

September 15, 2009

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

Present: J. Marot, K. St. George and Gregory Kashgarian

John Francisco – Cisco's Pizza – (Mayflower Bank Plaza)

Pauline – this is Mr. Francisco (Cisco's Pizza) – he has been to Board of Health and came in on Monday. I suggested that he come to the Board since it is a change in usage. There is no change to the outside of the building. Jim – Jim – I do not have a problem with it. Greg – Kevin and I were looking it over and I don't see that it is changing the area that much. Jim – actually he seems to just be taken the place of Neighbors. I think that you are all set with this Board unless you run into some kind of problem that we can be of help to you.

Cedar Pond Preserve

Attorney Jacobi – I was hoping that Dan Aguiar had dropped off the plans but I am told that has not happened. I understand that Ron has signed a contract with T & K today and that the work will begin on Monday and should take approximately 7 – 10 days. Chris – I was under the understanding that we are suppose to have a preconstruction meeting before any work is started. Jacobi – I did not know about the meeting so all that I can say is that it will start on Monday or shortly after the preconstruction meeting. Chris-- it is pretty optimistic to think that it will be done that quickly. Jacobi – it is important that we are all on the same page. I will make a note about the sidewalk plan and the preconstruction meeting. I would like to go through Mike Renzi's list (residents' list) of concerns:

Neighborhood Issues

- 1-1 a. Trailers will be removed when the sub-division is finished. I don't know of anything which states it needs to be done before then.
- b. The loam pile will not be moved. The weed and grass which are growing on the piles control the erosion. Some of the loam will be used on site grass strips and lot which have not been landscaped and to feather the one foot strip on the back of the walk on lawned yards. The material removed from the sidewalk base will also be placed here and used in the construction of the new homes. The loam pile will be left as is until the subdivision is finished.
- c. The dumpsters and construction vehicles are to be used for construction and will not be moved. Ron will have George go out to the site and check to see if anything there can be removed.

- d. The property surface will not be modified as it would affect the drainage and possibly increase the blowing of dirt and sand.
 - e. As far as No Trespassing Signs are concerned they have been posted and if the residents see any unauthorized people in the area it would be advisable to call the Police since Ron can not always be there.
2. Landscape planting will be done prior to the last house being sold.
 3. Potholes in the street will be addressed when the sidewalks are taken care of.
 4. To the best of my knowledge the missing caps have been taken care of.
 5. As far as the Release of order of Conditions from Con Com will be filed by Dan Aguiar in a matter of days.
 6. As far as the Sidewalk Plan is concerned I was under the impression that the same had been filed until I got here tonight. I have put that on my list to take up with the engineer. Chris – We are trying to work with the landscaping. Jim – we need some plans. Chris there will be no sidewalk on Lot 10. Mike Renzi – the diagram that you are showing is not what is actually there. There have been a number of changes that are not there now. Jacobi – I apologize for the engineer. Rebecca Lacrasta, 15 Cedar Pond Road – what are they going to do about the sprinkler systems. Jacobi – I will add it to my list, but I think that anyone who thinks that it will affect their sprinkler systems should contact the company so that they are aware of what is going on. Chris – when the sprinkler systems are moved they should be placed so that they are at the back side of the right of way. Jim – will that be 13 feet of pavement. Jim – it is important that during the preconstruction to look at Dan's plan so that we can walk the site. Jacobi – I would rather it was done in an orderly fashion. Jim -- Chris will schedule the meeting. Jacobi - We need to check with Ron. We need a preconstruction meeting Chris – Lot 29 has a driveway issue. I believe that they have talked with T & K and that they are aware of it. Jan Renzi – 2 Ron Circle. Are we going to be notified when they will be doing the work? Jacobi – the driveways and sidewalks will be done at the same time. I would say less than 30 days.

7. As far as the paving of the roads it will be done when the subdivision is completed.
8. As far as the homeowners association it is a recorded document. It calls for it to be turned over to the Homeowners once all of the lots have been sold. Copies would have been given at the closing of the lots.

