Greg Guimond from SRPEDD and Greg Conroy the intern that is going to do the project, which to map out areas along that Rte.1 that we discussed on zoning map to take coordinates. We'd have first coordinate base zoning map in the state. They are aware of it and that also could be tied into that same grant so there are two separate grants that we're I'd say good faith that we're going to get technical assistance.

Mrs. Marchitto, I did attend SRPEDD meeting last night it was listed on municipal assistant list and the commissioner approved it so I'm making assumption that we approved all communities that have the direct technical assistance and No. Attleboro was listed for economic growth. I'm pretty sure we're going to get awarded that. It is for economic growth portion of the master plan.

Ms. Burgess, It is technical assistance I think it comes up to like \$40,000.

Mrs. Marchitto, There was like \$180,000 available to the community so we got it in time there is going to be one more second awards but it is going to be much more pure community they think second time around will only be 5 because there is less money going around. We did really good getting in there and getting that for economic growth of master plan. Other thing they are going to have letter of commitment between Selectmen and Planning Board that want something tangible. We have to commit that it is going to be our master plan and we're going

forward with it at town. I think it is good because there are many studies that we've done and we never bring it to town meeting. We have few things going on through grants from SRPEDD actually that list we have 5 things I think this is most in long time we always had 1 or 2. We had 5 direct things going on with SRPEDD through grants that we're accomplishing, which is good for the town especially during difficult times.

Site plan review;

Ms. Burgess, I was looking at some modification for site plan approval in the bylaw. Something in the realm of if you change the use period. Not for building permit, not anything that you have to come for site plan review or modification to your existing. I wanted to put also any deviation from existing site plan. I did put such as open space percentage because I feel that we don't have anything that basically says you can't pave the whole thing. The whole parking lot like after you put in your grass strip what is to stop somebody from paving over the grass strip if it is part of your open space. We don't have anything that we can do a violation on or anything like that. I don't want to make it so that every time someone restripes their parking lot they have to come in but I also don't want somebody paves the whole back portion of their lot and changes their open space from 40% to 20%.

Mr. Cerrone, Who is going to watch all this? That is the problem. I can tell you site plans were approved they're not build according to what we approved.

Ms. Burgess, That was something too that building inspector and I discussed.

Mr. Cerrone, I'm going back 1987/88 when building inspector used to come on the job he was by himself. He would come on job for occupancy permit used to come with the site plan. Now I never see building inspector come on job with site plan. The inspector back then knew his job and we never had problems. He used to tell you what had to be done before he signed off.

Ms. Burgess, Building inspector has brought that up to me he wants to put something like that in the bylaw. Prior to CO site plan or whatever somebody has to go out and make sure it looks the way it's supposed too or something.

Mr. Houle, We're going to have all these teeth but who is going to enforce it?

Mrs. Marchitto, Don is that already in their occupancy has to be granted?

Mr. Cerrone, It should be there when we sign off they get building permit that plan should be in file with them. When they go out there to give them occupancy permit they should be inspecting that.

Ms. Burgess, We distribute all the plans where they go in the interim.

Mr. Tilton, Building inspector is only legally 10ft. outside face of building.

Mr. Cerrone, Not on site plan he has the rights he's in zoning.

Mrs. Marchitto, When A Plus opened up they weren't finished so they didn't receive occupancy permit. He could not receive occupancy so it is zoning bylaw.

Mr. Cerrone, You know how many houses we did back in 87/88 with building inspector back in 86/85. In 89 when there was bad recession we did 45 houses, in 90 we did 40. In 79/78 recession then 78 we did 79 single family houses I'm not talking about other stuff in 79 we did 118, 1980 we did 50 houses, 81 we did 40, 82 we did 41. 1983 we did 81 houses what was our budget then for that department and staff? You wonder where the money goes.

Mr. Tilton, You had some builders then you didn't have to babysit.

Mr. Cerrone, Last year we did 17 houses.

Ms. Burgess, I just wanted to get board's feeling on what or how they'd like to proceed. I know how Don feels about open space or I think I do.

Mr. Cerrone, Who is going to go out there nobody.

Mr. Lavin, Do they submit asbuilts?

Mr. Cerrone, Even if they submit asbuilts after it is submitted what are you going to do?

Mr. Lavin, Just make sure it is done to whatever you approve before occupancy permit.

Ms. Burgess, That is the thing we're talking about the after that.

Mr. Houle, You're going to have teeth and nobody to enforce it.

Mr. Tilton, Until something comes along and happens and one catches the other all of sudden you have a violation.

Mr. Sweet, That is why B. of Health has all these regulations now.

Mr. Cerrone, I understand where you're coming from Mary but how are you going to enforce it? I could see if we had zoning enforcement agent that was his duty.

Mr. Tilton, There are some communities where the design team has to sign off on final asbuilt plan and give density table. There is also bonding issues on site plan you get sign off just like subdivision bond.

Mr. Houle, You couldn't do that just before occupancy?

Ms. Burgess, We don't really have problem with prior to occupancy we have problem with after occupancy.

Mr. Sweet, What do they do in Nantucket?

Ms. Burgess, They don't have paving problems they have cobblestones.

Mr. Tilton, Submit the asbuilts and they better agree with the plan that was approved or take it down and try it again. Same thing with Conservation take it down try and again. That has happen more than once taken corner boards off houses and send them through planers.

