

Present: William Keller (Chairman), Marianne D'Angelo, Michael Hunter,
Christopher Morely, Michael Fee (Associate), Jody Kablack (Planner)

Absent: Lisa Eggleston

The meeting was called to order at 8:05 p.m.

Willis Hill Subdivision

Mr. Quirk did not attend, however, the neighborhood has formed an association and three representatives were there on their behalf: Andrew Mutch, Robert Paladino and Katie Willard.

The Town Planner explained the 45-day notice given by the Planning Board to Mr. Quirk for completion of work had expired and that the Board was within its rights to take the bond for Willis Hill. Mr. Quirk did go to the Planner's office today with a paving contract, which he wanted presented to the Board on his behalf. He told Jody Kablack he would sign the contract the next day upon the Board committing to the release of \$50,000 upon completion of the work. The Town Engineer feels it would be possible to get a better price for paving.

Chris Morely: What is the status of the remainder of the punchlist for work to be completed?

Jody Kablack: He has only completed minor items on the list.

Andrew Mutch: What is on the punchlist?

Jody Kablack reviewed the list as prepared by Bill Place and noted the tree planting and stone removal were mainly the only items Mr. Quirk addressed.

Robert Paladino: What if the Planning Board were to entertain his paving offer; would there be enough money to complete the remaining items?

Jody Kablack: The biggest expense is the paving.

Chris Morely: It could also cost \$20-30k just for the bounds.

Katie Willard was concerned that would only be for street bounds; she knows of 3 real estate transactions where bounds were incorrect – an issue for residents.

Robert Paladino: Regarding Mr. Quirk's paving contract, would 1 1/2" of asphalt topcoat be sufficient?

Jody Kablack: That is standard as advised by the Town Engineer.

Robert Paladino: What is the history of Mr. Quirk meeting deadlines?

Bill Keller: He has been very unreliable in the past with regard to meeting deadlines. This approval goes back quite a while and he has not yet completed work.

Andrew Mulch: Is your decision tonight to take the whole \$100k or just part of it?

Bill Keller: Mr. Quirk's offer is for us to release \$50k and keep \$50k.

Marianne D'Angelo: Does not think the Board should agree – given his history she does not feel Mr. Quirk will fulfill any obligations.

Andrew Mutch: If the town were to take the bond and do the work, when would it be completed?

Bill Keller: It is the Town Engineer's opinion that the work would be completed this paving season (by November).

Robert Paladino: Shouldn't Mr. Quirk have a proposal for all the items on the punchlist, not just paving?

Katie Willard was concerned Mr. Quirk would do a quick job and not be thorough; causing further delays.

Marianne D'Angelo expressed frustration with the fact Mr. Quirk has had since April 4th to respond to the punchlist and just came back today with the paving contract.

Chris Morely was concerned \$107k would not be sufficient to get all the work completed.

Jody Kablack: We would have to take him to court for any expenses incurred in excess of the bond.

Chris Morely felt the town could be short between \$20-30k; especially for bounds.

Jody Kablack: \$70k for paving, wouldn't go to bid but through town contractor, leaving \$40k. Could be short \$10-15k.

Robert Paladino: The neighborhood residents were considering putting money in to complete the job. Based on Mr. Quirk's non-performance, it may make the most sense for the town to take it over.

Bill Keller: Should we vote to take the bond, that may be an option if we fall short to inform the neighborhood about the bound situation.

Katie Willard: The general feeling of the neighborhood is that scenario would be better than waiting for Mr. Quirk.

On motion duly made and seconded, it was unanimously:

VOTED: To declare the bond for the Willis Hill subdivision in the amount of \$100,000.00, submitted on behalf of Willis Hill Acquisition, Inc. by Richard E. Bolton, Sr., President, forfeit to the Town of Sudbury for failure to complete the subdivision in accordance with the requirements of the Planning Board approvals, Planning Board rules and regulations and the laws of the Commonwealth of Massachusetts.

ANRs

Applicant: Telliam Trust – Skyview and Dakin Road
To create one new building lot.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the ANR Plan of Land for Telliam Trust; Skyview and Dakin Road as submitted.

Ledgewood II

The Town Planner informed the Board that performance on this subdivision is also lagging. The Board decided to review the file over the next several weeks and decide on a course of action.

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.