

Present: Michael Fee (Chairman), Christopher Morely, Michael Hunter, Joseph Sziabowski, Pat Brown, Craig Lizotte (Associate), and Jody Kablack (Director of Planning and Development)

At 7:32 p.m., Chairman Fee called the meeting to order.

**Design Review Board – Candidate Interview**

Present: Applicant Paula Hyde

Chairman Fee welcomed Sudbury resident Paula Hyde to the meeting to discuss her interest in serving on the Design Review Board (DRB). Ms. Kablack stated the DRB has recommended her for appointment.

Ms. Hyde stated she has lived in Sudbury nearly 20 years, and she is now at a point in her life when she has time to give back to the community. She has been a shoe designer for 25 years, and she studied industrial design in college. Ms. Hyde believes her familiarity with graphics, color, style and design could be useful to the DRB and the Town.

Chairman Fee asked if she is acquainted with the time commitment needed. Ms. Hyde stated she should be able to be available and work it into her schedule.

Chairman Fee thanked her for her interest. He emphasized the Board relies heavily on the advice and recommendations it receives from the DRB.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Sudbury resident Paula Hyde, 10 Grindstone Lane, to the Design Review Board.

Ms. Kablack will check on the length of the appointment term, and she advised Ms. Hyde of the next DRB meeting date and procedures for being sworn into service.

**Public Hearing: Stormwater Management Permit – 804 Boston Post Road**

Present: Project engineer Tom DiPersio, Jr. and Peer Reviewer for the Town of Sudbury Planning Board Lisa Eggleston

At 7:40 p.m., Chairman Fee recused himself from the Public Hearing regarding the application submitted by Executive Realty Associates, applicant, and Harry Coxall, owner, to construct one (1) new single family dwelling at 804 Boston Post Road (Assessor's Map K04, Lot 0015), which will involve the disturbance of approximately 17,480 sq. ft. of land area, and which is part of a common plan for development which will disturb in excess of 40,000 sq. ft., which was continued from January 23, 2013, due to representing the applicant on another matter.

Vice-Chairman Hunter opened the Public Hearing. Since the last meeting, Ms. Kablack noted no new materials were received to the file prior to today. However, today, Project engineer Tom

DiPersio, Jr. did submit new information for review by the Board and its Peer Reviewer Lisa Eggleston.

Vice-Chairman Hunter asked for an update regarding outstanding issues at the close of the last meeting regarding additional test pit holes and the location of the roof recharge system.

Mr. DiPersio stated there was a hold put on the project by the applicant after the Board's last meeting, which was just lifted yesterday. He conducted two soil test pits today to evaluate groundwater conditions. Mr. DiPersio stated the tests confirmed sandy soils are present, as was anticipated. He prepared revised plans, which were distributed to the Board. He also sent them to Ms. Eggleston with the test hole data, and he distributed copies to the Board. Regarding the roof recharge, Mr. DiPersio stated that, based on the soil conditions, the team believes it has been placed in an appropriate location which will not impact the abutting properties, and thus no revisions were made.

Ms. Eggleston stated she will be interested to review the test hole data, but it sounds as if good soils have been confirmed.

Ms. Kablack suggested the Board may want to consider adding a condition to its decision noting that disturbance cannot exceed what is noted on the plan without further Planning Board approval, and requiring that the line be staked prior to construction.

On motion duly made and seconded, it was unanimously:

VOTED: To request Ms. Kablack to prepare a draft decision for the Board's review at its next meeting on March 20, 2013, regarding the Stormwater Management Permit application submitted by Executive Realty Associates, applicant, and Harry Coxall, owner, to construct one (1) new single family dwelling at 804 Boston Post Road (Assessor's Map K04, Lot 0015), which will involve the disturbance of approximately 17,480 sq. ft. of land area, and which is part of a common plan for development which will disturb in excess of 40,000 sq. ft.

On motion duly made and seconded, it was also unanimously:

VOTED: To continue the Public Hearing regarding this application to March 20, 2013 at 8:00 p.m.

