

DRAFT

Present: William Keller (Chairman), Lisa Eggleston, Marianne D'Angelo,
Christopher Morely, Jody Kablack (Planner)

The meeting was called to order at 7:15 pm in the Lincoln-Sudbury High School Library, and was suspended in order to attend Town Meeting. The meeting continued at the close of Town Meeting in the Lincoln Sudbury High School Auditorium.

Willis Hill Completion

The Board discussed a draft letter to Richard Bolton regarding taking the bond for completion of items on the punch list. The Town Planner reported that this letter should be sent in mid-April in order to give the developer 45 days notice that the Board will take the bond on June 1, 2001. The Town Planner will review the draft letter with Town Counsel, and send out the final version.

On motion and duly seconded, it was unanimously:

VOTED: To notify the developer that the Board intends to take up to \$100,000 of the bond on the Willis Hill subdivision on June 1, 2001 in order to complete the subdivision, as stated in the draft letter to Richard Bolton, to be sent after final review by Town Counsel.

Baldwin Definitive Subdivision

The Board was in receipt of a performance bond in the amount of \$60,651.58 submitted by Linbrook Properties, Inc (developer). The Town Planner reported that the conditions for release of lots from the covenant have been complied with.

On motion and duly seconded, it was unanimously:

VOTED: To set the bond amount for the Baldwin Estates subdivision at \$60,651.58, as recommended by the Director of Public Works.

On motion and duly seconded, it was unanimously:

VOTED: Accept a performance bond from North American Specialty Insurance, Co. in the amount of \$60,651.58 as surety to complete the subdivision improvements, subject to final review by Town Counsel.

On motion and duly seconded, it was unanimously:

VOTED: To Release lots 1, 2 and 3 from the Covenant, upon assurance from Town Counsel that the bond is accepted.

Harrington ANR Plan, Highland Avenue

An ANR plan was submitted showing the division of property located on Highland Avenue, a private way shown on the Official Map. The Town Planner and DPW Director had several questions related to frontage along this private way. Due to Town Meeting, Town Counsel had not had the opportunity to review the plan with the Town Planner and DPW Director. Since the Board has only 21 days to sign the plan, it was decided to ask the applicant for an extension of time to May 3, 2001 (the day after the next scheduled Planning Board meeting). If the applicant is unwilling to grant the extension, the Board made the following motion:

On motion and duly seconded, it was unanimously:

VOTED: To deny endorsement of the ANR plan for 53 Highland Avenue, submitted by Michael Harrington, showing the creation of 3 lots on approximately 4.34 acres of land, and proposing frontage for 1 lot along Highland Ave., an private way shown on the Official Map. Denial of endorsement will only occur if the applicant does not extend the timeframe for a decision from the Planning Board.

Design Review Board Appointment

Upon the recommendation of the Design Review Board, the Planning Board made the following motion.

On motion and duly seconded, it was unanimously:

VOTED: To appoint Tom Rockwell, 19 Meadow Drive, as a member of the Design Review Board to replace Trisha Hanlon, effective June 30, 2001.

There being no further business to discuss, the meeting was adjourned.

Minutes taken by J. Kablack