

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely,  
Michael Hunter, Eric Poch (Associate), Jody Kablack (Planner)

The meeting was called to order at 7:40 p.m.

***Scenic Road Public Hearing*** (Plympton Road, Water Row)

Mike Fee read the notice into record.

Lisa Eggleston: Are the trees that are proposed for removal alive?

Scott Taylor (Tree Warden): N-Star has submitted the application because the trees have grown into the wires. In addition, the roots are bad which presents an additional potential hazard. Some of the trees are dead and did not require posting.

Carole Wolfe: The tree on Water Row did not have a notice on it but the one at pole 35, (the 48" Ash), does have a notice on it but is not in the paper. What has to be done procedurally?

Mike Fee: Have you addressed this with the Tree Warden?

Carole Wolfe: Is it possible to trim it?

Scott Taylor: It is possible. We will start with trimming and decide if that is sufficient. It is difficult as the main wires are on the tree; another possibility may be the use of extenders to separate the tree from the wires. Trimming would be his first recommendation.

Chris Morely: Is this tree being discussed, the one not on the notice?

Scott Taylor: It was on N-Star's paperwork, however, it was a misrepresentation by the Town.

Jody Kablack: Trimming of a tree does not require posting or a hearing.

Laura McGrath, 225 Water Row: N-Star just butchered a tree on Water Row, as a result, she has 2 comments:

1. Whoever is pruning is very heavy-handed and she would like a flag raised.
2. It's true the Ashes are dying out, but can they be removed after the nesting period? This is a bad time to cut down trees as the birds are right in their nesting period.

Scott Taylor: Appreciates that comment, however, the electricity is a priority over the birds.

Kirsten Van Dijk: The nesting habitat is a novel approach. In addition to being a substantial birth tree for the birds, it is also a nesting spot for other animals. This tree is 48" – it is a landmark and the Town has a responsibility to preserve that.

Mike Fee: Recognizes the public hearing purposes. Comments will be considered by the Tree Warden. The Tree Warden was asked whether he approved of the idea of trimming on Water Row with the neighbors' input.

Scott Taylor: He can relay the information to N-Star, however, it depends on who they contract. Everyone trims a tree differently.

Lisa Eggleston: Would like to see the extenders be used to move the wires as opposed to removing a healthy tree if it is not otherwise a hazard.

Mike Hunter: The tree should not be touched at all, the extenders should be the first course of action.

Lisa Eggleston: Is the tree a hazard?

Scott Taylor: No, but it is in the wires and will cause problems, particularly in bad weather.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the application request to remove the Maple trees on Plympton Road as listed in the hearing notice, but deny the request for removal of the Ash located on Water Row. The Board advised the Tree Warden to resolve the wire issue via use of extenders. Should further action be necessary the tree should be trimmed but not removed.

***The Meadows – Public Hearing Continuation*** (Maple Ave.)

Mike Fee: Listed items submitted to the file since the last meeting.

Myron Fox: Discussed the Town Planner's memo dated May 20, 2004. With regard to the follow-up items listed by Bill Place:

- Leveling area at Route 20; the Town Engineer is in certain locations.
- Widening Maple Ave. with narrowing to save trees. Lisa Eggleston asked if the arborist's assessment included the trees Bill Place was referring to. Myron Fox responded the report was exclusive of that.
- Walkway bridge over Hop Brook; the applicant does not believe this is feasible. It would be a long process that would involve going to the Conservation Commission when the applicant has already finished with them. They would also have to go to the State and it would present a liability issue for them. Jody Kablack disagreed with the liability issue, stating the Town would grant the walkway easement and the developer would build it.

Myron Fox: It would also depend on costs especially in relation to other requests the applicant may be asked to do.

- Stormwater management; has addressed this with Bill Place. Bob Elliott feels this has been addressed and will ask Bill Place to clarify. Lisa Eggleston commented to have him clarify the drain area delineation also.

Public Way Access Permit recommendations

- Pedestrian access across Raymond Road is acceptable with the applicant (need easement).
- Maple Ave to Raymond Road, Mill Village and to Route 20 are also fine with the applicant but are subject to Massachusetts Highway approval.

Jody Kablack: The Town will obtain the easements needed.

Eric Poch: Questions whether Maple Ave. to Route 20 is the best place for a walkway. He would rather see one at Station Road, depending how it's designed.

