

Present: Vice-Chairman Stephen Garvin, Christopher Morely, John Hincks, Charles Karustis (Associate Member), Meagen Donoghue (Director of Planning and Community Development), and Beth Suedmeyer (Environmental Planner)

Absent: Chairman Peter Abair

At 7:32 p.m., Vice-Chairman Garvin called the meeting to order, and he asked for a motion to appoint Associate Member Charles Karustis as a voting member of the Planning Board for tonight's Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Planning Board Associate Member Charles Karustis as a voting member of the Planning Board for tonight's Meeting.

Public Hearing – Stormwater Management Permit – 69 & 71 Brewster Road – (Assessor's Map H10-0100 & H10-0900)

Present: Stamski and McNary, Inc. Engineers Molly Obendorf and Bill Hall and the applicant's attorney Matthew Watsky

At 7:33 p.m., Vice-Chairman Garvin opened a Public Hearing regarding a Stormwater Management Permit application submitted by Agustina Sumito, Trustee, Owner and Applicant, to construct a common driveway to serve two single family dwellings and associated improvements which will disturb approximately 133,800 sq. ft. of land, including approximately 123,079 sq. ft. of land area on slopes ranging from 10% to 20% with a total impervious area of 32,763 sq. ft. on a 926,844 sq. ft. parcel located at 69 & 71 Brewster Road (Assessor's Map H10-0100 & H10-0900), and Mr. Morely read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the Public Hearing Notice, a letter from Sudbury's Stormwater Management Peer Reviewer Janet Bernardo dated June 1, 2017, an email from Conservation Coordinator Debbie Dineen to Town staff dated June 1, 2017, a certified letter sent to Ms. Elise Siebert from several neighbors and abutters dated March 21, 2016, the Stormwater Management Permit Application dated April 24, 2017 prepared by Stamski-and McNary, Inc. and accompanying plans and documentation. In addition, copies of a memorandum from Ms. Suedmeyer dated June 14, 2017 regarding Town Staff Minutes of a June 12, 2017 Meeting with the applicant's team, an email from the Sudbury Water District (SWD) Superintendent Rebecca McEnroe dated June 13, 2017, and an email from Fire Chief Bill Miles to the applicant's engineers dated June 13, 2017 were distributed to the Board tonight.

Stamski and McNary, Inc. Engineer Molly Obendorf stated the applicant would like to focus tonight's discussion on one comment from Sudbury's Peer Reviewer recommending the maximum slope on the driveway be maintained at 9.5% versus the

proposed 10%. Ms. Obendorf explained the slope is proposed at 10% for a portion of the driveway and then it decreases to 7%. She opined that a ½% will not make a difference regarding erosion or stormwater management. Ms. Obendorf suggested they could stake out the grading and take photos if needed, but making revisions would be extensive for just ½%.

Vice-Chairman Garvin stated the proposed 10% allows for no construction tolerance, and he believes it makes sense to look at something below 10%, such as 9 ½% or 9 ¾% to have some tolerance available.

In response to a question from Mr. Morely, Ms. Obendorf stated the proposed 10% slope runs for approximately 500 feet.

Vice-Chairman Garvin reiterated the applicant should review ways to adjust the slope to less than 10%.

Ms. Suedmeyer distributed copies of her memo of Town Staff Meeting Minutes from a June 12, 2017 meeting, which included members of the applicant's team. She highlighted several comments/concerns were presented by the Fire Department and the Sudbury Water District.

Mr. Hincks stated concerns expressed by the Fire Department regarding fire trucks being able to enter the driveway without the rear of the truck dragging are directly related to grading.

Ms. Suedmeyer stated the Fire Chief provided the applicant with specifications for the new ladder truck to be used by the applicant for its model regarding required turnarounds, etc. She also stated the Fire Department questioned whether individual sprinklers should be required and if fire hydrants would be sufficient or whether a pump truck would be needed, and if so, it would require a driveway bump out area.

Ms. Obendorf stated the applicant intends to prepare responses to address the comments received and revised plans will be provided.

At 7:45 p.m., Vice-Chairman Garvin opened the discussion to the public.

Sudbury resident Tom Pullen, 63 Brewster Road, stated this neighborhood went through a difficult situation in the past when the slope collapsed down to the cul de sac.

