

February 12, 2007

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

Present: B. Hoeg (acting chairman) Kevin St. George, and Gregory Kashgagian (Jim Marot arrived at 8:45 and took over as chairman

Bills

Brian – I also have bills for Secretarial services in the amount of \$236.42 and \$202.65. Pauline – you previously approved the bill for \$236.42 but accounting can not locate it and asked that I have you sign again. . Greg – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Brian– all in favor. Vote was unanimous.

Taunton Water Works

Pauline --Jim asked that you look over this plan. He does not feel that there is any problem. They are just going to replace the line. It does not require that the Board sign it but he wanted you to be aware of it and that you did not have a problem with it. Brian – does anyone have a problem with it? Greg – I make a motion that we give Jim our vote of confidence. Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous.

CanPro

Pauline – Ken Motta will be in later this evening but Jim wanted you to be aware that CanPro is looking for a release of the funds that are being held in the amount of \$12,000.00 plus. Brian – are they talking the road being finished before the condos are finished. Pauline I believe that the agreement may say that the road need to be finished to be able to service the condos.

Race Course Road

Pauline – this letter that was received from Gerald Yarrigle's attorney. Letter was reviewed and made a part of the file.

Spring Brook Estates

George Collins – Collins Engineering and Mr. Hinkel the developer of Spring Brook Estates were present. Collins – I am sure that you remember that this plan was approved back in December of 2006. We are here because we want to amend the plan from granite to Cape Cod Burm. Hinkel – I have received an estimate on the granite and have been told that there are a lot of maintenance issues. Brian – what are you going to do, slope granite. Engineer – vertical and slope inside. We would be sloping in the center of the cul-de-sac. We basically want to go with the Rules and Regulations of Lakeville. We want to go back to the Cape Cod Burm. We would stay with slope granite at the cul-de-sac and entrance. Brian – it is a good move on your part for approximately 10% of the cost in granite. It is an approximate difference of about \$26,000.. Engineer we will change the plans of the road. We will amend the sheets and change the revision date.

Form A – John Downing – Arthur Mahoney – Check in the amount of \$400.00 was received. Greg – I make a motion that we sign the plan. Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous

Joshua Estates

Pauline – Kevin Walker brought in the linen for Joshua Estates – he said that he has finally got the okay from Land Court. The original plan was sent upstairs to the Town Clerk's Office on June 20, 2005. Brian – plan seems to be the same.

CanPro

Ken Motta – I am here concerning 30 Riverside Drive. This is the formal in reference to the office suite plan. As you know this is basically a 2-story building and it is required to have 104 spaces. We have a total of 106. We meet all of the requirement of the ADA – the 100-foot buffer as concerns the residential property. In most cases 120 feet. We have minimum lighting wall packs. These in this area are on each side of the front doors. They are more for decoration than lighting. Brian – we would like to eliminate the globe below the light. Greg – we want the light to show downward. Ken – I will look into it with the manufacturer about putting on shields. There is a canopy on the side door. Greg – what is this. Ken – it could be the roof equipment enclosure. Kevin – I would like more information on the lighting. Jim – I walked back in this area and this is all scrubby. Ken – they did not want to clear in the 100-foot buffer zone. Jim – CanPro will be retaining ownership. Ken – of this lot here. Jim – I would like to see them do more street trees. Ken – what kind do you want. I have listed the trees on the plan. Jim -- any kind – maples are a nice street tree – may be some in this area. Ken – 17 feet from the back of parking to the street line. About 108 feet. Jim – what about this. Ken – roof drainage and soil suitability. We have all the information on the sheet. We have don 7 test pits and it is medium to fine sand. I have no doubt that the recharge system will function. I have all the information on the sheet. Jim – my thought was filter cloth across the top. Ken – okay. Jim – what about the catch basins – we would need some type of management. Ken – how about fabric. Brian fabric doesn't work. Greg – how about cleaning of the road? Jim – we have it for the lower road. I think if you keep the basins clean it would be okay. Brian – is it pretty much a balanced site. Ken – we will be bringing in some. Brian – can this be put in as a requirement. Ken – this is all identified on the sheet. Jim – I would entertain a motion. Greg – I make a motion that we sign the plan with the modifications and that the cut off shield are looked at later. We also have to have added the 3 street trees, filter fabric, silt sacks on the front of crushed stone Entrance. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – could you print that on the plan and then we will sign a plan and have you also sign the same. We will then keep one and give you one.