**Public Hearing: Senior Residential Community - Dudley Brook Preserve, Special Permit and Stormwater Management Permit- 40 Tall Pine Drive - The Green Company**

Present: The Green Company representatives Alan Green, Dan Green and David Caligaris, Attorney Joshua Fox, Project Engineer Bruce Ey, and residents of the Tall Pine Drive Neighborhood and Sudbury Planning Board Peer Reviewer Lisa Eggleston

At 7:50 p.m., Chairman Fee opened the Public Hearings regarding the application of Pickwick Development Corporation for approval of a Definitive Special Permit for a Senior Residential Community (SRC) located at 40 Tall Pine Drive, Assessors Map J06, Parcel 0023, showing 26 residential units for sale to persons 55 years or over on approximately 18.8 acres which was continued from January 23, 2013, and the Public Hearing for a Stormwater Management Permit for the same development, which was also continued from January 23, 2013. He read aloud materials received to the file since the Board's last meeting, including copies of a memorandum

from Ms. Kablack dated February 22, 2013, revised plans dated January 28, 2013 and accompanying exhibits, landscape plans dated January 28, 2013 and accompanying exhibits, architectural plans dated June 2, 2012, revised drainage calculations submitted on January 29, 2013, soil tests dated February 8, 2013, a memorandum from Schofield Brothers of New England to the Board dated January 28, 2013, a memorandum from Schofield Brothers of New England to the Conservation Commission dated February 11, 2013, and a memorandum from Pickwick Development Corp to the Board dated February 11, 2013. In addition, copies of an email message from the Interim Building Inspector Mark Herweck dated February 27, 2013, and a letter from DPW Director Bill Place dated February 25, 2013 were distributed tonight.

Sudbury Planning Board Peer Reviewer Lisa Eggleston noted there have been substantive emails regarding plan revisions exchanged between herself and Project Engineer Bruce Ey, which might be useful to add to the file. Chairman Fee and Mr. Morely concurred, and Chairman Fee requested the communications be added to the official file. Copies of a revised plan for Tall Pine Drive Improvements and an email from David Caligaris dated February 27, 2013, regarding fill delivery were distributed tonight.

The applicant's attorney Joshua Fox stated the development will be called Dudley Brook Preserve.

Mr. Caligaris reviewed the applicant's responses to Ms. Kablack's February 22, 2013 memo. He stated the buffer on the east, near the Cavicchio property, was reviewed.

Mr. Caligaris stated the non-disturbance line has been moved closer to the proposed homes and the easterly access road was eliminated. He further noted evergreen trees have been added on the landscape plan down the eastern property line. Mr. Caligaris illustrated his points with exhibits regarding the grade and the height of existing trees. He emphasized the homes are designed for the outdoor spaces to be internal to the unit, therefore the operations of the abutting farm will not be as visible when residents are outdoors at the units.

Chairman Fee asked if a waiver of the buffer requirement of the SRC bylaw would be needed on the eastern side. Mr. Caligaris stated one would be needed, but not as large as originally anticipated.

Mr. Morely asked for clarification of the variance from the top to the bottom of the slope behind unit 15. Mr. Caligaris stated it is approximately nine to ten feet.

Chairman Fee stated it appears as if significant design time was devoted to the landscape plan, which the Board appreciates.

Mr. Caligaris summarized the additions made to the landscape plan, including a gathering spot for residents, which had been recommended by the Design Review Board (DRB), and details for street lighting and signage heights. In response to item #15 from Ms. Kablack's memo, he stated the plan proposes approximately 1.5 street trees in front of each home. He also stated only indigenous plants are noted on the entire landscape plan.

Mr. Lizotte noted the landscape plan presented is only for a typical scenario, and there is likely to be more than what is depicted.

Mr. Morely asked if a more natural option could be considered for the landscape buffer other than a “fence” of evergreen trees. Mr. Caligaris stated this option was chosen due to the need for immediate screening. Mr. Morely reiterated his preference for a more naturalistic forest-type screening. Mr. Hunter opined that, although the choice is not ideal, he believes it will look fine.

Sudbury resident and abutter Paul Cavicchio, 110 Codjer Lane, asked about whether a berm could be placed between his property and the development, as had been previously mentioned. Mr. Caligaris stated this option is no longer being considered because all the vegetation on the development side would be destroyed. Mr. Cavicchio suggested putting up a 15-foot tall wall and planting it on the other side. He emphasized he wants protection from his neighbors.

Chairman Fee reminded Mr. Cavicchio it was noted on the Board’s site walk that there was no guarantee Mr. Cavicchio could keep his existing berm and move it elsewhere by having the applicant build another berm. He asked Mr. Cavicchio if his desire is to have a berm along the entire length of the property, and Mr. Cavicchio responded affirmatively. Chairman Fee stated the Board notes Mr. Cavicchio’s concerns and will consider them as part of its deliberation process.