Mr. Pullen stated neighbors are very concerned that the environment, slope and neighborhood be protected throughout this process. He also stated there were previous clear-cutting issues, which the neighbors hope will not occur again.

Vice-Chairman Garvin noted Sudbury's Peer Reviewer has provided the applicant with several comments/recommendations regarding erosion control.

Sudbury resident Janie Dretler, 286 Goodman's Hill Road, expressed her concerns regarding impacts to the neighborhood. Ms. Dretler mentioned she met with the applicant's lawyer and Ms. Obendorf, but many iterations of plans were presented. She stated she is concerned about clear-cutting issues and the potential for another road to be created. Ms. Dretler asked if the land could be restricted for only two homes before the driveway is approved. She also referenced the March 21, 2016 letter sent by the neighbors and abutters to the property owner expressing their concerns, including runoff and flooding concerns onto the road on Route 27. Ms. Dretler stated that, last year, the property was being marketed for nine plus homes.

Sudbury resident Steve Louie, 54 Brewster Road, stated he is concerned about whether more properties could be added to the 22 acres.

The applicant's lawyer Matthew Watsky stated he and other members of the applicant's team met with neighbors to hear and address concerns. Mr. Watsky stated the meeting was productive and they heard concerns about erosion on the lot, which the engineers plan to address. He also stated the applicant is willing to provide an option to present a private deed restriction on the 22 acres so it can only be developed as two, single-family homes. Mr. Morely asked if, as part of this process, access to Old Sudbury Road could be closed off. Vice-Chairman Garvin suggested an open space easement could possibly be created. Mr. Watsky stated good points have been raised and they will investigate how best to address them.

Ms. Dretler asked when the Fire Chief's comments will be addressed. Vice-Chairman Garvin stated the Board would expect to see responses from the applicant when the Hearing is next continued.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding a Stormwater Management Permit application submitted by Agustina Sumito, Trustee, Owner and Applicant, to construct a common driveway to serve two single family dwellings and associated improvements which will disturb approximately 133,800 sq. ft. of land, including approximately 123,079 sq. ft. of land area on slopes ranging from 10% to 20% with a total impervious area of 32,763 sq. ft. on a 926,844 sq. ft. parcel located at 69 & 71 Brewster Road (Assessor's Map H10-0100 & H10-0900) to June 28, 2017 at 7:30 p.m.

Grouse Hill SRC – Resale Restriction Review

Present: Regional Housing Specialist Elizabeth Rust

At 7:55 p.m., Vice-Chairman Garvin opened a discussion regarding the Resale Restriction Review for Grouse Hill, and he welcomed Regional Housing Specialist Elizabeth Rust to the Meeting. The Board was previously in receipt of copies of the

Grouse Hill Inventory spreadsheet, the “Definitive Decision Incentive Senior Development Special Permit Grouse Hill dated December 13, 2006,” a memorandum from former Director of Planning and Community Development Jody Kablack dated October 24, 2006, the “Grouse Hill at Sudbury Condominium Unit Deed” recorded May 2, 2013, the draft “Grouse Hill Homebuyer Disclosure Statement” and a Handout entitled “ Request for an Adjustment to the Initial Sales Price for Unit 48 at Grouse Hill at Sudbury,” submitted by Larry and Wendy Israelite, 32 Old Framingham Road, Unit 48.

Ms. Rust reviewed the materials provided to the Board, noting the development was permitted in 2006 as an Incentive Senior Development (ISD). She referred to pages 9 and 10 of the “Grouse Hill at Sudbury Condominium Unit Deed” provided, stating the prices were limited to moderate income levels, and thus resale prices are restricted. Ms. Rust referred to Ms. Kablack’s memo, and she noted she updated the chart on the last page to reflect a price comparison from 2006 to 2017. Ms. Rust also briefly described how the calculations are made regarding the maximum resale prices and the resale multipliers used. She also referenced page 3 of the “Grouse Hill Incentive Senior Development Moderate Housing Deed Rider,” noting the maximum resale price (MRP) of \$572,500. Ms. Rust explained that buyers who had the developer make improvements at the time of initial purchase were given credit for the improvements when setting the Resale Price Multiplier which is used in setting the MRP. It was noted 43 of the 52 units in the development had upgrades made at the time of initial purchases. She referenced the updated chart, stating the MRP in 2006 was \$572,500, but, if it were updated to 2017, the MRP would be \$719,250.