Flood Plain District;

Ms. Burgess, The FEAMA firm we have new flood plane maps that have changed everything. Kind of like the Aquifer Protection District how we had to update that bylaw we have to also update the Flood Plain District prior to July 7<sup>th</sup>.

Mr. Houle, Where is new map?

Ms. Burgess, That is good question Mark Fisher has them. Mark Fisher asked Shannon to update bylaw not knowing that Planning Board updates the bylaw so Shannon referred it to me. I sent 2 e-mails I can't do this without the map but I have gotten some assistance from the state so I have updated in format and stuff.

Mr. Houle, How did Mark Fisher get the maps?

Ms. Burgess, He is the contact person, Selectmen are the point of the official of the town. Mark can't find the maps. I've been working with Chris at DCR and he has been very helpful and I actually just saw the he sent back another draft for me. This is something that will have to go on the warrant for Special.

Mr. Cerrone, You have to have public hearing.

Ms. Burgess, We don't have to do it before we just need to get it on the warrant and then we have public hearing.

Mr. Houle, I'd like to see the map before we do a thing.

Mr. Cerrone, I'd like to see maps, etc. there is lot of stuff in here probably I'd want to know what we're going for.

Ms. Burgess, If we don't do that you will have lot of angry residence who now have no homeowner's insurance. Your flood maps tie into your homeowner's insurance.

Mr. Cerrone, I know that. It is February 10<sup>th</sup>. it didn't start yesterday.

Mrs. Marchitto, When does warrant have to be in?

Ms. Burgess, They haven't given the Special so I'm shooting for Special.

Mr. Sweet, It is March 9<sup>th</sup>. or something.

Mrs. Marchitto, We don't have deadline yet so we have little time.

Mr. Houle, I would like to see what they are talking about.

Ms. Burgess, Basically I can give you an overview.

Mrs. Marchitto, Maps get mailed directly to administrator?

Ms. Burgess, Selectmen. They've changed all the classifications we're no longer zoned A, A1, A99 they've changed all of them to B, C, D, E they've made it even more confusing.

Mr. Cerrone, Larry have you seen anything like this yet?

Mr. Tilton, I'm glad I'm sitting here. We sign off on final home lending plans.

Mrs. Marchitto, Do you know when administrator received this? ( No.).

Mr. Cerrone, First you've heard of this?

Mr. Tilton, Yes tonight.

Mrs. Marchitto, When maps get mailed do they get mailed to Selectmen's office? ( Yes). Does he know if he's received them?

Ms. Burgess, He said he received it I've sent him 2 e-mails and he actually called Shannon and asked her for the maps.

Mrs. Marchitto, They are some place in town hall who has them.

Ms. Burgess, Majority of the changes are the classifications and also with every new administration comes new addresses and new names, etc. It is updating all that there is new CMR, it is pretty straight forward it is very similar to what we did with Aquifer Protection District where zone 2's you're not allowed to have propane tank above the ground, etc. Lot of draft bylaw he sent me corresponds with our existing bylaw. What you see is what I've gone through highlighted and change according to the new rules. The maps are not just draft maps they haven't been approved yet.

Mrs. Marchitto, They are the maps for No. Attleboro.

Ms. Burgess, Yes but they are draft maps they haven't been approved through the state. One of the things I have to change is the first paragraph that refers to the FEAMA map dated X and I don't know what its dated.

Mrs. Marchitto, We need more information.

Ms. Burgess, This is just something that I'm making you aware of it has to go on the Special town meeting. They've set July 7<sup>th</sup>. deadline the state has that being said they don't realize I was talking to Chris and I said you realize that my warrant for June closes first Monday in March. In order to get it approved for July I have to have this done in like day and half. I'm shooting for the Special warrant as soon as I get all the information but I wanted to let you know what I was working on.

Mr. Houle, I'll ask Mark if I can go find them tomorrow.

Unaccepted Roads in town;

Mr. Cerrone, What brought this up?

Ms. Burgess, We all went out on site visits and we still have lingering Butterfly Lane, Abbott Run V.

Mr. Cerrone, Some of those are way back in 70's, 60's and 50's.

Mr. Sweet, This was just list as I understand it that Linda had and she was updating it.

Ms. Burgess, We released the bond on the Pasture. I've been talking to DPW about this we have lot of old roads that you're not getting any money for why don't we do carte blanche accept all these old roads. Asbuilts or no asbuilts you've been maintaining them for 25 years.

Mr. Houle, DPW is okay with that?

Ms. Burgess, As soon as they can agree on them. This is one time shot this is it they don't want roads then. This is my list.

Mrs. Marchitto, Some of these we were working on 5 years ago try and clean up we cleaned up lot.

Ms. Burgess, Lowe Meadows, Magnolia, Willobee Court, Garrett, Jonathan and Massand obviously not going to go through. Hickory Woods, Sheldonville some of these are ongoing

projects. Butterfly did he ever put in streetlight I don't know. Depot Estates, Doolin we already heard about why that is not getting.

Mr. Cerrone, Lot of these are subdivisions they got asbuilts before they got released Public Works threw lot of plans out when they moved. I know asbuilts to lot of these projects since I've been on board we always got asbuilts. Northborough Drive I wasn't on the board that was way back. We have Rollin Hills, Burton Ave./Burton Court.

Ms. Burgess, Lot of these are no brainers they've been maintaining them anyway.

Mr. Houle, They want us to put article in first correct?

