

NORTH ATTLEBOROUGH PLANNING BOARD
MONTHLY MEETING
TUESDAY, MARCH 6, 2007
NORTH ATTLEBOROUGH POLICE STATION

The North Attleboro Planning Board held Special Meeting on March 6, 2007 at 7:00 P.M. at North Attleborough Police Station, North Attleborough, Massachusetts. Board members Donald Cerrone, Richard Houle, Joan Marchitto and Christopher Sweet.

Open up public hearing and continue until 7:15 P.M.

Planning Board Business:

1) Shawn Jorde to review status of L.O.C. for Edgewood Gardens Subdivision (Expiration date: 3/14/07);

Mrs. Marchitto, We're not meeting until 3/22/07 we called you in for an update.

Shawn Jorde, All that is left granite curbing, sidewalks and paving. It's a bond.

Mr. Cerrone, Make motion to extend until of 6/1/07, seconded by Richard Houle.

All in favor 4 to 0.

Next three issues for Raymond Loughlin regarding bond adjustment on Thomas Doolin Circle too reduce L.O.C. for Henry Riordan Extension and request for street acceptance on Charles Barth Drive, Leo Ringuette and Henry Riordan Way;

Mrs. Marchitto, I don't think he's coming. Information that I have is John Lavin has set up a date and time to meet with him this coming Thursday. He and Ray are going to go over issues and they're going to meet at site and do a punch list for Thomas Doolin Circle and John is going to review bond reduction at that time. He's also going to go over Henry Riordan Extension do punch list see it that street calls for bond reduction. He's also going over with Ray Charles Barth, Ringuette and Henry Riordan. Bob McGhee has been invited to that walk I think Ray Loughlin did some articles for those street acceptance so Bob McGhee, John Lavin are going to walk over those three streets to make sure they're ready for town meeting. He will report back to us 3/22/07 with punch list and bond reduction if needed to be.

5) Discussion of mitigation checks being held for deposit;

Mrs. Marchitto, We have to write some articles. Board's concern is once we deposit the money.

Mr. Cerrone, Money will be gone that money was sent aside for those projects. I think we should have articles for those projects. Once you put it in general fund they will spend the money. What is sense of mitigation with these developers?

Mrs. Marchitto, Do you want to see if we can get two articles written before 3/22/07?

Mr. Cerrone, Yes I'll see if I can spend some time. Before we deposit the checks we should have article go through town meeting.

Mr. Sweet, I would like to sit down with town accountant and see what she would recommend. We need to create separate stabilization account for mitigation funds at town meeting, move funds out of general account and into special mitigation stabilization account.

Mrs. Marchitto, Myself and Chris will sit down with Lisa Higgins to start the process.

Mr. Sweet, Ear mark it for mitigation somehow.

NORTH ATTLEBOROUGH PLANNING BOARD
PUBLIC HEARING
TUESDAY, MARCH 6, 2007

7:15 P.M.- Continuation of the public hearing for the proposal of the North Attleborough Planning Board to amend the Planning Board's Rules and Regulation Governing Subdivision of Land;

Mrs. Marchitto, Left off section 5.12 of 1.

Mr. Cerrone, I think we left off at 11.1.1 fire protection.

Dale MacKinnon, Does fire dept. have specifications for this?

Mr. Cerrone, I think they do installed one or two of them. We should check on that they have to approve it.

Glenn Ofcarcik, We've used these tanks before.

Mrs. Marchitto, All set with that one. Utility installations 5.12.

Mr. Ofcarcik, We started on this one dry sewer if they're going to be required everywhere and 1200ft. All underline passages are out of Christina Estates approval conditions so they're not really generic they're more specific for that project. Question was dry sewer put in and left it for 15 years and it was never connected what is the point. Question was if depth was different than what public works wanted.

Mr. Cerrone, Maybe we should say applicant would have to get letter from public works.

Mr. Ofcarcik, If it is within 1200ft. we have to do it. Question is if there is no sewer 2 miles away.

Mr. Cerrone, You don't have to do it if within 1200ft. you have to do it.

Bob Norton, We did have lot of comments on 5.12 one of meetings Ray read all these conditions. One of bigger comments was our specification.

Mr. Cerrone, Why doesn't your book say rules and regulations instead of specifications?

Mr. Norton, Because it is specifications for constructing standard specifications and details. It goes from roadway construction to water use regulations, water construction to sewer regulations to sewer construction all the way into it has section on...(inaudible) betterment has everything to do with road construction. We do have the road widths, which was 5840B. Type II subdivision principle street 38ft., Type I subdivision principle street 30ft. street width minor street 26ft.

