

SCITUATE PLANNING BOARD MINUTES September 28, 2017

Members Present: Stephen Pritchard, Chairman; Ann Burbine, Vice Chairman; Benjamin Bornstein, Clerk; William Limbacher and Patricia Lambert, Alternate Member.

Others Present: Brad Washburn, Director of Planning and Development; Karen Joseph, Planning Board Assistant

Others Absent: Richard Taylor

See Sign-in List for names of others present at this meeting.

Location of meeting: Scituate Town Library, Community Room in the Lower Level, 85 Branch Street, Scituate

Chairman Pritchard called the meeting to order at 7:03 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 9/28/17 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Pritchard indicated there was a posted agenda. Ms. Burbine seconded the motion. Motion was unanimously approved.

Informal Discussion – Potential Development of the MBTA Parcel

Documents

- PDF of Greenbush Station power point presentation dated 9.28.17
- Email to the Board from Brad Washburn dated 9.28.17
- Email to the Board from Karen Joseph dated 9.28.17

Informal Discussion – Greenbush/Driftway Zoning

Attendees: Robert Galvin, Attorney; John Drew, Chairman Drew Company; Theonie Alicandro, General Counsel for Drew Companies; Jim Sandell, Carr Lynch Sandell Architects; Bob Walsh, Development Consultant.

Mr. Galvin indicated they are presenting a conceptual plan in the Village Business Overlay District (VBOD):

- Special permit granted by Planning Board
- Site off Old Driftway
- Concept of mixed use development
 - 75 units
 - 11,435 sq. ft. – retail space
 - Apartments
 - Not looking for density bonus
- High quality development
- Site for the present and the future as other sites developed around it
- Agreement to finalize with MBTA in 30-60 days

Ms. Alicandro indicated:

- Purchase and Sale agreement with the MBTA -- map shows site
- Agreement with MBTA to provide them with 196 parking spaces
 - 75 units
 - 4 buildings
 - 5th building small retail building -- potentially coffee shop
- Parcel in Blue is Town owned -- will be no changes
- Not a 40B project
- Will comply with Affordability requirements
 - 15%, roughly 11 units

Mr. Sandell discussed the design aspects:

- Complicated site
 - Precipitous slope
 - Surrounded by - precast factory, transfer station, dog kennel, rail road
- Not a strip mall, create a nice place to live
- Parking is a work in progress, currently complies, but can be improved
- Looking for feedback from the Board
- Parking in the back for the MBTA
 - Has been reviewed with MBTA and they are satisfied with the site plan as currently shown
 - MBTA wanted to make sure their parking is all in one spot
- Will be doing a survey, to verify contours
- Sheet #3 - site parking for concept A
 - B building - mixed use one level of retail, store front along Frontage Road
 - A building -- retail
 - C and D buildings - residential
 - Parking requirements are based on number of units and type of units
- Sheet #4 Plan
 - Has a link between buildings C&D, creates circulation, more efficient
 - More parking underneath
- Sheet #8 Plan
 - Cross section
 - Ground floor has parking
 - Steel podium with either stick or modular construction above for residency
 - Creates garage
 - Terracing the lots
 - Beginning point is top of the berm, the edge of the right of way on Old Driftway
 - Access to parking on the ends
 - 2 roads for access
 - B and D go to South Road, C goes to North Road
 - No parking under A
 - Retail Building A has rotunda, sits on high point of site
- Public Space in middle -- courtyard
 - Orientation very good in terms of sunlight and wind
 - Create the public space as an amenity for the public and the residents
 - Visitors would park in the center