2. Driveways

Jacobi – as I stated previously the driveways will be done when the sidewalks are done. ?? How do we find out when it will be done? Jacobi – give me your name and number – Compos – Lot 13.

3– New Issues

1. Jacobi – as far as the electrical cover on the box on Quequechan Circle someone is suppose to take care of that on Wednesday morning.
2. Jacobi – as far as the grass strips are concern, they have not been installed. They will be installed as part of the sidewalk paving.
3. Jacobi – as far as Lot 30 is concerned it is not a violation of any ordinance, by-law or regulation to store materials on that lot. It is his right.
4. Jacob – as far as the mailbox issue is concerned it can not be resolved until all of the homes are sold and the street is finally paved and accepted. I believe that the same applies to school bus pickups.

Jacobi – there seems to be some activity in the market. There has been some small interest in 6 lots. John Quinlan – do you have a list. Jacobi – I have 5 things to confirm and I need to add Lot 7 driveway is not done. Chris – Lot 29 need to be taken care of. Tom Zahar 7 Cedar Pond. This is not the prepared document. It is based on the way the development looks. The road has potholes and there is flooding during heavy rain. The Boathouse is in really bad shape. Sign have been put up. I am not sure what the Board can do. Are we wasting our time on some of these issues? My question is are we subject to the answers. Jim – the Board would like to work on some of these issues and we have got some answers. The driveway layouts are a town issue. I am personally happy with the effort that is being mad and I recognize that some of this can not be dealt with at this time. I have been happy with his cooperation. As a Board we need to help and if there is an ongoing problem down there the neighbors should contact the Police Department as it is impossible for him to always be available

down there. Hopefully issues can be worked out. P. Correia – Lot 28B – We do not have any landscaping done we need to have the drainage fixed. Jim – we are waiting for the engineering and the Conservation Commission. Jacobi – We expect to be back before conservation. Eric Wilson – 2 Quequechan – the front of 4 is a safety issue. Jacobi – Scott Sweet – Ron's Circle – retention ponds are in there plans. Chris – town needs to have easements. S. Sweet – every person has to look at that. I think there should be some effort to clean up the neighborhood. That is one of the big points. Jacobi – I will speak to Ron in the morning. Sue Bragdon – 3 Ron's Circle – this plot plan needs to come before the Board. Don't they need a plan? Jim – the outside is what is protected. The drainage is an issue. When it gets approved or accepted we need an as built plan. We just have not seen the plan. The engineer needs to get the information to us. Jacobi – when is a good date for us to come back. Jim – November 2, 2009 at 8 p.m.

Tony Charves – Demoranville Drive

Chris I have walked it and found a couple of minor issues including dead trees. Tony – are you talking the ones on the left side. Chris – at Pickens. The drain basins need to be cleaned and I should also walk it with Conservation. Jim – I would suggest that you and Chris set up a meeting. Chris – I think that would be a good idea. Greg – Is the drainage working. Jim – do you know if he has been reached by Conservation? Tony – I will have Paul call the engineer. We need a certificate of compliance and we were wrong to assume it was done. Jim – we have 45 days to make a recommendation. We can't make it within the time unless we have the Certificate of Compliance. What we have now is for 2 of 4. We will take this up again on October 5, 2009 – that is a Monday.

12 Harding Street – Frank Coyle

Jon Pink – he would like to do a separate building. The mini golf is impervious. We are able to meet the setbacks and parking. Greg – where is the septic? Jon – we have to do something with it. Frank Coyle—it is pretty much of an eye sore. This is an area that we would like to do something with to improve the plaza. The other thing is that we would like to have a small bank and that would make a drive thru necessary. Jon – we are looking for your ideas and suggestions on the entrance. We were looking at maybe just widening what is there. Jim – you have dressed it up quite a bit. Greg – I think it is starting to look fine. Jim – I would encourage a bank. F. Coyle – we are going to look at what we can find. We thought about fast food but did not think it would be a good thing. Jon – we were also wondering whether this would be a separate building. Jim – I personally do not have a problem with it but I think you need to look at the zoning. Coyne – I think it would look better. Jim – you might need to go to the ZBA. I don't think it is a big problem. Greg – you need a state curb cut. Jim – you have more parking than necessary. You might eliminate these 3 spaces. Coyne – we are still looking for some ideas to be able to try to sell the idea. Greg – I don't see it as a problem. Jim – would you be able to leave us these copies

so that we can discuss it further. If you would like you could plan to come back on October 5, 2009.