Mike Fee: What about the point just past Lotus Blossom where there is a break?

Jody Kablack and Chris Morely responded there are drainage problems in the area referred to which must be rectified by the State. The Town is unable to touch that area.

Myron Fox continued addressing the items on Jody Kablack's memo. Under the Selectmen issues for temporary construction access:

- The applicant will address damage repair to emergency access.
- Lease payment will be per diem. A 16' swath would be damaged by the trucks so the applicant would repave all the parking area north of the tennis court; whatever per diem comes to. If that is not sufficient they will do other improvements.
- Park & Recreation comments; applicant has not heard any comment from that Board.
- Weight restriction on Maple Ave.; applicant willing to do what the Board advises.

Jody Kablack: Is the applicant willing to install dust screens on the east face of tennis courts? Also requested applicant to plant trees on the property line abutting the tennis courts. The Town Planner will meet with Dennis Mannone from Park & Recreation and discuss busy times to avoid on the calendar for use of the construction access.

Myron Fox: They have spoken with the Water District Supervisor. He has told the applicant to go north of where paving and construction is with the water line then loop around the development and connect to Raymond Road. Either the Water District or the applicant will obtain the water line easement.

- Emergency Access; applicant will do if the Board requests
- Developer trail; Mike Fee read into record a memo from Deb Dineen to Maple Ave. resident, Cheryl Salatino, dated 5/26. Myron Fox was unaware of the correspondence, however, Deb Dineen had stated earlier to the applicant that she did not want to see the trail open to the public. She stated doing so could cause disturbance to a sensitive habitat (turtles). This would be cause for a liability issue.

Lisa Eggleston: Does the public easement address that issue?

Myron Fox: If it is said to be open to the public then anyone can go through the area. There would not be an issue with the Maple Ave. or the Meadows residents utilizing it, however, it cannot be regulated like that.

Lisa Eggleston: Are there concerns from Feeley Field users?

Myron Fox: There would be with the people playing in the field. At Springhouse Pond it was a similar situation where there is the small opening into Shaw's. No member of the public is permitted in the development but everyone uses it as a shortcut. That would most likely be the case with this proposal. He suggests if it is said not to be open to the public then the liability issue will be okay.

Mike Fee: The Board will review that situation.

Myron Fox: The utilities are okay; the water situation is okay. N-Star has said the electric is adequate. The applicant has requested N-Star to put that in writing but does not believe they will receive it. N-Star is extremely difficult to obtain things from. Mike Fee suggested to Mr. Fox to put his request to N-Star in writing and submit it to file.

Mike Coutu highlighted the Landscape Plan. He apologized for the lateness in submitting the plan. They have attempted to blend it in harmoniously. The entranceway is understated, low-profile with compatible materials. A raised field stone wall (farmer wall) is proposed off of Maple Ave. On the left will be a raised, naturally seeded rail fence with flowering trees and evergreen screening on the MacDonald-Teplow side. The plan is for a permanent layering affect with natural buffers. There will be guest parking, each unit will have a driveway and there is a courtyard area with a brick rail fence. There will be an open, green space with native plants (Red Maple) and a few ornamental plants (cherry/crab) within the development.

On the Feeley Field side, they will plant more evergreen (pine, white spruce). The main core of the complex will be a common with a gazebo and putting green. It will be a spot for the neighborhood to gather surrounded by lawn and substantial vegetation. There will be a resident path with steps to Hop Brook. For the lighting and sign plan they are proposing a stone wall on the left upon entering the development. It will be a New England field stone wall with a small granite plaque lit with one light. 16' poles will have downward lighting with minimal illumination (100 watt hyalite). Small scale lights on garages and on the units without covered porches; recessed lighting on units with porches. There will be a split rail fence by the meadow grass (needed containment) to discourage foot traffic and mowing. A stone retaining wall be located on the downside with native planting and some ornamental.

Chris Morely: What type of wall is it?

Mike Coutu: Stone construction block.

Mike Hunter: Where the "Y" meets, will it be 0% with regard to the final grade?

Mike Coutu: It will be similar to what is existing.

Mike Hunter: Roof unit tops are 25' above? Mike Coutu: Yes.

Lisa Eggleston: Are the garages at grade?

Bob Elliott: Yes, some have walk-outs; by the tennis courts they do not.