- Building A – potential uses – market – organic foods, prepared foods
 - Proposals for restaurant
 - Terraces in the front and back for seating
- End units would have 2 orientations – mix of 2 and 1 bedrooms
- Starting with market standard
 - 1,150 sq. ft. 2 bedroom
 - 800 – 850 sq. ft. 1 bedroom
 - 600 sq. ft. studio
 - Working on the mix
 - Working on creating better views
- Use of parallel parking versus nose to the curb parking – still reviewing
- Retail orientated out towards Old Driftway
- Based on area out on Route 9 before Chestnut Hill Mall that is high end retail that has same dimensions
- Parking based on zoning of Retail A & B
- Parking can be on pedestrian turf instead of asphalt
- Sheet #9
 - View shows the cars beyond pedestrian turf
 - Buildings are compliant
 - Balance of parking for tenants that will be outside, not all can be in garage
 - Parking on North Road is MBTA parking
 - Potential to share parking with MBTA, challenge with timing
 - Mr. Washburn noted the MBTA lot at Hingham Shipyard is a shared lot, something to review

Mr. Pritchard asked what provision has been made for infrastructure, particularly with regards to water and sewer; does the applicant have estimates for those needs. Mr. Sandell indicated that they do not have that information and they are still putting the pieces together to quantify them. He said they would most likely be using Greg Morse's company for engineering of stormwater, etc. Mr. Pritchard said he was seeking more information of water supply and sewer discharge both of which are constrained in Scituate. He said this is something the Drew Company should look into. He noted that the Town is looking into evaluating capacity more rigorously. He opined it would be good to have a clear understanding of what the applicant anticipates. Mr. Sandell indicated the applicant will analyze implications from this conceptual plan and then approach the Town with a plan.

Mr. Pritchard asked the applicant if they would do something different if there were access to the frontage that is currently owned by the Town. Mr. Drew indicated they would possibly move the parking. Mr. Pritchard opined the retail could be moved closer to the street as a possibility. He indicated that the Board has been trying to encourage a street front feel to the area in this district. Mr. Drew opined that if you pull the retail closer to Old Driftway the sight line could be more attractive and open up the Greenbush Lane in center to have more common area. He said they would explore that option. Ms. Burbine opined that it could be done regardless. She said moving it all forward would give more space between the buildings and parking could be figured out within those areas.

Ms. Burbine asked if the MBTA has raised any concerns over the walk from the back parking lot. Mr. Pritchard opined that bringing the retail closer to the street makes it more connected to the train

station. Ms. Burbine added that it may help with the parking in the back, as people will walk through to get something on their way to or from the train.

Ms. Burbine indicated that she does not care for the round portion of the building, it looks like a spaceship. She would like to see something more in keeping with the architecture of Scituate.

Mr. Sandell asked the Board if it is suggesting they ask the Town for the small parcel of land in front and change that to parking. Mr. Pritchard said the applicant should work with Mr. Washburn on the specifics and see what the possibilities are. He said this is the cornerstone to the Driftway and there should be a standard look and feel of the sidewalks, etc. if that delivers a better look and feel for the project then the Board and the Applicant should work together. He said there would have to be easements for infrastructure, etc.

Ms. Burbine said it is important to not have all pavement in front of all the buildings; there are sidewalks.

Mr. Washburn opined we want to avoid creating an island, want to make sure there is a visual connection and a pedestrian connection as well.

Ms. Burbine also suggested that the applicant flip buildings A and B. Building A would be higher and have a great view overlooking the river. There were some concerns over the Dog Kennel, but Ms. Alicandro said they are planning to sell the Dog Kennel as an amenity to the residents - doggie daycare.

Mr. Sandell indicated they would go back with this feedback and do some more sketches and then come back before the Board for additional discussion. Mr. Sandell noted that the plans currently have a shared elevator between buildings B, C and D which might be an opportunity for a residential amenity; a common space where residents could have the chance to socialize. Mr. Sandell confirmed this would all be public walking space. Mr. Drew indicated the goal was to create a community so that people would be able to see each other.