Ms. Burgess, He wasn't saying us I put this together for the town's benefit per say. I have talked with DPW and they are aware of what I'm doing. Dept. of Public Works not Board of Public Works agree saying that yes there are lot of roads out there that haven't been accepted to the town and we could use the extra money. That being said B. of Public Works may have different thought process.

Mr. Cerrone, If they want to have it they can come in front of us.

Mr. Lavin, I don't know how much it is per mile from Chapter 90 over the years compounded.

Mr. Sweet, What is the next step on this?

Ms. Burgess, I was going to sit down with Bill and Mark and see if they wanted to support this.

Mrs. Marchitto, Some of these we were working with Bob McGhee in all honesty.

Mr. Cerrone, Ones we were working on we're going to get it done.

Ms. Burgess, Ones that go way back I wanted to do just blanket.

Mrs. Marchitto, Olde Towne Estates was doing bounds he's almost there. Willowbe Glen was going to go to town floor.

Ms. Burgess, It did go to town floor.

Mr. Cerrone, They are the ones who didn't want it.

Mrs. Marchitto, Problem was with mailboxes one day there was no mailboxes they put sidewalks and mailboxes got put back in. I was going to say some of these we were working on and because of change of personnel they got dropped again. I think Mary is on right track working with Mark Hollowell I think we could work forward in closing some of these streets out.

Ms. Burgess, It is about time stand up at town meeting floor and say here is 40 miles worth of roads that you're already maintaining and plowing and you're not getting money for it. If B. of Public Works stands up and says we don't have asbuilts or this and that if it fails on town meeting floor that's it done. I have no problem standing up saying this is it I'm done talking this is one shot deal with these roads. If they don't want them fine so be it.

Mrs. Marchitto, I think it needs to be cleaned up I think she is going right direction working with Mark Hollowell. If they don't agree to it you just don't write article for that street.

Ms. Burgess, Old ones just seem like no brainers. I'm going to set up meeting with Bill and Mark and go through all of this.

Mr. Cerrone, You're wasting your time if they wanted Chapter 90 money they would be right in front of us. They are the ones receiving money let them do the work we have town planner that can do other things.

Mrs. Marchitto, I think you're doing something for betterment of the town. Don when you come down to it each time people ask why roads are approved and why they aren't accepted. The shorter we make this list I think it is better for the town.

Mr. Cerrone, We've always tried to get articles on town meeting last 17/18 years I've been on the board.

Mrs. Marchitto, We've done nice job I think last 5 years of getting streets approved. When I first came on board we had list of 20 old businesses that were subdivisions. I think we've done real nice job and I think we can continue on to get these approved.

Mr. Houle, It is good start if we do get circumvented on town floor by whomever we put it forward.

Ms. Burgess, That is it the project is done and then we never revisit it again we release all bonds and all funds that have to do with any of these and move on.

Mr. Sweet, Keep us updated.

Rules and Regulations;

Ms. Burgess, I just noticed the hour and I also wanted to bring to your attention as I spoke off the record regarding Planned Business Development hearing on Thursday next week that they are possibly going to ask for continuance or withdrawal. That being said we have nothing else on that meeting night and if you wanted to do rules and regulations just on that night next Thursday.

Memo in response to questions about details;

Mr. Cerrone, We had stack of details.

Ms. Burgess, I have them I did not make copies there are ton of them.

Mr. Cerrone, This way when they draw plans they know what the design so when they go to Public Works they're not making 10 different changes. That is what I want in the book.

Ms. Burgess, Bill said he'd be more than happy to come to our meeting and discuss them.

Cedar Ridge Development;

Donald Cerrone left table at 9:47 P.M.

Mrs. Marchitto, I think letter is self-explanatory.

Ms. Burgess, I had meeting Joan was there Roger Ferris, Bill Condon and Peter Darval of Cedar Ridge. We went through John's most recent partial punch list, went through all the items and basically they said they'd give me certain items within 10 days that was Monday, February 23<sup>rd</sup>. So they obviously are not holding up their end of the bargain. Roger did say he got some faxes yesterday but they are also supposed to be sending them to me at same time. There was question about core samples I spoke with John regarding that and got back to them about that. That is where we stand right now with them.

Donald Cerrone returned at 9:48 P.M.

Peer Review Process;

Ms. Burgess, E-mail from Mark Fisher requesting I draft outline for what he's calling a plan review process, which I call peer review process. Basically he wants to come up with something to streamline permitting so people don't have to bounce from board to board, etc. I did sit down with I explained how all of us boards have different deadlines when it comes to subdivision control. Peer review is great idea for site plan over X number of square feet for commercial development for planned business development I think it is great idea to have round table and all the technical support sit down and voice their concerns and everything. It may speed the process along but I don't see easy way of doing it with subdivision control when you have Conservation at 21 days, B. of Health 45 days, Planning Board at 135 or 90 depending. I don't see easy way of not bouncing back and forth with deadlines. People like to close with Conservation as quickly as possible instead of continuing until after they've been approved by Planning Board. I did say there is no easy way to do it with subdivision control. This is something he did ask me to do. I didn't know if you wanted me to do it or not.

Mr. Houle, I have one thing you're going to have peer review process I think it has some good qualities to it. Problem is you're going to have board sitting here that we all have to sign our name on something and we're not all going to be privy to that peer review.