Mr. Cerrone, We have 40 and 26ft.

Mr. Norton, Type II principle street 58, 36ft. for minor where you exceed us is fine.

Mr. Cerrone, Type II we have 50 and 30ft.

Mr. Norton, Every year we have a hearing and we have recommendations from staff or the public that we review to make changes. There is an amendment section in the back. Last year we made amendments we changed from water supt. to utilities manager, etc.

Mr. Cerrone, We can't change every year once we have the rules we have to stay because we have engineers they work with these books you guys change it makes it tough on them.

Mr. Norton, Our changes don't effect bylaw.

Mr. Cerrone, That is why those are specs.

Mr. Ofcarcik, The confusion has been because there are many similarities but differences also. Planning board used to say we approve subdivision plan you need to adhere with DPW's specifications, which in some cases are different than planning board requirements. I think that is part of the goal to have one set of standards for construction, one set of standards for everything all the way through. Problem is you have two different sets of comprehensive books.

Mr. Norton, Manhole doesn't change it went from brick to precast. We have vortechnic or equal we're looking at or equal now, we don't believe defenders are equal.

Mr. Ofcarcik, The planning board approved that so that is what contractor installed. It is not the technical specifications, not rules and regulations it is how you implement it. Planning board approves it but public works has to maintain it, it is also lot of technical stuff but a lot of it is cohesive. You adopted new hydrants last year those are now what we spec.

Mrs. Marchitto, I think utility installation is just commenting generally that we have conflict.

Mr. Norton, Some of the requirements are not used anymore. You have tendency to follow Mass. Highway specs. they don't tell you what to use they tell you the blue book. It tells you if you use brick that it needs to be built like this, if you use PVC it needs to be built like this, if you use corrugated steel pipe for draining this is how it has to be installed. It does not tell you what to use.

Mr. Cerrone, You have specs. that is the difference when you do spec that is for project, when you do building you write the specs. You guys have specs. for certain projects.

Mr. Norton, No this is the specification for the town it is from our standard.

Mr. Cerrone, Not from planning board I go by rules and regulations.

Mr. Norton, We've tried to make something that is specific and applies to every situation that can be used any developer doing anything can come in and look at these.

Mr. Cerrone, Most of these road guys work for state highway too so they have to use blue book.

Mr. Ofcarcik, If planning board approves a brick catch basin that is way we have to build it. If you approve corrugated metal pipe that is how we have to build it. If planning board approves it you have to build it according to Mass. Highway specs. or DPW, which are probably the same for corrugated pipe.

Mr. Norton, As far as installing the pipe it is the same it's just the material and what we want installed.

Mr. MacKinnon, Item 5121.D width of trench I don't think that really matters to the planning board but it does to DPW they have guidelines for that. Comparison of difference you need list I will make that list if you would like. I don't think it's the purview of DPW to say width of pavement and width of right of way that is the planning board's issue.

Mr. Sweet & Mr. Houle, Have no problem with Dale doing list.

Mr. Cerrone, Also have John Lavin he's our engineer. Go right through the book rewrite with all the changes and get his comments and we'll go back again.

Mr. MacKinnon, I have disc of all their requirements we do design using their material.

Mr. Norton, Happy to have workshop with you.

Mr. Ofcarcik, Things like the grass strip is moved, no sidewalks around curb of cul-de-sac those five standard conditions that you've been making in every approval you want that in book.

Mr. MacKinnon, What is usually done in most towns things will be done according specifications of DPW and then if there is nothing to govern it that is when you would go to state requirements.

Mr. Cerrone, We're getting lot of subdivision where the guys go in put the binder they don't do anything else put the houses up and those roads never get finished. I've been saying this for 10 years put the binder and sidewalks before any permits are issued. Go to public works get road open permit make sure you put planks so the road doesn't get destroyed.

Mr. Ofcarcik, The statue says I need to secure with the town my construction and it gives me the option a covenant, bond or Letter of Credit.

Mr. MacKinnon, The town should not be doing the plowing until the road is accepted and that is one of things that will get them to finish the road.

Mr. Norton, We may even be able to not allow water until subdivision is finished sidewalks, curb stops.

Mr. MacKinnon, I can't see that happening because you have erosion control that is an issue during construction of lots. It doesn't allow for the soil and erosion that is going out to the street. As soon as somebody isn't looking they don't use the planks they tear up the road. My only concern is you're going to ruin the curbing and final pavement.

Mr. Cerrone, Maybe you should have to post bond to take out permit. You're supposed to be 6" above binder.

Mr. Norton, I would offer that if you have stuff you want to put in our book your bylaw can reference our book we're more than willing to adjust our book to satisfy that need.