Mr. Sandell asked the Board their thoughts on the use of building A for a market/food court. Mr. Pritchard said during the winter months it would mostly be used by residents unless there is a real destination restaurant or something, but he is not really sure what to put in the space. Ms. Burbine opined maybe a Day Care, for those that are commuting on the train. Ms. Alicandro said the market would be a smaller type market.

Mr. Bornstein indicate that currently the site is 100% bituminous asphalt parking lot, but as this project continues it would be beneficial to look at integrating environmentally sensitive site design and low impact development to help mitigate impacts from stormwater and make it fit in better with the character of the neighborhood. Mr. Drew agrees.

Mr. Bornstein said there has been emphasis on driving in/driving out and the applicant is looking for a concept for the whole area. He opined it would be good to explore accessibility and walkability with other pedestrian or open space amenities and other businesses within the Greenbush district. He would like to see something that fosters walking connectivity throughout the area. Ms. Burbine further added making the area accessible to James Landing and The Riverway and making crossing the street easier in the area.

Mr. Pritchard asked about noise from the train. Mr. Drew said they will be installing sound proof windows.

Comments from the Public:

Mr. David Doherty resident of 122 Gilson Road is a Civil Engineer. He indicated that Mr. Pritchard had mentioned the infrastructure with regards to the sewage treatment plant. He has concerns that this type of development will impact people in town that have been waiting a long time to get on town sewer. He also noted the coffee shop with regards to traffic and asked if a traffic study has been done. He said that right now there is congestion in the area and this will exasperate that situation. Mr. Pritchard it will be an absolute requirement that a traffic study is done.

Mr. Doherty also expressed concern over the proposal of having shared parking with the MBTA and the tenants. He opined it is a grey area, that residents don't have to pay, but someone using the train will. He also has concern that the apartments may be hard to rent and become less desirable with all the noise that surrounds them, i.e. dog kennel, train, Scituate Sand and Gravel. He would want runoff calculations, new "C" factors looked at as well. Mr. Pritchard indicated the Board would require stormwater review, etc. and all information would be public.

Ms. Phyllis Karlberg resident of 26 Hewes Road asked the Board how the property that is the Town's and was not sold for MBTA parking, will work if it becomes parking. She opined the deal with the MBTA was the parcel could not be used for parking. Mr. Pritchard indicated the Board did does not have the answer, but would get it as part of this process.

Ms. Elizabeth Tufankjian resident of 10 Jericho Road indicated she likes that these are apartments, but she is concerned over the parking. She opined that one space per unit there may not be enough, i.e. a three bedroom apartment with three adults all having cars. Ms. Tufankjian also expressed concern over the sewage treatment plant; and water with drought conditions and restrictions this needs be addressed.

Mr. Pritchard indicated this has been very helpful to have the applicant come in and start seeing the big picture of what is being proposed. He said keep in touch with Mr. Washburn and think how it looks from the street as the applicant and Board continue to work together.

Ms. Burbine added that the Economic Development Commission (EDC) has been looking at development in Greenbush will be working with the stakeholders, the property owners, businesses and residents. She said EDC will be having workshops; this won't just be through the Planning Board.

Lastly, Mr. Pritchard asked if the wires will be buried. Mr. Sandell said internally they will be. Mr. Pritchard indicated they may want to look at the wires along the outskirts as well to enhance the look and feel.

Discussion of Zoning Initiatives

Attendees: Ted Brovitz, EDC Consultant

- Looking at visioning and zoning for the Greenbush area
- Met with EDC and Mr. Washburn

