

Board members in Attendance constituted a Quorum:

Chris Morely, Lisa Eggleston, William Keller, Carmine Gentile

Jody Kablack, Town Planner

Meeting called to order by Chairmen Keller at 8:45 PM

Run Brook II-Decision

Town Planner updated the board on the subdivision. There is a June 28, 2000 memo and some letters from the neighbors. Street Acceptance is slated for April 2001 Town Meeting.

Town Planner and Town Engineer have met with John Cutting. Gate is still an issue. It is a permanent fixture but the actual structure needs to be repaired or replaced. J. Cutting has plans to repair it, put reflectors on it and install the required signs. He will also address the trees in the cul de sac that have exposed roots. Site distance at Camperdown Lane is an issue since property owner planted trees too close to the road. Trees have yet to be moved. There have been questions raised about the walkway deterioration and it will be looked into. Detention basin monitoring will not be necessary.

The day after the meeting with the developer, a letter arrived from the Silverman's with a proposal for a new gate. Town Engineer has not commented on this proposal. L. Eggleston stated that part of the consideration of this new gate is that once the street is accepted then the town will have to maintain the gate.

Chairman Keller stated that though this is not a public hearing he was looking for comments from interested parties.

Tracy Nathan-Current gate was not roughly treated and has never been hit by a car or a plow. A recent wind storm is what took it off of its post most recently. The gate has sagged since day one. It is a faulty design that doesn't support the weight or span adequately. The required signs are needed as soon as possible.

Larry Marisi, Camperdown Lane- this has to be a working gate. What was built does not really satisfy the intent of the plan. The owners of these houses have to comply with some very strict standards in regards to their property, the builder should be held to the same standards.

The question was raised about the span of the gate. Could the gate be only 12-18 feet wide with picket fence at each side? This would help with the structural integrity.

Input from Town Engineer is still needed. Input from the Fire Chief is needed on the width of the gate.

C. Gentile-It seems pretty clear that the gate will have to be replaced. (The board is in consensus on this) L. Eggleston-Since the town will be taking on the maintenance we need to get something that will last. W. Keller-the metal bar gates used at the school-how

do the neighbors feel about that kind of gate: Too Industrial, not in keeping with the look of the neighborhood; One thought is to have a narrower gate that rolls back with a fence on each side.

Neighbors are willing to do the homework on what options are available. Town Planner will check into how wide that opening has to be for emergency vehicles. Town Planner will write a letter to Mr. Cutting telling him that the gate will have to be replaced but in the meantime to make sure that it is not a safety hazard.

Other Business

Fairbank Estate-Set Bond Amount

This road is anticipated to become a public way. Town Engineer recommends the bond amount to be \$171,995.

Motion to set bond for Fairbank Estates at 171,995. L. Eggleston
Seconded C. Gentile No Discussion Unanimous

The builder has requested conditional release of lots. Bob Dionisi is here representing Oakwood Construction, the developer. Original bond was in wrong form and is being re-done. It should be in the hands of the town by July 14, 2000. Release of lots is necessary before the property can be sold. Town Planner recommends conditional release of lots from the covenant. Board will sign with two signatures. When the conditions are met the third signature will be added. The conditions are: receipt of the stormwater management fee, walkway money, site distance verified, island landscaping plan, Highway Inspection Fee and the buffer zones flagged and inspected.

Motion to conditionally release the lots from the covenant for Fairbank Estates. C. Gentile
Seconded C. Morely No Discussion Unanimous

Fieldstone Farm Road

Town Planner explained that the stone walls at the entrance of Fieldstone Farm Road will be rebuilt. Daryl Nash will do the work. The Board noted that no wall should be greater than five feet in height.

Anselm Way Release of Bonds-Town Engineer recommends the release of the bond with \$3000 maintenance held for replacement of vegetation. The Bell Atlantic concrete pad is still there. Town Planner will write a note to Kenneth A. Labarre to indicate that the bond will not be released until the concrete pad issue is resolved.

Appointment to MetroWest Growth Management Committee

Motion to Appoint Bill Keller to MetroWest Growth Management Committee with Chris Morely as the alternate. L. Eggleston
Seconded-C. Gentile No Discussion Unanimous

Willis Hill I Update

Work has not been done and July 15, 2000 deadline is approaching. Town Engineer and Town Planner did a walk through with the paving contractor acting in behalf of the builder (Mr. Quirk). All street structures will have to be built up to accommodate the paving. The bond is at \$100,000 and the work needed will cost at least this much. This issue will be on the next meeting agenda.

L. Eggleston- is there anything that can be done with Willis Hill II so that the town is not faced with the same situation? (More stringent guidelines and time frames can be required as part of the approval process. This will put it in the public record. The bond amount can also be set by a vote of the board with contingencies for this type of situation.)

Zoning Bylaw Update

The next meeting is July 17, 2000. Town Planner will be out of town. Selectmen are committed to taking this to the Fall Town Meeting.

ANR Plan

ANR Plan for 24 Hudson Road. The plan is to create parcel A (an unbuildable lot by itself) and combine it with adjacent land owned by JCC Trust. The original lot is a nonconforming lot that already has a house on it.

Motion to endorse ANR Plan for 24 Hudson Road Trust. –C. Morely
Seconded-L. Eggleston No Discussion Unanimous

Next Planning Board meeting is August 2, 2000

Meeting adjourned 10:20 PM