Ken Motta:-- as you are aware the town is holding a bond in the amount of \$12,000. + which dates back to 1997. Since we have taken over the completion of the road for Jonathan Whites project, CanPro is looking for a return of the bond. Brian – what do we have for a bond now. Ken – nothing. Brian – CanPro has a habit of not doing anything. What happens if they do not

finish and we are forced to step in and/or repair things. There is no way to get it quickly and actually the lots are no great protection since we would have to sell them to get the money to complete the work. What happens if the market is slow and we can't get the money? Jim – I asked that question of town counsel and she said those 3 lots protect us. Brian – I think we would have to go to court. The lots are not going to be in the name of the town. Jim – I think we feel more confident retaining it. Ken – we are thinking May to finish the road. They are planning on May for the residents so we have to have the road ready to go. Jim – I think at this time the Board is saying that they are more comfortable holding the bond.

Jaime & Tracie Bissonnette – Subdivision – 16 Holloway Brook Drive

Bob Rego – Prime Engineering – As you are aware we have been in a couple of times on the preliminary plan. The last time that we were here you were still talking about a Conservation Restriction on a portion of the land. As you know Jaime was concerned about it and he has consulted with an attorney. We have prepared a plan for a single driveway and the waivers and wet lines are shown. Jaime is showing the Conservation Restriction in accordance to the wetland line on the deed. Attorney Shep Johnson – there are a couple of different ways of handling this and he seems happy with a deed restriction with the wetland line for conservation. This is more than 50% but not to a third party. Jim – how would it be? Attorney – it would be a permanent restriction on the deed. and it would be held in conservation. Greg – it would be a permanent restriction? Attorney – yes. Jim – you have made a design for the drainage for the driveway. Engineer – we would elevate the road to lean back to the catch basin. We have not done the calculations. We are talking a grass line and swale. Jim – is this still 50? Engineer – 40. Engineer - We would take from the existing land in this area here. This would be unbuildable. Brian – that would stay until a full built out. Engineer no it will not be allowed with a 40-foot layout. We are talking street trees in this area. Jim – if there are trees in that area we would want to see you keep as many as possible. Engineer – this is a pine tree forest. He plans on keeping the good trees. Jaime – I thought the Board wanted the swale on my side. Engineer this would provide a buffer to the side. Jim – I thought there were no pines on this side. Engineer – Would you like to take one more look? Jim – I would like to. Jaime I would like to keep any nice trees if possible. What about the turn around grass or something in the center. Jim – that is fine. Are you going to give us something. The issue for me was not to open a can of worms and I think the property needs protection. I am happy with the conclusion. Attorney – I think it will accomplish the same thing. Jaime – I would like to file a definitive plan in the near future. Jim – I think what we have seen and what Attorney Johnson gave us looks good. Jaime – I would like it to be a natural looking area. Attorney – it is unusual for someone to put on a restriction.

Joshua Estates

Pauline – we need to do something with the Joshua Estates Plan. Brian – we looked it over before Jim arrived and it seems to be the same as what was sent upstairs to the Town Clerk for the appeal period. Kevin – I make a motion that we sign the plan. Greg – 2nd the motion. Jim – all in favor. Kevin, Greg and Jim voted in favor. Brian abstained since he was not present at the meetings when it was discussed.

Adult Zone

Jim – I don't know if the other members are aware of it or not but Berkley will be holding a hearing concerning an adult zone. The Selectmen have requested that the Board review a letter, which they have prepared and will be sending to the Town of Berkley. Greg – I make a motion that we notify the Selectmen that we are in agreement with them and will give them our support. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

MESA Seminar

Jim -- I don't know if any of you will be available or are interested but there will be a MESA seminar at the Library on March 8, 2007 at 7 p.m.

Meeting

Next regular scheduled meeting will be February 26, 2007.

Brian – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor.
Meeting adjourned at 11:15 p.m.