- Had the opportunity to look at the Drew project
- Translate conceptual ideas in vision plan into zoning
 - Necessary because currently confusing
 - 4 different base districts
 - 5 different overlay districts
 - Competing against each other
 - VBOD in General Business District
 - General Business District in the Commercial District
 - Difference in what the ideas for each of those districts
 - General Business District
 - Minimum front set back is 30', can park within there
 - VBOD - Village Business Overlay District
 - Front set back limited between 5' and 20' and not allowed to park within
 - Varying from parcel to parcel on what kind of development
 - VBOD
 - More walkable pedestrian oriented
 - Mixed use
- Overall visioning plan for area around train station and old Greenbush village
 - Train station more mixed use and higher density area
 - Take best of both ordinances
 - Building placement
 - Parking
 - Open space amenities
 - Street scape amenities
 - Combine design standards that are in 750 and those in VBOD make more consistent
 - Graphics to show what is intended for the standards
- Transfer Station – long term, work into the plan
 - Potentially relocate
 - Property could be used differently, i.e. Business Park
- Widows Walk – long term, work into the plan
 - Add function space
 - Add accommodations
 - Maintain recreational nature
- South side – James Landing and Riverway
 - Commercial with overlay for planned residential – currently
 - Re-establish base residential district
 - No visibility from the Driftway for commercial
- Next month will have draft of proposal
 - Working also with Dodson & Flinker
 - Meeting with stakeholders – property owners, residents
 - Full draft by end of November and ready for Spring Town Meeting
- Scope of visioning in terms of infrastructure, sea-levels rising, etc.
 - Planned development district has
 - Environmental overlay
 - Recharge overlay
 - Wetlands and flood plain overlay

- Need to meet environmental standards
- VBOD overlays that already integrated
 - Low impact design encouraged – pervious pavers, narrow travel lanes, shade trees
 - Tools used to treat the quantity and quality of stormwater on site
- Water and Sewer
 - Needs to be discussed more
 - Master plan for overall plant issues, I&I issues, facility issues
 - Opportunities for Grant money, other funding sources
 - Visioning won't address additional loading on infrastructure
 - Some analysis done on water and sewer and what that means in terms of economic development
 - Needs be vetted out some more

Ms. Burbine opined the point is to have the zoning and the design standards in place and hopefully in the near future the water and sewer problems will be resolved. She said in the interim if we have the zoning and design pieces in places, we will not be reacting to something to move forward.

Mr. Pritchard opined that zoning creates available development pressure and the Town needs to be able to handle it from an infrastructure supply point of view. He is uncertain if Scituate has it. He said sewer and water are big issues.

Mr. Jim Hunt, resident of Scituate stated to the Board since when did zoning become dependent on infrastructure. Mr. Pritchard said it is the reason Scituate did not do the 40R, the town did not have certification for water and sewer from the Sewer Commissioners.

Ms. Burbine opined if we work on the zoning the rest will fall into place. She said the goal is to ensure when development is done it is done within a framework and not piecemeal. Mr. Brovitz indicated water and sewer are big issues. He said they have done a visioning plan for North Scituate, but are two phases away from getting sewer there; it could be 10 years or more. Mr. Washburn said there should be a full build out now of new zoning that allows for potential changes and to further investigate opportunities for state funding or grants to facilitate upgrades to the infrastructure. Mr. Pritchard opined that changing the zoning, creates additional build out capabilities and the infrastructure needs to be assessed for the additional demand on Town services. Mr. Brovitz said that can be done.

Mr. Brovitz indicated the zoning is addressing what is covered in the VBOD, down the Driftway to the rotary, Old Country Way and Union Street. Create zones and standards to have a consistent look and feel.

Mr. Hunt asked who commissioned the work with the consultant. Mr. Pritchard indicated the EDC and Ms. Burbine sits on the EDC, but currently no one else from the Planning Board is working with the consultant. Mr. Brovitz said he is working with the Town Planner/Director. Mr. Hunt said the Board is planning to present a draft zoning change in less than a month and half and some members of the Board should be intimately involved. Mr. Pritchard said they will get there. Mr. Brovitz said this has just started; the Vision Plan is the starting point. He said a draft will be put together and will be vetted through the Planning Board over the next several months.