A brief discussion ensued regarding the draft farming disclosure presented. Chairman Fee asked if it has been confirmed that water is derived from the Horse Pond main. Mr. Ey and Mr. Caligaris stated this has been confirmed.

Mr. Hunter stated he does not believe the draft farming disclosure addresses the point clearly enough. He suggested reviewing the farming disclosure used in Stow.

Chairman Fee stated he is comfortable from a legal standpoint with the draft disclosure, as it mirrors the Town’s bylaw. Mr. Sziabowski asked for clarification of the last sentence of the Town’s relevant bylaw. Chairman Fee explained that it is intended to warn residents that, if they are on the same water main as a farm, they should be prepared that there could be times when water is not available. However, he stated this situation is not applicable, and thus, he believes the proposed draft is legally sufficient. Mr. Sziabowski and Mr. Morely concurred. At the request of Mr. Cavicchio, Chairman Fee read aloud the proposed draft farming disclosure.

Chairman Fee stated the disclosure is not intended to be a burden to marketing the units, but rather an opportunity to give citizens fair warning regarding the site. However, he emphasized the onus remains on the buyer to perform their own due diligence.

Sudbury resident Ralph Tyler, One Deacon Lane, stated there are flying pesticides to consider. Mr. Cavicchio stated chemicals are sprayed early in the morning and late at night, when the wind is not a factor.

Chairman Fee suggested the applicant incorporates suggestions made tonight, and that they research the farming disclosure used in Stow to finalize a statement.

At 8:28 p.m., Chairman Fee asked the applicant’s team if a recess could be taken from the Public Hearing to allow the Board to address another brief agenda item. All parties agreed to a brief recess.

**Electronic Submission of Application Materials – Discussion**

Present: Sudbury resident Ralph Tyler

At 8:30 p.m., Chairman Fee welcomed Sudbury resident Ralph Tyler, One Deacon Lane, to the meeting to discuss his proposed petition article for the Town Meeting 2013 Warrant requesting that the Town amend the Zoning Bylaw and General Bylaws by inserting requirements for applicants to file searchable electronic copies of all documents submitted for applications. The Board was previously in receipt of the proposed article drafted by Mr. Tyler.

Mr. Tyler stated he submitted the petition articles for publication in the Warrant, but they were deemed unacceptable by the Selectmen to appear in the Warrant. He plans to submit the articles again for future consideration, possibly at a Special Town Meeting, and he would like the support of the Planning Board.

Chairman Fee stated the Board would have similar interests in some of the revisions proposed, and is interested in learning more about Mr. Tyler's recommendations.

Mr. Tyler explained he believes it is more appropriate in the 21<sup>st</sup> Century to offer citizens the opportunity to view plans electronically than to advise them to visit the Planning Office. He believes applicants should be required to also submit electronic copies of plans, since they probably were developed in this format already.

Chairman Fee asked if the intention was for all permit-granting entities to have this requirement. Mr. Tyler suggested it should be implemented for all entities considering issues which involve the public in the process. He believes this would allow for more transparency for the public and possibly save applicants money they are now spending on providing numerous sets of paper copies.

Mr. Sziabowski emphasized that, at a meeting like tonight's, when a Public Hearing is being held to consider a future development, it would always be the case that the Board would need to still refer to paper plans.

Chairman Fee agreed that paper plans are important for deliberation. However, he also agreed with the idea of requiring that electronic versions be submitted because he believes transparency in the process is paramount.

Mr. Morely asked if this change would have a financial impact on the Town regarding personnel and technology needs.

Ms. Kablack stated implementation would have staff implications, but the Town is better equipped to handle it today than it was several years ago.

Chairman Fee asked the engineers in attendance for their perspectives. Schofield Brothers of New England engineer Bruce Ey stated his firm is very comfortable forwarding upon request PDF versions of plans because they cannot be altered.

Mr. Tyler stated he would suggest the electronic versions be required to be submitted, but not necessarily required to be put on the Town website.

Mr. Lizotte emphasized that there are file-size constraints to consider. He noted that plans with tens of pages could approach a 10mg or 20 mg size, which cannot be effectively emailed.