Mr. Hincks asked if interest rates are taken into account. Ms. Rust stated they were included in the initial MRP of \$572,500, but they are not used in setting the MRP. The MRP is calculated based on the Resale Price Multiplier multiplied by the current area median income figure.

Ms. Rust stated a draft “Grouse Hill Homebuyer Disclosure Statement” has been prepared and is pending review by Town Counsel. She stated this document could help buyers, going forward, to know the sale price is limited.

Ms. Rust stated the owners of Unit 48 are requesting to come before the Board to request an adjustment to their MRP because they have a pending sale in August 2017.

Vice-Chairman Garvin asked if Town Counsel has opined on potential precedent issues. It was noted Town Counsel may be working on providing a memo regarding precedent and other issues. It was further noted the Deed Rider appoints the Town as the administrative authority.

Mr. Morely stated he thinks the Board needs more time to consider the original bylaw and its intent to help keep the units affordable by Sudbury’s standards.

In response to a comment from Mr. Karustis, Ms. Donoghue recommended the Board consider the draft Disclosure Statement as a separate item than the request to adjust the MRP for Unit 48.

The consensus of the Board was the draft Disclosure Statement would be a helpful tool to help educate buyers.

On motion duly made and seconded, it was unanimously:

VOTED: To approve, in concept, the draft “Grouse Hill Homebuyer Disclosure Statement” as reviewed tonight, subject to Town Counsel’s approval and no revisions made to the Town’s protections within, as reviewed in tonight’s draft.

Sudbury resident and Grouse Hill Condominium Association Chairman Tom Travers, 32 Old Framingham Road, asked the Board to also consider that circumstances change for homeowners, and, if improvements are needed for someone who is handicapped or needs to have an aide live with them, there should be a process for these adjustments to also be taken into consideration.

Vice-Chairman Garvin summarized the Board would like to continue this discussion in order to hear the request from the homeowners and to review Town Counsel’s opinion and feedback.

Ms. Rust explained the homeowners have a pending Purchase and Sale Agreement, which assures the new owner the MRP is not an issue, and a closing date of August 1, 2017. Thus, the homeowners would appreciate a response to their request in a timely manner because it may impact the eventual sale price of their unit.

The Board requested for this agenda item to be continued to the Board’s July 12, 2017 Meeting agenda.

Public Hearing: Stormwater Management Permit - Lots E & F – Maynard Road (Assessor’s Map E06-0352, E06-0353 and E07-0150)

At 8:25 p.m., Vice-Chairman Garvin opened a Public Hearing regarding a Stormwater Management Permit application submitted by Maynard Road-HP, LLC (Owner and Applicant), to construct one (1) new single family dwelling on Lots E&F, Maynard Road, which will involve the disturbance of approximately 52,000 sq.ft. of land area, which contains areas with slopes greater than 20%, resulting in a net increase in impervious surface of approximately 4,000 sq. ft. on a 2.41 acre parcel located at Lots E&F, Maynard Road zoned Residential-A (Assessor’s Map E-06, Parcels 0304 & 0305), which was continued from May 31, 2017. The Board was previously in receipt of copies of an email from the applicant’s engineer Vito Colonna dated May 31, 2017 and accompanying

plans, and an email from Ms. Suedmeyer to the applicant's engineers dated June 5, 2017. In addition, copies of an email from the applicant dated June 12, 2017, asking that the Hearing be continued were distributed to the Board tonight.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding a Stormwater Management Permit application submitted by Maynard Road-HP, LLC (Owner and Applicant), to construct one (1) new single family dwelling on Lots E&F, Maynard Road, which will involve the disturbance of approximately 52,000 sq. ft. of land area, which contains areas with slopes greater than 20%, resulting in a net increase in impervious surface of approximately 4,000 sq. ft. on a 2.41 acre parcel located at Lots E&F, Maynard Road zoned Residential-A (Assessor's Map E-06, Parcels 0304 & 0305) to June 28, 2017 at 8:15 p.m.