- Purpose of the draft on Zoning is to give the Board something to respond to and review
 - Will need workshops, but also public hearings
 - Rough draft next month from Mr. Brovitz, monthly visits with Board
 - Ms. Joseph will run a timeline for getting to Town Meeting
- EDC Greenbush Vision Plan is on Website
 - Report on public workshop included
 - Full analysis of recommended zoning changes – framework for going forward

Mr. Brovitz opined on the MBTA/Drew site and how it fits into the vision going forward.

- A lot good things about it
- Potential issues/ recommendations
 - Bring things closer to the street
 - Make pedestrian oriented
- Oversized green belt that is owned by the town
 - Area could be configured into more of a green, active open space
 - Frees up space behind the building for parking
- He would recommend in zoning a cap on the number of units in a building (24 units)
 - Drew Company did 24 units per building
- General requirement in VBOD for Open Space is 20%
 - Wants to see it defined
 - Needs to be an active space, usable
 - Can't be all drainage basins
- A Good start

Public Comments:

Chick Fagan resident of 60 Old Country Way, emphasis has been on Driftway, but area at Jenkins Place, Union Street and Old Country Way can be developed as part of the overlay district. He opined it can be developed in a nice way. Mr. Brovitz said there is a distinction between the Old Greenbush Village and the Train Station. He said there is a nice fabric there and is mixed use. Mr. Fagan indicated the Old Fitts Mill has a lot of property and can be developed, but should be held historic.

Mr. Bob Bran resident of 77 Stockbridge said has concerns about the future and 50 yrs. from now. He is afraid that Scituate will no longer be what people expect of Scituate. He said that he sat in on the presentations for Greenbush and moving the dump, building going up by the train, Greenbush/Scituate is losing part of its history that goes back almost 400 yrs. He opined that all the development is hurting the historic and cultural advantages that Scituate has.

Mr. Doherty agrees with Mr. Bran. He likes the Front Street of 50 yrs. ago. He said the things he moved to Scituate for all gone now. He understands change and progress, but we need to maintain the history. He said people move down from Boston, move to the country and then want to change it to make it look like where they came from; is it progress or do we lose something. Mr. Pritchard said this will help to maintain the look and feel of the architecture of Scituate.

Mr. Hunt said that Greenbush is an area that begs for re-zoning.

- Struggled with for years
- Solved some immediate problems with PDD (Planned Development District)

- Initial problems overcome by events now
- All development on East of Driftway, begs for re-zoning
 - Developed in an intelligent way
 - Critical to survival and ability to afford infrastructure improvements for future
- Opined the EDC Visioning Plan is very well done
 - Some difficulties – particularly North Scituate
- Greenbush critical to keeping it all together
 - PDD may be some of the problem
 - PDD district overlay - commercial development is permitted as a matter of right, because it is the underlying district. This needs to be dealt with.
- Needs to be done collaboratively

Mr. Brovitz commented it is a balance between saving the historic character, particularly in Greenbush Village and development. Important that the Town be able to shape the characteristics of the development and take advantage of areas that need to be re-developed and be part of the process.

Master Plan discussion – approach, support, schedule

Documents

- Document for Master Plan Process

Mr. Washburn presented to the Board:

- Skeletal outline of the process
- Need to get funding at Spring Town Meeting
- Planning Board is driving entity
 - Planning Board office staff is support staff – perform background research
- Mr. Washburn worked on updating town of Easton Master Plan (MP)
- Scituate last MP was updated in 2004
 - Need to make current
- Need to prepare warrant article for Town Meeting
- Cost
 - Need to look into what cost was for last MP
 - Estimate based experience \$100-\$125K
- Open Space Plan – feed into MP
- Housing Production Plan – feed into MP
- After Town meeting – proposal for consultant assistance
 - Consultants would gather background
 - Interview Town Departments, supportive committees, business owners, residents
 - Review existing plans and policies
 - Review GIS map geographic information
 - Review future build out opportunities – conservation included
 - Conduct public participation program
 - Evaluate existing land use patterns
- MP Selection Committee
 - Review consulting proposals
 - Recommendations, but Boards decision
- Timelines for the process – 18 months

