

November 3, 2008

Members present: J. Marot, B. Hoeg, and Greg Kashigagian

Meeting called to order at 7:30 p.m.

**Brian Lewis – 1 Main Street**

Mr. Lewis – I believe that I have all of the sheets at this point. You will recall that when I was in at the last meeting I was missing some of the sheets. It will be close but we think it will be done by the early part of next week. Brian – I make a motion that we sign the plans as submitted. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Bill Markson – Storage**

Jim – Brian, Pauline and I stopped by the site and we noticed that the trees and grass are coming along fine but we do have some questions concerning the fence that you have put in the front. It was our understanding that it was going to be the better grade of fence that you have on the other side. Bill – I would have liked to do it but at this point with all of the delays, I could not afford it. The fence is black. I had to have the security. Jim – you never asked us. The reason that we go through this procedure and why we have site plans. You can not just do what you want to do. You did the same thing on the sign. Bill – I went through the procedure for the sign I requested a permit and it was granted. Jim – you said that you were going to put in a better quality fence. The trees look . You know that we have talked about this at great length. Bill – there is no way I could have put that fence it is approximately and additional 20 feet. It is a black coated fence. Jim – we are trying to uphold our end as far as the occupancy is concerned. We do not see the landscaping in here. Bill I have 50 units rented. I hope by the spring that I would be able to do it. I have the binder coat down. I don't see doing it before spring. I will add some bushes and trees in the front of the fence. Jim – I don't like not having the plantings in. Bill – I can get in some plantings in for the spring. Greg – we need to have some contingency in black and white. Bill – I would like to agree to something concrete but I don't know what will come from it. In general I am speaking of some bushes and plants in front of the fence. I am not sure about the trees. Jim – you do have a copy of this plan and it was signed by us and by you. We would like you to make a proposal and come back to the next meeting. Bill – at some point I want to put a generator behind the house. I will work up something and see what they can propose. Pauline – next meeting is November 18, 2008.

**Basil Bartlett – Chrisjenn Brooke**

Basil – I am sure that you are aware of the fact that I am here concerning the acceptance of Chrisjenn Brooke. It has been completed for 3 years. All that I have done is put on the top coat. Originally you were holding \$75,000. Part of it

was released and you have been holding approximately \$40,000 for the past 3 years. It says right in your rules that it can be accepted 2 years after the release of covenant. The covenant was release more like 3 years ago. Jim – it has been our practice of late to have the road in existence for at least 2 years before the Board will recommend it to town meeting. The covenant is an agreement for the completion of the road. I don't have a problem giving back everything over was Chris says that is necessary to finish the road. Chris – my concern is that I can only see the finish coat. I feel that it has to go at least a winter season. Basil – what are the possibilities? It is a legal fact you can only go by what it says. Jim – I think at the very lest it has to go for the winter. It has to be. We have to do what is in the best interest of the town.

#### **Curb cut – 13 Moulton Street\**

Jim – I have a letter here from Chris Peck. Chris – I did a site walk out there. It is mostly to have a more driveway. Jim – I would entertain a motion. Kevin – I make a motion that we approve the same. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

#### **Harrison Lee – Taunton Street**

Brad – Mr. Lee previously came before the ZBA and he was asked to come to you and try to design a 1 lot sub-division with a private road. I have checked some good holes out front near Taunton Street. The problem is in order to do this we will need to pump it. We can not get to the septic without problem with Conservation. Jim – the upland circle is the only matter. We do not have the frontage for 2 lots and can not put the circle down at the front. We need to show you we could do it but we will run into Conservation. We have 16,300 square feet. Mr. Lee – Mr. Foster suggested a private drive. Jim – this would tell everyone that you could meet the zoning requirements. Brad – you would require something that says we can not do your regulations. Jim – you need to show a full build out that could produce a build able lot. Brad – we can create a lot with a new road. Jim – we will send a letter to the ZBA stating that we could create a lot with the construction of the new road but that we would prefer it if he was granted a waiver of the upland circle and frontage. Kevin – I make a motion that we send the letter to the ZBA as suggested. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

#### **Cedar Pond Preserve**

Jim – I have given each of you a copy of what Chris feels is necessary to complete the road. As you can see what we are holding will not be sufficient to finish the road. Letter from Attorney Jacobi was read by Jim. Scott Sweet – what could we hold him to? Is there any ability to make him stick to it. How much can the town do about making him clean up the area. Jim – there is a Tri-Party Agreement – it was to cover a certain amount of work which he had to do. It comes with the site plan. He need to comply and the amount that he had to put up as stated in the Tri-Party Agreement to make sure it is done. The amount being held is not enough to finish the road with the increases that we now have

for materials. We have some control over the land and its development. Chris – I will re-work the figures. There is still work that is not covered in the agreement. Some of it is not fully designed or approved. ??? -- If the town gives him terms and he can not put up what happens? Jim – if that does happen we would need to see what would be our best position. ??? – are you aware of the letter that he sent to the residents. Jim – no. We need to move forward and find out what his plans are. ??? – the four driveways are suppose to be done in November. Mr. Sweet – if nothing is being built on the site we would like to see it cleaned up. Greg – I make a motion that we send a letter to him that the site needs to be cleaned up. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Brian – I make a motion that we have Rita contact Town Counsel and see what if anything can be done to clean up the site and to renew the Tri-Party Agreement. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Mr. Sweet – will we be able to get the money as agreed in the Tri-Party Agreement. Jim -- We will be working with Town Counsel and hope to be able to have more information at the next meeting.

Brian – I make a motion that we check with Town Counsel about sending a letter to the Cedar Pond developer concerning not issuing any further permits at this time. Greg – 2<sup>nd</sup> the motion. Jim – all in favor.

### **Mail**

A letter was read from Kopelman & Paige concerning Woodhouse.

Greg – I make a motion that we adjourn. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

Meeting adjourned at 11:15 p.m.