Public Hearing – Stormwater Management Permit – Highcrest at Meadow Walk – 2-23 Farmstead Lane (Assessor's Map K07-0011 & K07-0013)

Present: National Development Project Manager Steve Senna, the applicant's engineer from VHB Karen Staffier, and Pulte Homes Land Project Manager Mark Mastroianni

At 8:27 p.m., Vice-Chairman Garvin opened a Public Hearing regarding the Stormwater Management Permit application submitted by Pulte Home of New England LLC, Applicant, and BPR Sudbury Development LLC, Owner, to construct an age-qualified housing development, which was continued from May 31, 2017. The project involves the construction of seven buildings, including one 36-unit dwelling and six townhouse buildings comprising of 21 dwelling units with associated parking, access roadway, landscape, and utilities which will disturb approximately 251,000 sq. ft. of land, including approximately 33,000 sq. ft. of land area on slopes ranging from 10% to 20% on a 1,430,219 sq. ft. parcel located at 2-23 Farmstead Lane (formerly 526 & 528 Boston Post Road), Sudbury, MA (Assessor's Map K07-0011 & K07-0013). The Board was previously in receipt of copies of an email from Conservation Commission Peer Reviewer Fredric King dated June 3, 2017 and his accompanying report dated June 2, 2017, an email from Conservation Coordinator Debbie Dineen dated June 7, 2017, a letter from the applicant's engineers Karen Staffier and Rene Gagnon dated June 8, 2017 and accompanying revised Site Plan detail sheet C-6.2 dated June 7, 2017 and revised sections to the Drainage Report dated June 2017, and a final compiled plan set and drainage report. In addition copies of the Draft "Decision Stormwater Management Permit 2-23 Farmstead Lane (formerly a portion of 526 & 528 Boston Post Road) Sudbury, MA SWMP #17-10" dated June 14, 2017 and a "Highcrest at Meadow Walk Overall Site Plan" were distributed to the Board tonight.

VHB engineer Karen Staffier stated they reviewed the comments from Mr. King and they have provided responses to the Board and to the Conservation Commission. Ms. Staffier stated edits were made to the plan to better define the project and to clarify the land

disturbance and stormwater management locations and to provide some requested erosion details for Mr. King.

Project Manager Steve Senna stated the Conservation Commission was prepared to close its Hearing, but the applicant requested the Hearing remain open until tonight's Meeting with the Planning Board.

Ms. Suedmeyer referenced the draft Decision distributed tonight, and she highlighted the recent revisions, including the addition of item "I" on page 6 regarding no use or occupancy to occur until a Certificate of Completion (or Partial Certificate) is issued by the Board. Pulte Homes Land Project Manager Mark Mastroianni stated Town Counsel's suggested language for item "I" is acceptable to the applicant.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Draft "Decision Stormwater Management Permit 2-23 Farmstead Lane (formerly a portion of 526 & 528 Boston Post Road) Sudbury, MA SWMP #17-10" dated June 14, 2017 as reviewed tonight, regarding a Stormwater Management Permit application submitted by Pulte Home of New England LLC, Applicant, and BPR Sudbury Development LLC, Owner, to construct an age-qualified housing development. The project involves the construction of seven buildings, including one 36-unit dwelling and six townhouse buildings comprising of 21 dwelling units with associated parking, access roadway, landscape, and utilities which will disturb approximately 251,000 sq. ft. of land, including approximately 33,000 sq. ft. of land area on slopes ranging from 10% to 20% on a 1,430,219 sq. ft. parcel located at 2-23 Farmstead Lane (formerly 526 & 528 Boston Post Road), Sudbury, MA (Assessor's Map K07-0011 & K07-0013).

Public Hearing – Site Plan, Stormwater Management Permit and Water Resource Protection District Special Permit – 632 & 642 Boston Post Road (Assessor's Map K06-0004 & K06-0005)

At 8:36 p.m., Vice-Chairman Garvin opened a Public Hearing regarding the application of Roberta Henderson, Applicant & Owner, for Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300; the provisions of Article V (f), Section 5.C (Stormwater Management); and Sudbury Zoning Bylaw Section 4270 (Water Resource Protection District Special Permit), to construct a centralized Wastewater Works treatment plant and associated improvements which will disturb approximately 153,650 sq. ft. of land, including approximately 17865 sq. ft. of land on slopes ranging from 10% to 20%, with a total impervious area of 65,015 sq. ft., on a 7.3 acre parcel, located at 632 and 642 Boston Post Road (Assessor Map K06-0004 and 0005), zoned Limited Business (LBD1) and within Zones I and II of the Water Resource Protection Overlay District, which was continued from May 10, 2017. The Board was previously in receipt of copies