- MP Steering Committee
 - Representation from boards and committees that Board sees fit
 - Potential for subcommittees – to focus on areas
- Public participation process
- Master Plan elements
 - Statutory background for MP
 - Specifies different elements that needs to be in different chapters
 - Sections in Master Plan
 - Vision and goals
 - Land use
 - Housing
 - Economic Development
 - Natural cultural and historic resources
 - Open Space
 - Recreation public facilities and services
 - Transportation and Circulation
 - Implementation plan
 - Include zoning and policy
 - Regulatory changes
 - Sustainability
 - Recommendation from Mr. Washburn to thread throughout
- Public Engagement
 - Multiple visioning workshops
 - Multiple public meetings
- 2004 document would be the baseline for the discussion, integrated with newer documents on Open Space and Housing.
 - Not going back to ground zero
 - Shelf life of MP is ten years
 - Multiple things have changed since 2004
 - Train
 - Community Preservation

Mr. Pritchard indicated if funding for MP is 2018, most likely would be 2020 for acceptance at Town Meeting; it is long process. Ms. Burbine said she remembers from last MP information was shared with the public in the gym with different stations where feedback could be given.

Board comments:

Mr. Bornstein commented:

- The timing it right
- Does not need to reinvented
- Public engagement is critical
- Implementation and follow through

Mr. Limbacher opined the process works, but need to make sure there is the time, willingness and commitment to do it and adhere to a master schedule. He said the Board needs to be consistent with their view so it can be presented to those assisting in coordinating the plan.

Ms. Burbine indicated that should look into it with coalition and money from the MAPC.

Mr. Pritchard asked if the other Board members are willing to do it; he said he is.

Ms. Lambert said the Board needs to have mission statement.

Mr. Pritchard indicated there is a good starting point with the 2004 Master Plan and the Board should review and see where there are holes.

- Comes back to water and sewer
- Board likes the structure
- What comes next to get on Town meeting
 - Need to socialize the concept, get other Departments on Board
 - Mr. Washburn to get on other department agendas
 - Need to get support of Board of Selectmen – need a commitment
 - Circle back in month or two to see how to proceed
 - Better off as a warrant article versus part of the budget
 - Need to get on Selectmen's agenda in near future

Discussion of Zoning Initiatives

Board to decide if Greenbush is top priority or if anything else should be worked on for April town meeting.

Mr. Limbacher opined the longer the Board defers Greenbush greater chance will get stuff you don't want.

Mr. Bornstein opined that since EDC visioning has already started the process it is in the public mindset, should continue with Greenbush zoning.

Mr. Washburn suggested a housekeeping list for future changes.

- Rat tails – lot shape issue
- FAR

Mr. Hunt requested that the Board engage in some public relations to explain the VBOD and all that is going on down in the Greenbush area currently, especially with 50 Country Way. He opined there is a lot of misunderstanding about how that development was permitted; people don't understand how that happened.

- 13 public meetings were held took 5 years

Mr. Hunt said that one of the town administrator spoke about monthly newsletter to reach out to the public. He thinks that would be beneficial.

Accounting

Documents

- PO # 1802743 (\$380.00), PO # 1802385 (\$277.38), PO # 1802511 (\$74.35), PO # 1802380 (\$845.00), PO # 1803175 (\$23.00), PO # 1803176 (\$13,073.06)

Mr. Bornstein moved to approve the requisition of \$380.00 to the American Planning Association for membership dues for Brad Washburn, for \$277.38 to Gatehouse Media for legal advertisements

in the Scituate Mariner, for \$74.35 to Amory Engineers for construction inspections for 13 Ford Place, for \$845.00 to Merrill Corporation for engineering peer review and site inspections for 529 -- 531 Country Way, for \$23.00 to schwaab, inc. for nameplates and for \$13,073.06 to Horsley Witten for engineering peer review for Seaside at Scituate -- Toll Brothers. Mr. Limbacher seconded the motion; the motion was unanimously approved.