Mrs. Marchitto, My understanding I've attending seminars on peer review it is something the board has discussed in the past. I think it was dated May 2006 the chairman of Planning Board at that time did send down to Selectmen letter saying basically something like this would be

beneficial. It was addressing couple issues at time it was subdivision controls and town engineer. We did send letter stating that a peer review or technical review of staff is beneficial before it comes to the board. I've attended seminars at Holy Cross Westfield had done round table and basically what it is before site plan is presented to Planning Board or board is that I see as technical support the technical employees of the town do workshop. They go through site plan seeing what area or jurisdiction would effect their boards. The way I view it and the seminars I've attended in seeing other towns none of the decision making or policies are taking away from the board. It is just clarifying with the applicant what work needs to be done before it comes to board members. I see it as skinning down on the time of maybe instead of taking 5 meetings to get site plan review through the process it maybe able to do in one night because Mary knows what this board would like. Shannon knows what Conservation needs to do and B. of Health knows what needs to be done for them. You're really narrowing it down to the issues so when it comes to this board there are only one or two issues.

Ms. Burgess, This also has fire/police.

Mrs. Marchitto, All the letters and stuff are all done.

Mr. Houle, I think it has every quality to it I'm just not sure how all of that information going and being shared but it doesn't get shared right away with the Planning Board. Then it comes before us and one or two members have real problem with something now it has to go all way back to them.

Mrs. Marchitto, No I just believe it is just technical personnel looking at it and advising applicant what they have to work on. Mr. Tilton is here so I'm going to use him as example. He will sit down with Conservation, DPW and it is very similar what we do in subdivision control rules and regulations when we have workshops and all board members. You just do site plan before they're not making any decisions for us they're just narrowing down. It helps I think it is benefit for town to work together to get these applicants go through the process quicker. What I'm hearing here on the board and what I'm reading is that people want to have this process go little quicker. I agree I'm going off in April and we haven't even closed on Cushman we have 135 days.

Mr. Houle, It's not the board's fault.

Mrs. Marchitto, No maybe we should have asked them to withdraw with prejudice if they weren't ready but the projects are going on longer than they really should.

Mr. Cerrone, Maybe we shouldn't be giving extensions if they're not ready vote it down start over.

Mrs. Marchitto, I agree it is something that the board could have asked for motions and they don't come across with withdrawing.

Mr. Sweet, When I got on this board 11/06 we didn't have town planner at the time so I didn't have any experience working with a town planner. The chair of the board at that time had said we do things in workshops and all of sudden we started seeing letters coming from Mr. Tilton use him as example that you're all going to meet at this location fire, police, electric everybody doing workshop. Chair said we're not going over there they are doing workshop here. I don't know whatever happen to that process because I never saw the workshops or involved with them. This is like pre-pre-meeting.

Ms. Burgess, Lot of times before you see site plan I've already marked it all up and gave it back to them and said go back go away. It doesn't get stamped it. What I like to see when you see it is this should be done with exception of one or two things trash can or drainage pipe. There are couple of things that do get lost.

Mr. Sweet, Have we got away from this process?

Mrs. Marchitto, We never had formal peer review the town has never had it. I think difficulty in my tenor is when you just have workshop you're inviting other technical support to come in. They don't have to attend so you have peer review Mary organizes it.

Ms. Burgess, If they don't show up that is their problem.

Mrs. Marchitto, It's site plan it is still submitted to Planning Board formal process of review formally brings technical support to mark it all up at one time.

Mr. Houle, Will our Planning Board engineer be at those meeting?

Ms. Burgess, Not at that point.

Mrs. Marchitto, I think at that time there is no necessity to have engineer input because it is technical review of the town employees. What you're saying what comes in is our review is saying this needs to have engineer services to review it. I think it is premature to have engineering review it at that time. First and foremost it would be cost that town would have to incur. I think time when engineer services come in is when it comes to the board. I think it is something as town we need to go forward I think it is difficulty Mary is right on subdivision control it is different animal. On peer review or round table I think it is doable and I think it is something town should go forward to look at. I don't think it is taking any authority away from any of the boards or commissions. You still have elected and appointed boards that have to review it. It just gives streamline to the applicant. Any seminar that I've attended they always say the best information you can give the developer of what board wants or how you want development more clarity in your subdivision controls. They want to know what has to be done this is one way of peer review saying this is not going to be seen at any other boards until you do X, Y and Z. I think it is good thing.

Mr. Cerrone, When engineer comes in brings all the plans Mary I already drafted out how I would do it. Mary would set up meeting all the staff so their engineer doesn't have to go to 10 different places. He drops off 10 sets of plans 12 whatever we need Mary e-mails all the departments set up date to sit in here just the staff. Staff will give us letters when the Planning Board has public hearing or regular meeting they have all the comments from all the departments. The staff can go back to elected boards or appointed boards and tell them the project is coming. Get the letters to us before we can meet with developer or engineer. Those comments be read into the minutes when they are read into the minutes you give copies to them and they can go back and resolve it. One stop shop comes here drops everything off here Mary takes care of everybody all the departments Planning Board, B. of Health, Building Dept., No. Attleboro Electric, Conservation, Historical, Zoning she sets up time Public Works, Fire, Police. Water/Sewer, Park and Rec., and Assessors. They sign in.

Ms. Burgess, One thing that might be helpful though that is good before it gets stamped in and our clock starts we have the meeting give them all the input and then when we get there we're only having two public hearings.

Mr. Cerrone, No what you want to do is they submit the plans the clock is running now dept. heads will go back to their dept. tell them have project coming up what do we need here. We have to read all those comments into the public hearing we have letters you're only going one stop.