Chairman Fee stated the consensus of the Board is that it supports Mr. Tyler's idea, and it would like to continue to work with Mr. Tyler towards implementation.

Mr. Tyler asked the Board for suggestions regarding wording of a future article.

At 8:42 p.m., Chairman Fee thanked Mr. Tyler for his input, and he closed the discussion in order to resume the Public Hearing previously in session.

**Public Hearing: Senior Residential Community - Dudley Brook Preserve, Special Permit and Stormwater Management Permit- 40 Tall Pine Drive – The Green Company - Continuation**

At 8:42 p.m., Chairman Fee resumed the Public Hearings for the Senior Residential Community, Dudley Brook Preserve, Special Permit and Stormwater Management Permits at 40 Tall Pine Drive with The Green Company, which had been briefly recessed tonight.

Mr. Caligaris reviewed the fill calculations, estimating six trips a day for 19 days would be required to bring approximately 22,500 cubic yards of fill onto the site.

Mr. Morely asked if the fill would be brought six days a week. Mr. Caligaris stated weekend trips are not proposed.

Chairman Fee stated it is possible neighbors will want restrictions placed on what time of day and how the fill is brought to the site.

Sudbury resident Richard Testa, 95 Bridle Path, asked for clarification as to where the fill will go on the site, which Mr. Caligaris explained with the use of plan exhibits. As an abutter, Mr. Testa assumes there will be noise and dust from this operation. All parties concurred. Mr. Caligaris stated the intent is to get the job done as expeditiously as possible.

Mr. Caligaris referenced DPW Director Bill Place's memo regarding improvements to Tall Pine Drive, stating the applicant is working with Mr. Place to address his concerns. Chairman Fee noted the Board will defer to Mr. Place's recommendations.

Chairman Fee asked if any impediments are anticipated regarding title issues, and whether the applicant is in line with Mr. Place's suggestions. Mr. Fox stated there are no impediments expected at this time. Mr. Ey stated he believes Mr. Place is amenable to the improvements proposed and the eventual request to accept the street as a Public Way in 2014. He further stated the Notice of Intent was recently filed with the Conservation Commission for the drainage upgrades.

Mr. Cavicchio stated that, previously it had been mentioned that Tall Pine Drive would become a Town road. He stated he would like the utilities brought up the full length of the road to his property.

Chairman Fee stated the plan for taking the road is not proposed to go to Mr. Cavicchio's property line, and that the road improvements will only be to what currently exists.

Mr. Ey stated that there is an 8" water main around Bridle Path. He further stated that, if Mr. Cavicchio ever chose to do anything with his property, he could likely connect water to Tall Pine Drive and petition the Sudbury Water District to do so.

Ms. Eggleston highlighted this proposal does not include any new utilities.

Sudbury resident Kevin McCabe, 156 Horse Pond Road, asked if he could view plans for Tall Pine Drive, which were provided to him.

Mr. Morely opined that the unpaved, dirt portion of Tall Pine Drive remains in a "nebulous" state. He suggested this is a good time for the Town to consider what the future purposes should be for Tall Pine Drive and plan accordingly. Mr. Morely believes the Town should consider the entire issue of Tall Pine Drive as part of any right-of-way taking by the Town in the future. Chairman Fee stated this idea would likely be considered at a later time, but it is not part of the application request under review.

Mr. Caligaris completed his review of responses for outstanding items. He also noted that Floor Plan #4 has been submitted, which is identical to Floor Plan #2, with the addition of an option for an upstairs bedroom.

Mr. Sziabowski stated he likes the concept of units presented with internal courtyards. However, he believes the development is dense, and the garage placements are too prominent, and in some instances, the sides of the garages seem very close.

Mr. Sziabowski does not see enough depiction in the plans of screening in front. He believes buyers should have variety in their options for choices. Although the design might not be ideal for him, Mr. Sziabowski stated that, given the positioning of the garages, there is probably not a better plan than the one the applicant has presented. Chairman Fee noted the applicant has also become space-constrained, given the revisions they have made for the buffer along the Cavicchio property line.

Mr. Sziabowski encouraged the applicant to incorporate more public spaces in order to nurture a sense of community outside of individual units.

Mr. Ey stated the applicant plans to work with the Conservation Commission to create a trail system around the site.