Liaison Reports

CPC – Ms. Burbine reported:

- Moving forward with Central Park Housing windows on second floor
- Parking and Trails

EDC – Ms. Burbine reported:

- Moving with zoning and visioning around Greenbush

Planning/Development Updates

- New list for liaison to be reviewed at next meeting with Mr. Taylor present
- New Town Planner – Karen Joseph
- Posting to back fill Karen's position
- Mr. Pritchard's minutes on Water meeting
 - Understand how making capacity decisions with respect to new development
 - Analysis done is too high a level
 - Does not address the actual capacity
 - Take a different approach to have standard capacity analysis for new development
 - Look at a stress year
 - Stressful months
 - How to evaluate against all criteria of conforming to a water permit
 - Build a methodology for assessing any new development
 - Repeat for wastewater side as well
 - Water Department to discuss with Weston & Sampson, outside consultant
 - Implement this for Toll Brothers development
 - How to help Water Department modernize system
 - Provide support - GIS model needed
 - Impact to others once hooked up
 - Pressure, flows
 - Need to take testing to another level
 - Sounds like they need money and people
 - Identify modernization is an issue -- it is a relevant capital project
 - System work keeps getting pushed further down the road
 - Understanding that modernization of water department will go on the Capital Budget request
 - Board would be happy to support
 - Multiple things need be happen at the same time
 - Board can address conserving water in development process
 - Low flow toilets, shower heads
 - Irrigate with gray water

- Water reuse

Mr. Pritchard indicated he would like to get the capacity analysis done now for Toll Brothers and roll in Ann Vinal; issue maybe cost and to how to fund it.

Ms. Lambert asked why it has been ignored. Mr. Pritchard opined just because of lots of competing demands and antiquated system. He tried to encourage that this process get started now, need to know as more development comes in. Ms. Burbine said same thing needs to happen for sewer.

Additional business discussed:

- Developments in As-built phase
 - First Parish
 - 6 Old Country Way
 - Stormwater permits and submitting As-built for sign off

93-97 First Parish - Mr. Bornstein recused himself

- Meeting with developer and landscape architect
- Buffer has been done as requested
 - Some places where buffer was moved in, was an issue with some abutters
- Going to put 80' of fence in
- 5' buffer is met
- Building design is substantially compliant with the elevations permitted
 - Some windows have been moved
 - Location of entrance to porch has changed
- Compliant with height, Building Commissioner has determined
- Striping parking lot
- Will be able to sign off on Stormwater permit and review
- Rain garden has stayed and adding three hollies
- Fence - on property, between property line and rain garden
- Effort has been made to talk to abutters

Fines for Developers: Blanchard Farms

- Ms. Burbine would like to let it go
- Mr. Pritchard not ready to let it go
- Fine was to motivate someone to do what they are supposed to do
- Mr. Washburn met with Greg Morse and Rich Henderson, Attorney
 - Very clear what expectation is to finish
 - Told construction of freeboard is complete
 - Preparations of As-built depicting
 - Stock pile has been removed
 - Lot 7 - fine was sent in error
 - Following up with developers of Lot 8
- Defer conversation to be sure everything is done.

Old Business and New Business

Documents

- Email to Board dated 9/25/17 from Karen Joseph with agenda for 9/28//17
- Email to the Board from Karen Joseph dated 9/28/17 with notes on Water Meeting from Stephen Pritchard
- Email to the Board dated 9/28/17 from Brad Washburn on Master Plan update Draft

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 9:34 p.m. Ms. Burbine seconded the motion; the motion was unanimously approved.

Respectfully submitted,

Shari Moak Young
Planning Board Administrative Assistant

Benjamin Bornstein, Clerk

Date Approved 5/24/18