of an email from the applicant's attorney Matthew Watsky dated June 8, 2017, asking that the Hearing be continued.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of Roberta Henderson, Applicant & Owner, for Site Plan approval in accordance with the Town of Sudbury Zoning Bylaw Section 6300; the provisions of Article V (f), Section 5.C (Stormwater Management); and Sudbury Zoning Bylaw Section 4270 (Water Resource Protection District Special Permit), to construct a centralized Wastewater Works treatment plant and associated improvements which will disturb approximately 153,650 sq. ft. of land, including approximately 17865 sq. ft. of land on slopes ranging from 10% to 20%, with a total impervious area of 65,015 sq. ft., on a 7.3 acre parcel, located at 632 and 642 Boston Post Road (Assessor Map K06-0004 and 0005), zoned Limited Business (LBD1) and within Zones I and II of the Water Resource Protection Overlay District to June 28, 2017 at 7:45 p.m.

Public Hearing – Stormwater Management Permit – Lot 11 Carriage Way – (Assessor's Map K04-0511)

At 8:40 p.m., Vice-Chairman Garvin opened a Public Hearing regarding a Stormwater Management Permit application submitted by Chad Blair, Owner and Applicant, to construct a new single family home and associated improvements which will disturb approximately 31,000 sq. ft. of land, including approximately 21,200 sq. ft. of land area on slopes ranging from 10% to 20%, with a total impervious area of 7,400 sq. ft. on a 87,515 sq. ft. parcel located at Lot 11 Carriage Way (Assessor's Map K04-0511), which was continued from May 31, 2017. The Board was previously in receipt of copies of an email from the applicant Chad Blair dated June 7, 2017 requesting that the Hearing be continued to June 28, 2017.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding a Stormwater Management Permit application submitted by Chad Blair, Owner and Applicant, to construct a new single family home and associated improvements which will disturb approximately 31,000 sq. ft. of land, including approximately 21,200 sq. ft. of land area on slopes ranging from 10% to 20%, with a total impervious area of 7,400 sq. ft. on a 87,515 sq. ft. parcel located at Lot 11 Carriage Way (Assessor's Map K04-0511) to June 28, 2017 at 8:30 p.m.

Meadow Walk Sudbury Temporary Fence Scrim Signage – Discussion

Present: National Development Project Manager Steve Senna

At 8:40 p.m., Vice-Chairman Garvin opened a discussion with National Development Project Manager Steve Senna regarding temporary fencing signage for Meadow Walk

Sudbury. Copies of new plans regarding the “Meadow Walk Sudbury Scrim” were distributed to the Board tonight.

Mr. Morely stated that, although the signs may not be an ideal aesthetic, he understands the commercial interests of the development need to be supported and both the Town and the developer have a need for the development to be filled with tenants. Mr. Karustis concurred, stating the signage will not be up forever, and he believes the signage will help the development become occupied sooner rather than later.

Mr. Hincks stated he would rather see the signs than empty buildings, and he asked if the Board had wanted the scrim to be reviewed by the Design Review Board (DRB). Mr. Morely stated he does not believe a DRB review is needed, noting the signs are what they are, and they serve a purpose.

In response to question from the Board, Mr. Senna summarized the plans for putting solid green scrim up in most of the areas shown in black on the plans, and he noted the sequence of signs may need to be repeated.

If, in the future, the applicant wanted to make changes to the signage as presented, the Board stated it would want to review any changes in design. Mr. Senna stated the applicant would return to the Board if a different design were proposed in the future.

Vice-Chairman Garvin noted the Board’s jurisdiction is to review what will be on Route 20. He asked if the area where the gate is will become the access area for Whole Foods, and Mr. Senna stated it would be once the gate is removed.

Mr. Senna provided a brief update on the Massachusetts Department of Transportation updates regarding the project and traffic signalization. He also stated all poles and power will be moved by the utility companies by the end of June 2017.

In response to a question from the Board, Ms. Donoghue stated that, in her opinion, this request is a minor modification.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minor modification request by National Development for various scrim as shown on the plans identified as “Meadow Walk Sudbury SCRIM,” subject to future review by the Board if any different designs are proposed than those reviewed tonight.