Mr. Ey thanked Ms. Eggleston for her input regarding stormwater management and drainage issues. He summarized recent revisions made, which now includes two storm sceptor STP 900 units, which will make maintenance easier for the homeowners, and some manholes have been eliminated. Ms. Eggleston will review calculations regarding the edge of the back basin. Mr. Ey stated groundwater testing holes were conducted, and results indicate permeable soils which are excellent. Ms. Eggleston reviewed the soils tests, and it was noted there should be no problem with the water table.

Mr. Hunter asked for clarification as to where the primary leaching field is, which Mr. Ey explained is at the southeast corner of the property, noting plans would be submitted to the Board of Health for final design of the septic system.

Ms. Eggleston stated it appears as if there are good soils at the points of infiltration. She will review the final stormwater management design. Ms. Eggleston stated that, at this time, she foresees no waivers being required for compliance with the Town's Stormwater Management Bylaw.

Chairman Fee commended the team on the excellent progress made since the last meeting.

Ms. Kablack asked if an extension to the proposed walkway should be considered along the frontage of the property to complete a loop in the Tall Pine neighborhood. A brief discussion ensued regarding the need for a walkway. Mr. Caligaris stated the intent was to leave as many trees as possible as a buffer for neighbors, and some would have to be removed to create more of a walkway. Mr. Lizotte asked if the walkway could be put within the proposed easement. Mr. Ey stated it could, but there are trees located there.

Ms. Eggleston spoke as a Sudbury resident and former Planning Board member, and she reminded the Board of the Grouse Hill development, noting future residents will want walkway continuity with the neighborhood.

Mr. Morely requested that, at a minimum, a way to walk around the intended chained opening at the emergency access area be provided.

Chairman Fee stated he views this site as having a different dynamic than Grouse Hill. However, he suggested the issue be reviewed, and the consensus of the Board was to complete a site visit prior to the Board's next meeting.

Ms. Kablack stated the Board will need to vote an extension for the Stormwater Management Permit decision to March 30, 2013. She also noted the Water Resource Permit application review would likely begin at the end of March.

On motion duly made and seconded, it was unanimously:

VOTED: To extend to March 30, 2013 the time for review of the Stormwater Management Permit application of Pickwick Development Corporation for a proposed Senior Residential Community (SRC) located at 40 Tall Pine Drive, Assessors Map J06, Parcel 0023, showing approximately 26 residential units for sale to persons 55 years or over on approximately 18.8 acres.

Chairman Fee asked Mr. Cavicchio if he had any other questions regarding Tall Pine Drive. Mr. Cavicchio asked if at the time the Town takes Tall Pine Drive by eminent domain to accept it as a street, the Town will take the entire road up to his property. Chairman Fee stated that the extent of the taking by the Town would likely be part of a subsequent discussion at the time a Warrant article would need to be drafted.



A list of “to-dos” prior to the next meeting was summarized, including finalizing a farming disclosure, a landscape plan incorporating seedlings, a revised stormwater management plan, further research regarding the feasibility of incorporating Mr. Cavicchio’s suggestion for a berm along his property line, and a site visit to review the need for an extension of the walkways. In addition, Ms. Kablack will coordinate a future Water Resource Permit Public Hearing, and she explained why one is needed.

Chairman Fee asked if the applicant believes it will be done with Conservation Commission issues prior to March 27, 2013. Mr. Fox and Mr. Ey stated they believe all issues should be resolved by then.

On motion duly made and seconded, it was also unanimously:

VOTED: To continue the Public Hearing regarding the application of Pickwick Development Corporation for approval of a Special Permit for a Senior Residential Community (SRC) located at 40 Tall Pine Drive, Assessors Map J06, Parcel 0023, showing approximately 26 residential units for sale to persons 55 years or over on approximately 18.8 acres, and to continue the Public Hearing regarding the Stormwater Management Permit application for the same development to March 27, 2013 at 7:45 p.m., in the Silva Conference Room in the Flynn Building.

#### **Route 20 Zoning/Sewer - Update**

Ms. Kablack stated the Route 20 Sewer Project surveys were distributed to the business community last week, and 14 responses were received to date. The surveys were sent to all Route 20 property owners and an assorted group of business owners. Ms. Kablack requested assistance regarding how to reach out to the community regarding related zoning. She stated the Route 20 Sewer Advisory Committee has been actively meeting, and it is advocating that an article be prepared as a Town-wide project for the 2014 Town Meeting. Ms. Kablack stated a cooperative project with the Town of Marlborough is also being researched.