Mr. Tilton, You're on right track the first phase. Joan is also correct.

Mrs. Marchitto, It is combination and I think also with peer review we could do something with site plan approval that hasn't been updated.

Mr. Tilton, You are all on right track there isn't one client/developer that we have or ever had that would not cherish the input at beginning of project whether it is subdivision site plan or septic system. If you gave us the details your concerns early on at very beginning one the expense hasn't gone out of proportion that would not work with you. Incorporate as many as

those thought processes into the design that you could. If there are some decisions need waiver or need to talk about particular issue upgrading water main for example. There isn't one of us that wouldn't do it and not even have clock running before we even start the clock. In your preliminary stages it goes for subdivision plan, any thing that is filed in front of any board.

Mr. Houle, Who would be on this preliminary?

Mr. Cerrone, Just staff no one else.

Mrs. Marchitto, That is their job that is what they do.

Mr. Tilton, It is staff people, fire chief very often they will appoint assistant, school board. The School Board believe it or not has lot to do with input if you put big subdivision 100 to 200 lot subdivision you're talking some real input.

Mr. Cerrone, I don't know if I put school dept.

Mr. Tilton, Very often towns we go into in Connecticut particularly we'll have that meeting and it just pretty routine base plan but everybody gets their input.

Mr. Sweet, Your point in having clock start running then everybody can be held accountable. Letters sort of hold people to fire.

Ms. Burgess, Say subdivision is stamped in here it gets stamped in at B. of Health they won't show up at this meeting because they already can't seem to get it finished in 45 days.

Mr. Tilton, Nice thing about workshop or this peer review or round table is you don't have set of site plans all of sudden missing or somebody left off bounds. If it gets to the board at that point the staff has already picked up on things.

Mr. Houle, Larry is some of the problems that other boards do not have identified rules and regulations as we do?

Mr. Tilton, They have gone beyond their limits jurisdiction. Like the Fire Chief has very important play in subdivision he has to get ambulances in and out.

Mr. Cerrone, Right that is why I'm saying when you come in with project certain amount of plans Mary will set up meeting with all dept. heads at this office. They discuss among themselves then write the comments to the board.

Mr. Tilton, I've done it both ways sitting at table and having our secretaries and stenographers taking all the comments down and what the concerns are of every dept. Then we make sure we work it all in and try and schedule another one to make sure we have 2/3rds. of them. Once you start that clock then you're starting money is running.

Mrs. Marchitto, If you're starting the clock they should come right to the board it defeats purpose of peer review. Peer review is to narrow it down.

Mr. Tilton, I don't think you'd find one person give them 30 days, give 5 days because it is going to save tons of money.

Mr. Cerrone, There is no sense having peer review that should be up to Planning Board when town planner sees the plan and it doesn't have something they shouldn't accept it.

Mr. Houle, That is what I said.

Mr. Cerrone, That is where I agree with Dick. If I want peer review I want comments from all the depts. come here for public hearing. We read all comments for all depts.

Mr. Tilton, You stepped over what the purpose of peer review/ round table is.

Ms. Burgess, Suppose to make process quick not in bad way in positive way where you sit down at table and everybody voices their individual concerns. They go back revise their plans to better plan and then submit it to Planning Board and then that is it updated plan.

Mr. Cerrone, What happens if we don't agree with the staff?

Mrs. Marchitto, That is okay that is your prerogative that is why you're elected board member.

Mr. Houle, Then we're going to have people going to ZBA.

Mr. Sweet, It will happen anyway.

Mr. Houle, I disagree I think you're going to create.

Mr. Cerrone, If they have zoning issue it should be picked out right away.

Mr. Tilton, Then that is all the better because we nailed it right at day one.

Mr. Houle, This sounds fantastic on paper and anything or any dept. that did not give you their opinions of what needed to be changed certainly we're going to have it by time it comes to us. If it doesn't come to us and it goes through I'm not going to even want to talk to you I'm only one board member so you better be prepared for that.

Mr. Tilton, I've been involved long time with different boards, people and towns once it has early stages of review the end product is much better and there isn't anybody that would disagree. If you need series of catch basins upgraded tell me at the beginning not after I've spent \$200,000 developing set of plans.

Mr. Houle, That is what I'm saying if you do this and there are two or three comments missing you're going to come to us as a Planning Board I'm going to ask what happen I won't want to go any further. You just told me and what was presented to this board was that is way it's supposed to be.

Mr. Tilton, No if there were two or three missing I would have chased those down why wasn't there comment or do you have some input, etc. I would have chased them down so there would have been answer to those that were missing.

Mr. Sweet, Give this a try we're not setting major policy.

Mr. Lavin, I can say from sitting on board from round table I was on B. of Health. There were arguments and accusations and screaming matches that B. of Health made. They said you said.

Mr. Cerrone, That is why it is staff review.

Mr. Lavin, Mary you said to do this now you just cost this client \$100,000 because he doesn't agree or whatever. That is what you have to deal with that is one of the issues.

Ms. Burgess, That is the risk they run with anything. I review things before they're stamped in anyway. If they go back and change it and the board says what did you do?

Mr. Tilton, One or two wrist slappings process before realizing this board isn't going to approve it.

Mr. Houle, We have rules and regulations and we can just say design to them.

Mr. Lavin, If you have strong rules and regulations you have set of instruction. That is what I do when I look at design.

Ms. Burgess, Same thing with our site plan approval I review all of A through H or J or whatever and see how each one effects in.