Appointment of Full Planning Board Member to Board of Selectmen – Discussion and Vote

On motion duly made and seconded, it was unanimously:

VOTED: To recommend Planning Board Associate Member Charles Karustis as a full member of the Planning Board to the Board of Selectmen.

Vice-Chairman Garvin stated he cannot attend the Joint Meeting with the Selectmen on June 27, 2017, and he requested for Ms. Donoghue to review whether the Board will have a quorum present at the June 27, 2017 Joint Meeting.

Approval Not Required Application – 69 & 71 Brewster Road – Lot 0100 & 0900

The Board was previously in receipt of copies of the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Agustina Sumito regarding Lots 0100 & 0900 at 69 & 71 Brewster Road.

Ms. Donoghue stated the application is to divide 69 & 71 Brewster Road into two lots. She further stated she had the Town Engineer review the application and it was confirmed the application has the proper amount of frontage and area.

Vice-Chairman Garvin stated he would want the plan to have an open space restriction noted on the plan before the Board endorses it so there is some form of a private legal intent reflected on the plan noting no more than two lots will be built and that there will be no access to Old Sudbury Road from the property. He also requested for Town Counsel to opine on this. Vice-Chairman Garvin stated he believes it is important for the Town to ensure that the ANR does not allow for a continuation of actions.

The Board requested for the ANR plan to depict an open space area which notes that no more than two lots will be built and that there will be no access to Old Sudbury Road from the property in order to address concerns raised by neighbors and abutters, and to seek Town Counsel's opinion regarding this request.

Environmental Notification Form (ENF) – Eversource Sudbury-Hudson Transmission Reliability Project – Discussion Regarding Town Comments

At 9:10 p.m., Vice-Chairman Garvin opened a discussion regarding Town comments to be sent regarding the Massachusetts Environmental Protection Act Environmental Notification Form (MEPA ENF) regarding the Sudbury-Hudson Transmission Reliability Project. The Board was previously in receipt of copies of draft comments from the Planning and Community Development Department, and copies of a revised draft "Comments from the Planning and Community Development Department on the Eversource Sudbury-Hudson Transmission Reliability Project MEPA ENF" were distributed tonight.

Ms. Donoghue stated she and Ms. Suedmeyer attended the MEPA site visit on June 12, 2017 and Ms. Donoghue attended the MEPA Scoping Session on the evening of June 12, 2017.

Ms. Suedmeyer referenced the draft comments prepared for submission, and she noted all Town comments will be coordinated through the Town Manager's Office. In response to a few questions from the Board, Ms. Suedmeyer explained that significant revisions were submitted at the Scoping Session, and as a result the request to extend the comment period was granted for an additional two weeks until July 4, 2017. It was also noted an Environmental Impact Report (EIR) is no longer required, but one will still be completed.

Mr. Hincks asked for clarification regarding whether there is only a plan to bury the transmission lines underground. Ms. Suedmeyer explained there has been some inconsistency with including an alternative overhead plan in some instances. The submission to the State's Energy Facilities Siting Board included the overhead option as an alternative, but MEPA ENF did not.

Ms. Suedmeyer stated it is important for the Town to provide input and comments from Town boards and committees during this first step in what will be a lengthy environmental impact review process.

Vice-Chairman Garvin suggested changing references to wetlands in the draft Comments to "Wetlands Protection Act"

A brief discussion ensued regarding the proposed Eversource project and Ms. Suedmeyer provided some updated information.

Ms. Suedmeyer encouraged the Board to email any further relevant comments regarding the MEPA ENF to the Planning Office, noting she and Ms. Donoghue will be meeting with the Town Manager's Office next week.

Minutes – Approve May 31, 2017 Minutes

This agenda item was rescheduled to the June 28, 2017 Board Meeting, since the draft Minutes were not distributed to the Board for review.

Upcoming Meeting Schedule

The next meetings are scheduled for a Joint Meeting with the Board of Selectmen on June 27, 2017 (Ms. Donoghue to check on attendance of all members except Vice-Chairman Garvin who will be absent) and the Board's next regularly scheduled Meetings will be on June 28, 2017 and July 12, 2017.

The meeting was adjourned by Vice-Chairman Garvin at 9:25 p.m.