#### **Site Plan Application – Solar Sudbury One LF LLC a/k/a Ameresco, 20 Boston Post Road - Update**

Ms. Kablack stated the Board of Selectmen opened the Public Hearing regarding the application of Solar Sudbury One LF LLC, (a/k/a Ameresco) and the Town of Sudbury, owner, for Site Plan approval to construct a 1.5 megawatt solar photo-voltaic array on an approximately six-acre parcel of leased land at the Town’s Landfill, located at 20 Boston Post Road, zoned Limited Industrial district, K12, Parcel 0002, and had discussed the project at a previous meeting last fall. The Board was previously in receipt of copies of a memorandum from Director of Planning and Community Development Jody Kablack dated February 6, 2013, noting comments and recommendations and a memorandum from Department of Public Works Director Bill Place dated February 7, 2013.

Mr. Morely stated he would prefer not to see the project when he is travelling east on Route 20. Mr. Sziabowski asked if plantings could be used for screening. Ms. Kablack noted no plantings are allowed on the landfill. Chairman Fee noted some residents might want to see the project as an example of the Town’s green and sustainable efforts.

It was noted the Board had provided comments in October 2012 regarding the project, and a letter should now be sent to the Selectmen supporting the project.

Ms. Kablack stated the Board would be reviewing the Stormwater Management Permit application for the project at its March 27, 2013 meeting.

**Stormwater Management Permit – Methods Machine – 65 and 71 Union Avenue – Delegate Authority**

Ms. Kablack stated Methods Machine has submitted a Stormwater Management Permit Application.

On motion duly made and seconded, it was unanimously

VOTED: To delegate the Planning Board's authority for Stormwater Management Permit review to the Conservation Commission regarding the application filed by Methods Machine for property located at 65 and 71 Union Avenue.

**Minutes**

Chairman Fee suggested, and the Board concurred, that the notation regarding his recusal from the 804 Boston Post Road Stormwater Management Permit application be moved to appear under that agenda item and that a typographical error on page 5 be corrected.

Ms. Brown suggested, and the Board concurred, that Horse Pond Road be specified in the fourth paragraph on Page 4 to better describe the radius area.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the meeting minutes of January 23, 2013, as amended tonight.

**2013 Annual Town Meeting – Potential Articles - Discussion**

The Board was previously in receipt of copies of a draft list of the "2013 Annual Town Meeting Warrant Articles," dated February 8, 2013, a letter to the Selectmen from the Planning Board dated February 4, 2013 forwarding the zoning articles for their consideration, the Framingham Public Hearing Notice regarding a pending article to amend the zoning bylaw regarding an interim medical marijuana treatment center moratorium, and copies of the Warrant articles submitted for five zoning-related issues.

It was the consensus of the Board that Chairman Fee should contact the Board of Selectmen again regarding their support for presenting articles at Town Meeting to change the voting requirement for Site Plan review from unanimous to majority and to amend Zoning Bylaw, Art. IX, to replace Board of Selectmen Site Plan authority with the Planning Board.

**Miscellaneous**

**Maynard Parker Street Development – Update**

The Board was previously in receipt of copies of a memorandum from Ms. Kablack dated February 7, 2013 regarding a proposed Maynard development at 129 Parker Street, the Town of Maynard's Planning Board Public Hearing Notice, and the Town of Maynard proposed article to amend the protective zoning bylaws with regard to the Neighborhood Business Overlay District.

Ms. Kablack briefly summarized the current plans. The consensus of the Board was this development should be watched closely regarding potential impacts it will have on Sudbury. In particular, concern was expressed regarding more traffic on Route 27 terminating at the intersection of Hudson Road, which is an already congested area. Ms. Kablack will advise the Board of Selectmen again of this project.

**Committee Assignment - Updates**

Ms. Kablack thanked Ms. Brown for circulating minutes from the recent MAGIC meeting. Ms. Brown briefly summarized topics of discussion from the meeting.

**Upcoming Meeting Schedule**

Ms. Kablack asked the Board to hold free the dates of April 10, and April 24, 2013 for possible zoning hearings related to Town Meeting Warrant articles.

The Board's next regular meetings are scheduled for March 20, 2013 and March 27, 2013, to be held at the Flynn Building in the Silva Conference Room, at 7:30 p.m.

The meeting was adjourned by Chairman Fee at 10:17 p.m.