Chris Morely: Will you be taking down the old buildings? Bob Elliott: Yes.

Lisa Eggleston: Have you met with the Design Review Board?

Jody Kablack: They have not yet but will need the landscape and architecture input by the Design Review Board. Do the building footprints and grading match what was on the site plan?

Bob Elliott: They are re-doing some but the overall footprint is the same as the site plan.

Myron Fox: The final architectural plan will be ready next week.

Kirsten Van Dijk: What kind of birches will you be using?

Mike Coutu: River Birch; they have had good luck with that in this area.

Resident: What is the height of the retaining wall on the lower location?

Bob Elliott: 2-3'.

Resident: Concerned with the ability to see elevation from the softball field to the tennis court; visual affect. Also, there are no stone walls in the area so she believes that is inappropriate at the development entrance.

Mike Fee commented that the Design Review Board will be an additional process the applicant must go through for landscaping and architectural plans.

Kirsten Van Dijk: Would like to see the applicant put a plaque which states what the area used to be (for example farming area) for informational purposes. This would also let people know exactly what they are buying.

Resident: Does the developer need a permit for construction being closer than 50' of the MacDonald property?

Jody Kablack: Access roads and pedestrian paths can cross into buffers under Section 5335 of the zoning bylaw upon the discretion of the Planning Board.

Steve Bradford: What signage will be at the end of the emergency access road?

Myron Fox: There is no plan for signage at that location, however, there will be a plastic chain to prevent cars from accessing while allowing foot traffic.

Steve Bradford: Will signs come down?

Myron Fox: The "No Trespassing" sign will come down. It is a private way with public access onto Maple Ave. No fence changes, it will remain natural vegetation.

Greg Lowenberg: Are there any conservation restrictions for spring fertilization regarding nitrogen on lawns?

Myron Fox: That is in the Order of Conditions.

Lyn MacLean: When will we know about the trail access to the Conservation land?

Mike Fee: That is a liability issue which will need to be discussed by the Board.

Greg Lowenberg: How does the septic field drawing apply here?

Bob Elliott: It is within the design perfectly. The septic system is in an open lawn area, very little grade – almost level with the road.

Steve Bradford: He has an entrance way issue; does not like it emphasizing people are leaving one community and going into another. He prefers integration as opposed to separation (no fence or gate).

Resident: Will the existing trees stay?

Jody Kablack: Most of them will remain, it will be minimal clearing (the entrance to Maple Ave. will change).

Bob Elliott: The first row of pines will be cleared at the entrance on the right side. They will make every effort to keep the second row of pines.

Resident: There is a 30" Oak tree located 10' from the MacDonald lot (at the emergency access) that she would like not to be removed.

Mike Fee: They can mark that tree for preservation.

Greg Lowenberg: Has two questions about the wetland trail:

1. If Conservation says it is too big of an impact, why propose it?
2. 100' wetland buffer, can it be deeded to the Town?

Jody Kablack: We cannot require it however, it can be donated or they have other options.

Greg Lowenberg: If a donation of land is what is desired by the Town, how can we require it?

Jody Kablack: The Town had asked the applicant to donate the open space, but was told it would be owned by a condo association.

Steve Bradford: The Maple Ave. street lighting is not safe per the opinion of the Safety Officer (February 2004 memo). He stated that it is inadequate.

The Board will look at the memo.

Kirsten Van Dijk: Would like to address access and weight restrictions. Many older homes are sensitive to this as they have float glass which is very valuable. She would like to have weight restrictions imposed so the glass on the homes is not jeopardized.

Mike Fee listed the outstanding issues to be addressed:

- Arborist follow-up (Town Planner will be receiving final arborist report recommending mitigation for the use of Maple Ave. which will encompass what is needed)
- Design Review Board input on the landscape and architecture plans (Town Planner needs final architectural plans)
- Bill Place to provide drainage resolution (need his approval)
- Public access trail issue
- Walkway on Route 20; need total expenses relative to what is waived
- Easement across TJ Maxx needs to be located better as well as the crosswalk location on Route 20 – will address with Bill Place
- N-Star and other utility letters
- Maple Ave. lighting; Steve Bradford commented more light is not needed but he is concerned with Officer Rocky's letter and the increase in volume of traffic
- Clarification of the Safety Officer's letter

Greg Lowenberg: The first street light does not work – would like to have it fixed.