Mr. Cerrone, Our main concern is those three or four items that Joan said. Homeowners put underground sprinklers these guys come back three years later to put sidewalk and rip all underground sprinklers up.

Mr. Ofcarcik, Have to be careful when you're dealing with specifications verses rules and regulations. Yours have the force of law if I don't like them I only have 21 days to appeal.

Mr. Cerrone, We have the law but we have to work with them too.

Mr. Ofcarcik, Lighting the book I read today, which is the electric. Who provides light poles, provide bulbs, developer pays for the electricity until town has accepted it? Your 5121K page 41 underground utilities shall be installed in accordance with NA electric construction specifications. They're having public hearing tomorrow night at 7:30 at their office. Part of their regulations now say the developer has to do electrical design. Poles and bulbs are supposed to be in and active and developer has prepaid \$100 for pole, electricity until town takes over.

Mrs. Marchitto, Location of post office pedestals any comments?

Mr. Ofcarcik, We talked about that on Christina and there was an option I know board has had issues where they want the pedestals. I just don't think it's clear in these regulations whether you require them or not. Post office likes the pedestals; individual mailboxes are now in grass strip.

Mrs. Marchitto, Different postmasters want different mailboxes.

Mr. Ofcarcik, If you're going to require a pedestal in what is going to become a public project in public street you have to allow for alteration of the street right of way, etc.

Mrs. Marchitto, That is why we wanted something in our rules and regulations to address this.

Mr. Ofcarcik, Does the board have a preference? Are you going to require pedestal for one lot?

Mr. Cerrone, That could be up to board's discretion.

Mr. Ofcarcik, I think pedestal box 18 is the smallest unit.

Mr. Cerrone, I think 9,18 and 24. We would have to have detail on the design.

Mrs. Marchitto, I brought up issue that the pedestal boxes are on side of a Form A, which isn't part of the subdivision I think it should be inside the subdivision.

Mr. Cerrone, Maybe you should design it so sidewalks go behind mailbox.

Mr. Norton, Post office is federal government and you have to do what they tell you.

Mr. Ofcarcik, Board can say any subdivision over 10 lots requires pedestal box unless there is extenuating circumstances they have to be designed in safe manner. Is it board's preference to have pedestal boxes if we can get them to fit and work?

Mr. Cerrone, We'll do some work on that.

Mrs. Marchitto, Drainage construction within buffer zone wetlands. I talked to Shannon conservation had stated that they were going to send letter. She was looking at adding more verbiage to the difference I know she has some comments on this one.

Mr. Ofcarcik, It really should say may require approval you can't make it a condition that we get someone else's approval first or last. There is statutory regulations as well so you can't make your approval conditioned on us getting another approval at any time. After saying it shall be approved but you don't say when or how because we have different right of appeal process with them.

Mr. MacKinnon, There is actually nothing wrong with G because you're giving that responsibility by Phase II of EPA.

Mr. Cerrone, H is one we should check with DPW see how it matches with what we have on drainage.

Mr. Norton, I think our only difference is we have concrete pipe.

Mr. Cerrone, We have that.

Mr. Sweet, I- manhole and catch basin structures.

Mr. Cerrone, Lot of guys were using flat cones at one time and public works if I recall don't like that.

Mr. MacKinnon, They don't want to have flat tops but when we're dealing with very shallow drainage system to physically construct them you need to have ability to use flat tops in sections. We have minimum requirement of 3ft. of cover it is very hard to use a cone section to build the drainage. It would nice to have cone section but it is not always possible.

Mr. Norton, I think that is why flat top can be used but it's not recommended to be used and secondly we don't want you bringing the concrete the base all way up to within 8" making the flat top fit within just frame itself.

Mr. Ofcarcik, It says if we're going to use the flat top we need to show them to planning board in approval phase.

Mr. Cerrone, I think we should leave it like that.

Mr. MacKinnon, Bringing it back to vote of board I think it could be solved by field representative.

Mr. Cerrone, That is when you're designing the system that is time board has to vote on it.

Mr. MacKinnon, Field change would be an unexpected condition would usually be reason for field change. It is something that I would think you could put that into John's ability to decide.

Mr. Cerrone, When you design this drainage system you know then if you're going to need it or not.

Mr. Ofcarcik, But if 2 years later you get your approval and they put a gas main in then it's a field change.

Mr. Cerrone, You're not going to dig before you start putting that in until you get gas main marked out so you have plenty of time to come back and make a change. Leave it like it is that is my opinion.

Mr. Sweet, J- drain manhole located at every change and height slope.