Mr. Lavin, If something is written in the regs. and somebody misses it but if board doesn't come to your meetings to round table or maybe we say.

Mr. Cerrone, That is why they have to sign in.

Mr. Houle, What if three of these people didn't come? We're going to be sitting here as a board.

Ms. Burgess, This is voluntary it will benefit everybody.

Mr. Ofcarcik, That is my prerogative next project I have coming I'm going to slap it on table first and I'm going to hold your feet to those deadlines it is my risk I don't want round table. I still have that option. It is easier if we get input from the staff then it is our risk whether we take it. Mary is not speaking for this board I know that but she knows what the board generally requires and Bill McDowell does for DPW but sometimes Bill won't give us comment. Sometimes were so deep in thought process on project you're missing something big something that staff level might pick up.

Mrs. Marchitto, I think in peer review with technical support meaning the employees only staff they're seeing the overall whole picture for the town.

Mr. Ofcarcik, Not John at this point.

Mrs. Marchitto, I don't think the engineer should be there and board members shouldn't be there.

Mr. Cerrone, Chairman of the board can go. I would rather see chairman or vice-chair of the board be there.

Ms. Burgess, You run risk of chair said this and when it comes back.

Mr. Cerrone, Chair can sit there and listen he doesn't have to have comments.

Mrs. Marchitto, I don't think it is necessary because that is what the board does. We are a board when the project comes here after peer review the board still has decision making.

Ms. Burgess, By having member at that meeting it could be seen as prejudice towards the project ahead of time.

Mr. Cerrone, No you know why I said it on Middle School stuff when contract/clerk of works just sit and listen to some of the finger pointing. Everybody is blaming everybody they come to this board saying that you sit there and watch what is going on it is different ball game when they know a member is there.

Mrs. Marchitto, Purpose of peer review is not to blame or point fingers and I think as town we need to stop doing that. There shouldn't be finger pointing at peer review.

Mr. Ofcarcik, Lot of the boards have policies like Conservation I know it because I work in this town. I didn't know it when I didn't work in this town. If I requested copy of bylaw from Shannon she would say we don't have one I would do my design then come in and they would tell me.

Mrs. Marchitto, That is exactly what is frustrating business people who come into town hall to pull permits. We sitting on the board see you all the time so we say you know what to do. There are lot of people who don't know.

Mr. Tilton, That is why they are shying away. If you tell somebody who walks through my door that it is going to take minimum 18 to 24 months to get plan approved that is very often what I tell them they look at me like I'm crazy. They ask what I think it will cost they will rattle off number they pay in another town another state I say multiply by three and we may hit it. They think you're nuts and they walk.

Mr. Sweet, I think it is worth a shot give it a try if it doesn't work so be it.

Mr. Cerrone, You might have to tweak it.

Mr. Sweet, Being devil advocate there is cost to it, cost to us having our staff spend time on this.

Mr. Houle, We have no money.

Ms. Burgess, What are we here for what is our job? I review these plans before you see them because that is my job same thing with all the rest of technical staff they review on individual bases. This is just getting us to do our job at the same time.

Mrs. Marchitto, I think it is great opportunity.

Mr. Tilton, You'd be surprised how it will shorten up your decision making process and your review process. You won't have missing things that should be there.

Mr. Lavin, What is the preliminary you have preliminary subdivision?

Mr. Houle, That is before the board.

Mr. Lavin, Right so this is really for site plan.

Mrs. Marchitto, Site plan, business development.

Mr. Tilton, We use it on subdivisions it is stage take project in and sit with the peer/team and discuss entire project from beginning to end and get all input. Then we go back and file with individual board preliminary site plan or whatever.

Ms. Burgess, At preliminary subdivision stage there is really not lot we look at.

Mr. Tilton, That is why you end up in Cushman Village's issues because there are certain issues that should have been looked at preliminary stages that had to get worked out in rather lengthy.

Mr. Sweet, Are we going to get everybody to play along if we say do this?

Ms. Burgess, Other good thing is it is completely through me.

Mr. Cerrone, Yes you're going to be the leader.

Mrs. Marchitto, I think there are models out there.

Ms. Burgess, I have a model I have two or three we used to do this in Eastham all the time.

Mrs. Marchitto, I think we can custom it to town of No.Attleboro.

Mr. Sweet, Is this part of community development/community planning type of thing?

Mrs. Marchitto, Community development planning they would implement peer review it could be part of one.

Mr. Houle, This is beginning of that lets face facts right?

Ms. Burgess, No this is going back to streamline permitting they're not going to make us into community development. I don't want same thing happen that happen with RFP.

Mr. Cerrone, Put proposal together and give it to us.

Mr. Houle, I also think there is member missing here I think he should be here.

Mr. Cerrone, These guys spend lot of time running around. I want everything to come here.

Mr. Tilton, That is fine that is the reason I did it with other boards to get their input.

Mr. Cerrone, Problem is you have to come here, go downstairs, etc. You come here drop off all the plans she is in charge it makes it easier one shop stop. Then she sets up meeting to go over these things write all the comments then we'll give you all the comments too then you say okay I know what we have to do that is your second phase. We get it read it into public hearing second time you come back to us you should have all those problems resolved. You might have 4 or 5 issues with John.

Mr. Tilton, Sometimes the plans aren't complete in earlier stage write that type of comment they could verbally state it at the meeting.

Mr. Cerrone, You can say I haven't finished the plan because we haven't gone more it is give and take when it comes to certain things.