Resident: What is the speed limit?

Jody Kablack: On any non-posted street it is 30 m.p.h.

Mike Hunter: Can the temporary sign be restricted so that it is only at Maple Ave. end and not at the tennis court (also not over 24 square feet)?

Myron Fox: Yes, they will only be requesting one. Would like to have the Town Planner draft a decision which will encompass the outstanding issues.

Lisa Eggleston/Chris Morely: May be a bit premature for a decision.

Mike Fee/Jody Kablack: Okay with drafting a decision if time permits prior to next meeting.

Mike Hunter/Eric Poch were in agreement with drafting a decision.

Jody Kablack stated a request that was made by the Historic Commission relative to the small station house along Hop Brook. They would like a new foundation for the house and possibly one or two benches.

Amy Galblum: The Historic Commission would like permanent cement just for the stone wall around the MBTA house.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on The Meadows to June 9, 2004  
at 8:30 p.m. at the Goodnow Library.

***Mahoney Farm Senior Residential Community Preliminary Plan – Public Hearing***

Mike Fee opened the hearing and read the notice into record.

Mike Sullivan of Sullivan, Connors and Associates presented the proposal for a 33 unit senior residential community at Old Framingham and Nobscot Roads on 23.5 acres. The topography from the Town line is severe. The density is based on an ANR plan, having adequate frontage and area. There are 14 lots in total (including the Mahoney farmhouse lot). Under the bylaw, 65 bedrooms are permitted; they are proposing 32 two bedroom units and 1 one bedroom unit. This is not a final plan, but conceptual. There are questions on the possible wetland habitat as defined under local bylaw (not under State). Therefore the applicant has developed the roadway design with wetland consideration. They do not feel it is the best layout, but if it is ruled a wetland they must comply. Road “A” is 150’ long, Road “B” is 260’ and Road “C” is 230’, connecting A and B.

Road A has a 2% grade coming in then it goes to 8%. This will require a waiver (8’ fill). Road B is a cul-de-sac with a 1% grade (mimics existing)

Road C goes from 2% to 4% (5 fill)

- Drainage will consist of conventional catch basin (in road) and a detention basin with wildlife pond. Again, they are waiting for resolution on the wetland issue.
- Septic testing has been done and they have passed Title V.
- 5,000 gallon/day discharge in total
- Town water will be looped from Nobscot Road back to Old Framingham Road.
- 46% open space driven by central wetland area
- Waiver of building from the road (proposing 100’)  
The benefits to the Town from granting waivers would be:
  - private road, maintained privately
  - curb cuts (conventional ANR = 13 driveways versus road on each side and cul-de-sac)
  - more beneficial for traffic volume
  - no building in Mahoney Farm; would be protected
  - 42 acres on the other side of the road will be deeded to the Town

Jody Kablack: The big issue on density is if it is a wetland and how it affects the density plan.

Mike Sullivan: If it is, it would be split. Some lots would be reconfigured but should meet the requirements.

Jody Kablack: All percs are done 100’ from the road.

Chris Morely: Why connect Old Framingham to the main road?

Mike Sullivan: For fire and traffic reasons, a through road is better (safer).

Lisa Eggleston: Continuity of development reasons.

Chris Morely: Emergency access road; consider catch basins not being in the middle of the road.

Mike Fee: Why is the applicant proposing a Senior Residential Community with such steep grades?

Mike Sullivan: It is a fairly gradual road; when built out it won't hinder the seniors.

Mike Fee: The walkways will be more difficult.

Lisa Eggleston: Are you looking for any waivers on the walkways? Mike Sullivan: No.

Ray Bachand; 63 Old Framingham Road (Mahoney house):

Asked for location reference – field and tree line. What remains field, distance between the building shed and Mahoney Farm?

Mike Sullivan: 200'.

Peter Catinella: Harrington Road to Old Framingham road, width decreases 2/3. How does it affect the property?

Mike Sullivan: The proposed road is 22' wide in the development, at entrance Old Framingham Road is 16-18'.

Peter Catinella: Existing conditions are such when two cars travel up Old Framingham Road you cannot pass. On your fill chart, how much of the grade will be reduced? Is it toward Framingham from the Sudbury line?

Mike Sullivan: No, the distance is from the Framingham line with an 8' cut, then 2-3' slope.