17 Brookstone Drive (off Freetown St) – Mark Higgins

Jim – We have a curb cut from the Selectmen's Office. Chris – I don't have a problem with it. Looking north at the driveway there is an access road for drainage. Jim – I have no problem with it. Greg – it looks fine. Greg – I make a motion that we recommend approval of the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Lakeville Country Club – Gary Mosca

Gary Mosca – I was informed by the engineering firm that you were looking for some information. I need some time to put it together so I am looking for another extension. Greg – the golf course would just disappear. Jim – where so much time has elapsed I think it would be a good idea to just ask the Board to withdraw the plan because otherwise we need updated information. Pauline – at this point he has a continuance to October 22, 2009 at this time. Jim -- We need to do something with this it is not fair to the abutters. We need something in writing so that we know where it stands. Gary Mosca – I will be back on October 5, 2009. We will need to turn it down if you do not have something concrete.

Roberts Road – Bob Poillucci

Jim – I spoke with Bob Mather and he is looking for a release concerning Robert's Road. We are presently holding \$9,063.95. Greg – I make a motion that we sign the release since we are holding funds. Kevin – 2nd the motion. Chris – there is still erosion on the state road but it seems as though the state does not care. Jim – all in favor. Vote was unanimous.

SRPEDD Hours

Pauline – Rita would like to know if the Board would be willing to give the Open Space Committee the hours that we have available from SRPEDD. Greg – I make a motion that we allow our unused time to Open Space. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Woodland Ridge – Bartlett

Jim – as everyone on the Board is aware there is definitely a drainage problem there. We do have the ability to correct it since it can be handled through zoning by-laws for sites beyond 4,000. We have the right to ask for a storm water plan to be filed with the Board. The plan should show lots and drainage. We have looked at it and as far as Woodland Ridge is concerned we now have a number of issues with the road, neighbors and drainage. We need to have some plans filed for the site and abutting property. I will work up a letter. I think that the drainage is easily correctible but we need an engineered plan. Greg – what is it does not work. Jim – it would be a legal problem. Storm water does not only involve the street and anyone's lot to the street. Greg – if your suggestion works for the road what about the private lots are we still involved? If the water is going

where it would have gone then we would be okay with it. What about Brian's comment. Chris – I looked at it. We have the authority to take care of it. It needs to be diverted back to the property where it would have gone. Jim – I will send a letter to the Board of Selectmen for review and approval before it is sent out. The other problem is Lot 12. Greg – I recommend that the developer send a letter to the neighbors to take care of the flooding issue. Kevin – 2nd the motion. Jim – all in favor. Chris needs to take a look into something for the mending on Woodland. Chris -- I think that he needs to put in a double basin in this area to stop it from going on to Pickens Street. Jim – to Chris – would you give us a letter based on your finds and do you think that we could have them for the next meeting?

Mullein Hill

Chris – I am here about the sidewalks in Mullein Hill. I would like to know if the Board has a problem with me removing the sidewalks as I do not have the funds to put them back at this time. If any of you have been in there you would see that they are completely falling apart. Jim – I think that you have the right to do that. It falls under your jurisdiction. Chris – they are all broken up. The plan is Cape Cod Berm and a grass strip. Jim – I still feel that sidewalks are needed and that they should be put back when the funds are available. I think that your memo you have shown us today is okay. Chris – Is it okay to take them out now and replace them when the funds are available? Jim – I think that you need to do what is in the best interest of the town. Greg – I make a motion that we recommend that Chris do what he feels is necessary as far as taking out the old sidewalks and replacing them when and if the funds are available. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meeting

Next regular meeting is October 5, 2009. Greg – I make a motion that we adjourn. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:15 p.m.