Mrs. Marchitto, Mary you can work on that.

Ms. Burgess, I'll draw up the draft.

Mr. Cerrone, What I drafted you can change it I made it so everyone signs in so it goes to file and they can't say 5 years down the road when project is being built I was never there.

Proposal of peer review engineer;

Mrs. Marchitto, You have copy for us request for proposal of peer review engineer.

Ms. Burgess, I wanted to give you the whole history regarding RFP thing. Even John heard about it, it kind of got blown out of proportion with number of people that thought this was already said and done deal that I was going out to bid. All this information was asked of me to get together back in July. Everybody was at that meeting Joan, Don at Selectmen's meeting this is what came out of it was request for proposal for consulting engineer services. I put in scope of services included everything that B. of Health wanted, everything that Conservation wanted and everything that Planning Board wanted. I took it directly from our scope of services that we already use. Some of them repeated so I didn't include them. Mark Fisher when I met with him last week gave me these comments from Mark Hollowell regarding it. I had told Mark when I talked to him that I didn't think that it was appropriate for Dept. of Public Works to take part in this consulting engineer because they already have an engineer so they don't have use for a consulting engineer. These are comments given to me regarding that.

Mr. Sweet, This is great. " I personally do not feel that outside part time inspectors with no direct over site in the field serves best interest of the town".

Ms. Burgess, Of course he's going to say that because exactly what Don said they want to have inspectional services back. I have been asked again to resurrect this fine tune it and put it back together for town administrator.

Mrs. Marchitto, To put it in perspective too was I had asked Mary where it was I knew she completed the part that we all agreed on from meeting almost year ago. This says February 13, 09 what happen was the 14<sup>th</sup>. I asked Mary probably 11<sup>th</sup> or 12<sup>th</sup>. where it was. She said it was down at town administrator and nothing further had taken place. You probably had finished the scope of all the boards, which this board knew you were working on last Fall maybe October or September.

Ms. Burgess, It was June or July.

Mrs. Marchitto, I had asked her where it was. I was at Selectmen's meeting on the 12<sup>th</sup>. and at 6:30 period where people can ask questions and have discussions. It was brought up where this was and town administrator had stated that because of the budget it was on his desk and it had been sitting there. I did get up and offer assistance of the Planning Board and assistance of Mary to bring it back to her area of expertise to meet with Mark Fisher and go forward with it to help town out.

Mr. Cerrone, That is fine but I would like to see letter before it goes down I would like board to see it.

Ms. Burgess, I haven't even submitted draft.

Mr. Houle, What went down to Mark?

Ms. Burgess, Nothing went down to Mark. We had meeting in July where I said this is what I've come up with it was rough draft.

Mr. Cerrone, How come we didn't one in our package earlier than that?

Ms. Burgess, Because my thought was it was going to be fine tuned some more by me, Mark, Shannon just do some fine tuning and then give it back to our boards when we had final draft form.

Mr. Houle, There is only one problem with that you're fine tuning what you're looking for in engineer I understand that great idea. Only problem is as you fine tune it you didn't ask us for our opinion.

Ms. Burgess, Because it wasn't a draft yet. What I was fine tuning was a draft for you to look at when it got to final draft form so you could comment on it same thing when Shannon would take it to Conservation and Bob Davis would take it to B. of Health. This wasn't final product.

Mrs. Marchitto, Did you on scope did you change the Planning Board's scope?

Ms. Burgess, No I did not I cut and pasted it from original contract.

Mrs. Marchitto, What did you add to it?

Ms. Burgess, I added B. of Health.

Mrs. Marchitto, Does the Planning Board have authority to change scope of B. of Health?

Ms. Burgess, Not that I know of.

Mrs. Marchitto, What else did you add too?

Ms. Burgess, Conservation.

Mrs. Marchitto, Does the Planning Board have authorization to change the scope of engineer services of Conservation?

Ms. Burgess, No.

Mrs. Marchitto, I'll ask one more time what did you change in the scope of engineering services for Planning Board?

Ms. Burgess, Nothing.

Mr. Cerrone, Can I see original one the scope?

Ms. Burgess, It is original scope in our contract.

Mrs. Marchitto, With our engineer services right now?

Ms. Burgess, I just took it and cut and paste.

Mr. Cerrone, That is what I want to see.

Mrs. Marchitto, I want to understand why there is this feeling towards Mary because she was working on project that the Planning Board knew she was working on. We attended meeting for engineering services and I feel there is little dissension.

Mr. Cerrone, You would think you would run it by the board that is going to be working with that.

Mr. Sweet, It is still in process a work in process.

Mr. Cerrone, Let me ask question I've done 4 RFP's Middle School, Martin School the board discusses RFP they make any changes then say draft it up. Board has got to work.

Mrs. Marchitto, Who was the board at that time for Middle School?

Mr. Cerrone, Manoogian, me.

Mrs. Marchitto, What was the board's call?

Mr. Cerrone, It was building committee. We did RFP to go with engineer services for the architect and you were on one time.

Mrs. Marchitto, Did that include 5 other boards?

Mr. Cerrone, No just that board it included Supt. of Schools he had to go to School Committee.

Mrs. Marchitto, Mary is pulling together a proposal for 5 other technical support are pulling together what their proposals are and trying to come up with one working document.

Mr. Cerrone, I'm looking at our RFP not the other depts.

Mr. Sweet, We already had one.