Peter Catinella: Have perc tests been done there?

Mike Sullivan: Yes, and they have passed.

Peter Catinella: There are natural springs on the Framingham side; issues with wash-outs.

Mike Sullivan: There are elevated water levels and till soil but it has passed testing.

Peter Catinella: Will there be expansion of this plan into the Framingham side; second phase?

Mike Sullivan: No, they have no ownership beyond the town line.

Lisa Eggleston: What about the traffic flow in your neighborhood? If the road is from Old Framingham to Nobscot, will it be used as a cut-through?

Peter Catinella: Doesn't believe so because of the width of that road it is cumbersome to cut through.

Lisa Eggleston: Is there a demand for it?

Resident: Typically the residents go down Old Framingham Road and use Harrington Road to go south. There may be 3 or 4 cars a day that do the Old Framingham Road/Nobscot Road cut-through.

Mike Sullivan: Road C can be made a one-way if it would alleviate traffic issues. The applicant did not anticipate it being used as a cut-through.

Lisa Eggleston: Future development in that area should be considered when planning the roads.



Resident: The back portion of Old Framingham Road wouldn't have to be widened – it's steep, curved. Has consideration been given to a road from Nobscot that loops back around to Nobscot?

Mike Sullivan: They hope to move all units down the slope; road design will most likely change.

Chris Morely: If it could be designed keeping all the traffic on Nobscot it would be ideal.

Lisa Eggleston: What would the applicant like to do?

Mike Sullivan: Nobscot and Old Framingham Roads would still be used but moved off the slope so as to cluster the units better and improve the open space perimeter.

Chris Morely: What if you loop around the wetlands and keep all traffic on Nobscot?

Dr. Rabaut (Framingham Animal Hospital): There are slope, drainage concerns – it is a very high water table. She had to install a catch basin for water that runs-off the hill.

Along Edgell and Nobscot is a definitive drain that washes away the road. This proposal drains to Mahoney Farm but out towards Nobscot Road. There aren't any storm sewers on Edgell Road in Framingham at that point; where will the rain go? It won't soak in.

Lisa Eggleston: The state wetland law requires run-off to be managed on site. Would like the applicant to address hydrology and existing drainage.

Mike Sullivan: From the top of the hill it flows in 3 directions. When it is in the low area, it swales to the pond. Heading towards the animal hospital there is no effect. No drainage patterns will change. It will be detained with a wildlife pond.

Lisa Eggleston: Nobscot drains north; drainage ditch built by Dr. Rabaut. Off Nobscot mountain drains okay.

Peter Catinella: In 1985 when he moved there it took him longer to build his yard than it did to build his house. He had to install storm drains/crushed stone. Wanted to make sure the applicant is aware of issues in that area they will face. Water seems to come from Nobscot Mountain. The natural percolation has negatively affected all those homes.

Mike Sullivan: Appreciates the input. They have to take the situation as it is currently known. They will account all impervious surface and model build-out and as Lisa stated, they must mitigate the run-off. Under state law, they cannot make the situation worse.

Adam Miller: It is a long road off Nobscot which cuts the slope diagonally.

Mike Sullivan: They will cut on the high side and fill on the low side with sub-drains.

Adam Miller: Will there be a vegetative cover plan (where it abuts Nobscot)?

Jody Kablack: That should be included in the perimeter buffer (100' deep, 200' for building).

Cheryl Brown: On the south side of the property around the developed area, what happens with the trees?

Mike Sullivan: All efforts will be made to preserve as many trees as possible, minimal clearing.

Lisa Eggleston: The requested waiver to identify trees is very preliminary at this stage.

Leigh Dunworth: Has a comment on the drainage where Old Framingham Road is – between ponds and parks. It is excess drainage and is a problem. She would not want Old Framingham Road widened. There is also a traffic impact concern as it has variable width, as narrow as 16'.

Jody Kablack: Old Framingham Road is a scenic road.

Donna Park: It is impossible to cross Nobscot Road with the existing traffic. Many of the houses in Framingham use services in Sudbury. The situation is already maxed and she would hate to see traffic increase.

Maryann Clark: Her high-bush blueberries are irrigated with water from the brook. With the drainage increase to that pond in the buffer zone it would go back into the brook. Her use of that water would have a disastrous impact on her blueberries.

