

## MEETING MINUTES

**JUNE 4, 2008**

Board Members Present: Christine Santoro, Chair; Walter Johnson, Gregory Strange, and Alexander Maller

Board Members Absent: Colin Gillis, Clerk; Carol Symmons

Staff Members Present: Marc Rousseau, Director; Pamela Almeida, Secretary

Staff Members Absent: Alice Savage, Staff Planner

The meeting was called to order at 6:30 p.m. by Christine Santoro.

### **6:30 P.M. BOARD BUSINESS**

- Border Estates Performance Bond

Present: Attorney Michael Sties, David Howe, David Welch

The Staff Planner's report notes that Town Counsel submitted a revised Performance Guarantee. The revised Road Cost Estimate for Tony Drive is \$96,449.

The new bond amount will be \$100,000. Attorney Michael Sites asked the Board if they will vote to release the first bond so there are not two bonds in place.

Walter Johnson motions to release the old Performance Guarantee that expired February, 2008, seconded by Gregory Strange. Motion passes 3-0

Walter Johnson motions to accept the new Performance Guarantee as presented, seconded by Gregory Strange. Motion passes 3-0

Walter Johnson motions to extend the completion of the roadway to February 10, 2010, seconded by Gregory Strange. Motion passes 3-0

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The Board signs the new Performance Guarantee; Marc Rousseau will notarize the extension and the new bond. Copies will be put in the Border Estates file and the originals will be picked up for recording at the Registry of Deeds. A copy of each recording will be given for the file.

- Road Cost Estimate – Josie’s Way

Present Mark Perron, T&M Realty

There are two lots left on Josie’s Way, Lot 3 and Lot 7. The Board is presently holding Lot 7 for surety. Mr. Perron is asking the Board to release Lot 7 and hold Lot 3 in its place.

Marc Rousseau refreshes the Board that they voted to Amend Form E and release Lot 7 at the May 21, 2008 meeting. At that time the Board asked for cash for surety. Mrs. Perron is asking in exchange of a cash surety, they hold Lot 3. There needs to be a draft Amendment to Form E for Lot. 3.

Gregory Strange motions to approve the 5<sup>th</sup> Amendment to Form E and release Lot 7 and hold Lot 3. Motion passes 3-0

- Sign Revised Three Washington Place Site Plans

The Board signs the revised plans that were voted on and approved at the meeting of May 7, 2008.

- Sign Mylar’s – Blue Heron Lane and Olde Stable Lane Street Acceptance

The Board signs the Mylar’s that were voted on and approved at Town Meeting, May 19, 2008.

Marc Rousseau informs that Board that Mr. Robert Taylor has submitted a letter requesting release of funds for Olde Stable Lane. He explains that the Mylar must first be signed by both the Planning & Zoning Board and Board of Selectmen, and then Mr. Taylor must record them at the Registry of Deeds. He further explains that the Board cannot release remaining funds until receipt of recorded Mylar’s.

**7:15 P.M. DISCUSSION: SITE PLAN**

479 Turnpike Street: Potential Conflict/Resolution with Approved Site Plan

Present: Jim Bosse

Mr. Bosse addressed the Board explaining that the entrance in question was approved in 1995. The owner shut the entrance off due to people cutting through from Route 106 onto Route 138. At this time, the owner would like to open the entrance again. Mr. Bosse asks input from the Board on how to go about doing so.

Marc Rousseau explains that the entrance was opened, then closed and then opened again, recently being shut down by the Building Inspector. Mr. Bosse was informed he would need a curb cut by the DPW and a Minor Modification to the Site Plan in order to re-open the entrance. He further explains that the entrance was closed for safety reasons and to re-open it may warrant a traffic study.

**7:30 P.M. DISCUSSION: LONE OAK FARMS / OAK LEAF LANE**

Dennis Welch - bond release and lot release

Marc Rousseau explains to the Board that with the road complete, Mr. Welch would like to release Lot 5 and receive the remaining funds back. A Road Cost Estimate was received today from the Land Use Agent which states the road, basically is done. The only issues outstanding are the catch basins need to be cleaned and the fire alarm box is not installed. (This is ordered by the Fire Department and shipped to them. Not received as of yet)

Discussion tabled to the meeting of June 18, 2008 at 8:10 p.m.

**7:45 P.M. COMMON DRIVEWAY / SITE PLAN APPROVAL**

627 Foundry Street: Gilmore Plaza (08-12)

Present: Richard Sweeney, Engineer; Peter Gilmore, owner

Walter Johnson read the public hearing notice and Christine Santoro opened the public hearing.

The applicant is seeking to put a common driveway to access two lots. The length of the proposed common driveway from the street to the furthest proposed building is 260 feet and is located within the boundaries of the two lots that it provides access to. The roadway surface will be paved. A sit Plan submission runs simultaneously and includes a Stormwater Management Plan, which is presently being reviewed.

According to the Staff Planners report, the stormwater management plan is currently being reviewed by Woodard & Curran. It is recommended to continue to June 18, 2008.

Walter Johnson motions to continue the public hearing on the Common Driveway to June 18, 2008 at 9:00 p.m., seconded by Gregory Strange. Motion passes 3-0

**8:30 P.M. CONTINUED PUBLIC HEARING**

Bayberry Estates (07-06) – Revised plans

Marc Rousseau reports, per Alice Savage's report, that the applicant has requested an extension until June 18, 2008. The application is currently being reviewed by Woodward & Currant. The

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report is expected next week. One comment received was from the Fire Chief who suggests the applicant submit a new street name.

Marc Rousseau presents to the Board a second Extension Request on the decision, as the timeframe from the first extension expires on June 19, 2008.

Walter Johnson motions to accept the Extension Request, extending the timeframe for decision submission to August 31, 2008, seconded by Gregory Strange. Motion passes 3-0

Gregory Strange motions to continue the public hearing to June 18, 2008 at 6:30 p.m, at the request of the applicant, seconded by Walter Johnson. Motion passes 3-0

**APPROVAL OF MINUTES – 5/7/08**

Walter Johnson motions to accept the meeting minutes of May 7, 2008 as submitted, seconded by Gregory Strange. Motion passes 3-0. The minutes will be signed at the next meeting as Colin Gillis, Board Clerk is absent.

**ADJOURMENT**

Walter Johnson motions to adjourn at 9:00 p.m., seconded by Gregory Strange.

Respectfully submitted by *Pamela J. Almeida, Recording Secretary*

Signed by

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Colin Gillis, Clerk

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Date