Mr. Cerrone, I want to see the old contract on this we should have gotten copy.

Ms. Burgess, It stops right where it says, "review of notice of intent" I cut and pasted same thing.

Mr. Cerrone, So you can give me copy of old one and I'll look at it. Of whatever contract.

Ms. Burgess, Our RFP yes I can grab it right now.

Mrs. Marchitto, She hasn't changed the services.

Mr. Cerrone, We might want to add stuff on.

Ms. Burgess, That is when I give you draft to look at it and add on things.

Mrs. Marchitto, We're not even there to add on because it is not complete.

Ms. Burgess, Planning Board hasn't seen this, B. of Health has not seen it, Conservation has not seen it.

Mr. Sweet, I'm just curious how did Hollowell saw it.

Ms. Burgess, Because Mark Fisher gave it to him and asked for his input.

Mr. Sweet, That is the problem.

Mrs. Marchitto, That is the only place where Donald could because he did sit it that meeting and you did say right to Steve Cabral that there was not a necessity for DPW to be involved.

Mr. Cerrone, That's right I said that.

Ms. Burgess, I didn't know until February 18<sup>th</sup>. that DPW was involved that is why I date stamped this because I didn't know that they had been asked anything.

Mr. Sweet, This is really between you and Mr. Fisher.

Ms. Burgess, And Shannon and Bob. DPW was never involved with me or my original request for information from the boards.

Mr. Sweet, It is just very rough draft.

Ms. Burgess, It is it was actually effort to same time in long run by having more fine tuned working draft.

Mr. Houle, Nothing actually has been turned in yet?

Mrs. Marchitto, Would you like Mary to continue with this?

Mr. Cerrone, Yes but I would like to see it before it goes downstairs draft or whatever she does. If the board has any comments.

Mrs. Marchitto, That is why Mary put it in our package correct? ( Yes). What would you like to add to this?

Mr. Cerrone, I don't know I haven't read it I want to see other contract that you said she taped and pasted. I would like board to see it before it goes downstairs. What happens if they approve it and it comes back to us and we don't like it?

Ms. Burgess, No it is all done by the Planning Board we are doing the RFP all information is coming to Planning Board.

Mr. Cerrone, I don't care about what Conservation wants I care what this board needs.

Ms. Burgess, It is all coming back to because the person who gets the plans first is Planning Board. So all RFP everything is returned to Planning Board office and then we're going to have committee decide who engineer is.

Mr. Sweet, Makes perfect sense to me my only thing is going off campus to DPW.

Ms. Burgess, I can't help that. Once I get another working draft I will get it to you.

Annual Report;

Ms. Burgess, It is due 27<sup>th</sup>.

Mr. Sweet, I read it I would like to make motion that we approve it as written.

Ms. Burgess, There was just one only thing that needed to be taken out I wasn't appointed town planner on April 3<sup>rd</sup>. 2008.

Mr. Sweet, Aren't you annually appointed?

Ms. Burgess, No it is 3 year contract but that is only with Field Workers contract. I think what was intended was that I was hired April 30, 2007.

Mr. Sweet, Tradition we find out that Mr. Johnson was 1 year contract.

Ms. Burgess, That was when it wasn't union so now we have union contract. I don't even thing there is appointment every 3 years. If I was appointed I would have to go down and get sworn in and I'm not.

Mr. Sweet, I will amend my motion to what was stated approve the draft, seconded by Dick Houle.

All in favor 4 to 0.

Planner's schedule;

Ms. Burgess, Not having meetings, etc.

Boch Toyota;

Ms. Burgess, When I was in the hallway when Ron was talking I was trying to see because we are having that meeting next week for Boch Toyota. I had asked him regarding on what he plans on doing the thought is he is going to ask for continuance until March 26<sup>th</sup>. meeting where he is going to ask for withdrawal without prejudice. That is why I suggested we use next week to do rules and regulations.

Annual meeting March 21<sup>st</sup>;

Ms. Burgess, Let me know if you want to attend.

Mr. Sweet, No.

Mrs. Marchitto, It is one of the better ones they give you lot information do updates, court cases, etc.

Mr. Cerrone, It is Saturday morning.

Boch Toyota Lawsuit;

Ms. Burgess, I don't know if everybody is aware but I was deposed yesterday by Stephen Clapp. Entertaining, long not very amusing process. One of questions asked was about the letter that I wrote regarding the zoning board. Is it our procedure or policy to write letters regarding certain situations? They were kind of leading towards that we have vendetta against them that is why I wrote this letter. I said we always do it for zoning applications, etc. What had also taken place was you guys got this in package we didn't have meeting you were sick, he was not here we didn't have quorum so Joan and I went over this letter before I submitted it to them. One of the questions he asked did board look over it? I said the board had it whether they read it or not I can't speculate too but Joan did give final approval on letter. Then he asked questions about is it my intention to tell the building inspector of violations? I said I work for town of North Attleboro if I see a violation or a violation is brought to my attention yes I will tell zoning enforcement agent.

Mr. Houle, You have duty to do so.

Mr. Sweet, We all do.

Ms. Burgess, It was more of I have vendetta against them it was getting amusing.

Mr. Sweet, Who was with you on our side Mr. Ferris?

Ms. Burgess, Yes it was 2 hours 45 minutes I got out at 4:45.

Mr. Houle, Make motion we adjourn at 10:40 P.M. seconded by Chris Sweet.

All in favor 4 to 0.

Respectfully Submitted,