

Present: William Keller, Jr. (Chairman), Christopher Morely, Marianne D'Angelo,
Michael Hunter (Associate), Jody Kablack (Planner), Lisa Eggleston
(arrived 7:45p.m.), Carmine Gentile (arrived 8:00p.m.)

Mr. Keller called the meeting to order at 7:40 p.m.

Public Present: Mr. & Mrs. Scott, Mr. & Mrs. James Hodder

WILLIS HILL II

Motion to continue hearing to February 28, 2001 at 7:30 p.m.

No testimony was taken. Requested information had not been submitted.

SCOTT ANR PLAN

On motion duly made and seconded, it was unanimously:

VOTED: To endorse a plan submitted by Evergreen Realty Trust as ANR
(Approval Not Required) creating 13 lots.

Note: A decision from Land Court remanded plan to the Planning Board for
endorsement. On the advice of Town Counsel, the Planning Board signed the plan.

HODDER 61A

The Town Planner updated the Board on recommendations submitted by the Sudbury
Valley Trustees (SVT) and the Conservation Commission. Both indicated no great desire
to purchase this property. Land Use Priorities Committee would like to see the Town or
Sudbury Valley Trustees be more creative to preserve parcels like this.

On motion duly made and seconded, it was unanimously:

VOTED: The town not exercise our right of first refusal.

HAWES PRELIMINARY

The Planning Board reviewed the conventional plan and agreed that the plan is basically in conformance with rules and regulations. The discussion focused on stormwater management. The Board will expect major improvements to area drainage and defers judgment on the type of system.

Comments included:

- The need to improve drainage on Dudley Road
- Option to tie into the Green Company system
- Creating a basin instead of underground structure

WHITEHALL ESTATES II (Berry Property)

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Definitive Plan of Whitehall Estates II dated January, 2001.

The Town Planner will not release the endorsed plan until documents are finalized.

MARRONE MEADOWS II

The Town Planner is to add justification for 3 waivers granted.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Definitive Subdivision, Marrone Meadows II dated
February 2,
2001 as amended.

WILLIS HILL BOND

On motion duly made and seconded, it was unanimously:

VOTED: To deny the request from Willis Hill Acquisition, Inc. to return bond interest.

The subdivision is not completed and the board is holding money for additional security.

MISCELLANEOUS

The Town Planner reported that she is preparing reports to be included in the Warrant on the Zoning Bylaw and the Community Preservation Act. Ms. Kablack also advised the Board that minor revisions have been made to the Zoning Articles for finalization in the Warrant.

There being no further business, the meeting was adjourned at 9:10 p.m.