Mike Sullivan: A 13 lot ANR would have more of a harmful impact. With this SRC plan they have to mitigate the flow and adhere to more quality/quantity issues.

Lisa Eggleston: They won't add flow to the pond, it is not increasing but rather mimics existing conditions. They will detain and provide treatment (with Conservation restrictions on de-icing, etc.)

Adam Miller: The detention of water and its impact on the Boy Scout Camp and wetlands should be considered if it is by Nobscot Road.

Mike Sullivan: Will address that when drainage aspect is done. It will be evaluated up to the 100 year storm.

Mike Fee: Although this is just a preliminary hearing, there is a threshold of water issues. With the question of the center area being a wetland and Conservation's delineation still being ruled, the Planning Board is limited on comment until such further resolution, as is any definite design.

Jody Kablack: Has not heard from applicant as to items they needed in order to proceed – there is much information missing. The Planning Board is on a limited timeframe to rule on the application.

Evergreen Realty (owner): Will grant an additional 30 days to the time deadline or change the starting date.

Jody Kablack: We will need that put in writing. Any unresolved issues need to be addressed with regard to the Conservation Commission and it should be stipulated the Board will have 4 months when definitive plan is submitted to act.

The owner agreed to submit a letter of extension.

Mike Sullivan: Conservation issue in terms of timing, needs to be established prior to extending the Planning Board's timelines.

Jody Kablack: In addition to density plans, the Board would like to see pedestrian links close to the business district as well as the CSX railroad line to the east designated as a potential rail trail (interim use – minor improvements).

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing for Mahoney Farm Senior Residential Community Plan to June 23 at 8:30 p.m. at Town Hall.

***Newell Property***

Jody Kablack briefed the Board on the Newell Property. Chris Morely, Lisa Eggleston and Jody Kablack attended the Selectmen Meeting with the applicant the previous night. A proposal for an Incentive Senior Development was discussed (Purchase and Sale for a Senior Residential Community submitted with Chapter 61A withdrawal) . Price range for the ISD would be \$400,000 per unit. Merits of the 61A were not discussed; development ideas were the focus topic. It is a heavily filled property with steep slopes and poor access on Old Framingham Road. The applicant's team was very impressive. They were extremely knowledgeable of the bylaws and had their financial numbers prepared. The site walk was beneficial to both parties. The applicant liked the trees on the property and intends to have their landscape architect survey it.

Lisa Eggleston: The Town suggested a 40b but the applicant does not wish to do that.

Chris Morely: There will be traffic considerations with the Mahoney property in that area.

***Lettery Property***

Jody Kablack: Friday morning there will be a meeting on land acquisition. There are good and creative ideas involving CPA funding that could be paid back to the Town. The wetlands on this property could be an issue.

***Antique Circle Modification***

The paving has not been done. Neighbors have expressed their displeasure.

On motion duly made and seconded, it was unanimously:

VOTED: To take the bond for 3 Antique Circle for paving expenses.

***London Taxi North America***

The Board of Appeals will be meeting on June 8 on the applicant's special permit request for motor vehicle service and motor vehicle repair (which is prohibited in Zone II). The Planning Board will meet with the applicant on June 9. They are proposing the installation of a new motor vehicle repair component. They opine they have to provide service for these vehicles. The owner is going to be a co-applicant for responsibility issues. Maintenance will be in the bay with storage of the 34 new vehicles outside. It should be minimal maintenance for new cars and it is permitted in the bylaw (Water Resource Special Permit). The building will have four bays; the Town Planner opined it is not a high risk. The Town Planner will formulate a memo from the Board to the applicant which will state it is an appropriate use, but they will need adequate facilities.

***Miscellaneous***

Associate Member interviews will be advertised and be conducted in the summer.

***Water Resource Special Permit Proposal***

The Conservation Commission does not have funds to help with funding expense.

The Board signed appointment forms for their representatives as follows:

Mike Fee: Community Housing Committee

Abner Salant: Metrowest Growth Management Committee

James Occhialini: Wayland/Sudbury Septage Committee

Frank Riepe: Design Review Board

***Frost Farm Litigation***

Associate Member, Eric Poch, recused himself at 10:45 p.m.

On motion duly made and seconded, it was

VOTED: To go into Executive Session to discuss Frost Farm Litigation

(roll call vote)

The meeting was adjourned at 11:00 p.m.