Mr. Ofcarcik, I think it says change in grade now so I think that is just clarification.

Mrs. Marchitto, K2- catch basin grates shall be as specified by DPW.

Mr. Ofcarick, That is like the hydrants so if they change catch basin grade whatever one approved on the plan is the one that gets used.

Mr. Norton, There are checkerboards and cascades and things of that nature.

Mrs. Marchitto, Leaching catch basin shall not be permitted but catch basins shall be equipped with hoods as gas/oil separators.

Mr. Cerrone, Those hoods some people want to do the plastic some want metal the guys that clean manholes they like plastic with teeth.

Mr. Ofcarcik, It breaks off and drops in.

Mr. Norton, There is nice fiberglass one I like the heavy metal ones because they don't break. I haven't had experience of cleaning fiberglass ones right now we call for the metal ones.

Mr. Cerrone, We'll check on that one.

Mr. Norton, We prefer cast iron.

Mr. MacKinnon, We currently show the snout just need to know if you want to use something different.

Mrs. Marchitto, N- outlet drainage outflow pipe 12" or greater in diameter.

Mr. MacKinnon, When you say grate I assume you mean like security bars?

Mr. Cerrone, Yes so no kids can get in.

Mrs. Marchitto, O- catch basin frames binder course of pavement no comments. P- detention and or retention basins shall be substantially completed and functional prior to application of binder course of pavement.

Mr. Ofarcik, This is one I think you should talk to Shannon about only because conservation commission's regulations one of their comments is we can exceed their requirements if it's what planning board requires. I'm not saying level spreader isn't the appropriate one but if you mandate it conservation can't ask us to do something different.

Mrs. Marchitto, It's 4ft. vinyl coating fabric chain link fence shall be installed around retention/detention basin.

Mr. Ofarcik, I've had experience on both sides it is really up to the board. We've had instances where kids get over fence and then can't get out. Just want to be careful if requiring fence that there is some gate or means of access.

Mr. MacKinnon, There has to be a gate for maintenance purposes.

Mr. Ofarcik, Homeowner to get in there.

Mr. Norton, We asked you guys and board of health about detention basins.

Mr. Houle, There are some dangerous detention ponds.

Mr. Norton, We also requested that they not be on separate lots, which has something to do with size of fence. We think they should be on standing alone lot.

Mr. MacKinnon, The assessors don't want it on stand alone lot because they want to be able to tax the person.

Mr. Norton, I think there is lot of room for discussion on that.

Mrs. Marchitto, Use of underground detention using large 4ft. pipe for storage.

Mr. Ofarcik, Who is going to maintain it?

Mr. Norton, It goes back to earlier discussion we're not sure we like those to begin with them. We understand Attleboro used them for period of time they have gone away from them again.

Mr. Ofarcik, They require them in subdivision not in private developments or condos or site plans. Attleboro DPW maintains the drainage and we've had to come up with some pretty sophisticated closed systems. You can encourage the use that's fine but to require it is different.

Mrs. Marchitto, S any comments?

Mr. Ofarcik, You're being specific about three different things, which you can't always do at the same time. Meeting 80% TSS removal for first flush is a state requirement we have to do that.

Mr. MacKinnon, Pretreatment is required before underground systems as part of DEP Stormwater Policy. Using stormwater treatments to provide that though is not...(inaudible) in other words how you provide that be treatment is allowed to be sided lots. Purpose of this was that you would use a vortech unit prior to an underground infiltration system or underground detention system. You have to have a pretreatment unit and that does provide best type of pretreatment at this time.

Mr. Ofcarcik, S you could just say you could require the applicant to conform to Mass. Stormwater Policy, which we have to do anyway. You're getting into specifications about how to do inverts, inlets and outlets, etc.

Mrs. Marchitto, Too much detail?

Mr. Cerrone, Let's check with John.

Mr. Ofcarcik, I think letter T is basically one of those things that Joan has talked about. You're talking about the NPDS permit basically is required for almost every project and you've required us to submit copies of our permit and SWPT to you we're required to have it and required to submit it to you. It includes all the measures to control waste and building materials, cleaning and sanitary facilities.

Mr. Cerrone, March 14th. there is stormwater meeting policy. Have you guys done any cost on it to maintain that?

Mr. Norton, No.

Mr. Cerrone, That is an expensive bylaw. I'd like to know the cost to enforce it.

Mr. Norton, Everybody is going to have to do it.

Mr. Cerrone, The developers are doing it now.

Mr. Ofcarcik, That is nothing compared to what us taxpayers are going to have to pay.

Mr. Norton, By going out and be head of the curb and doing it this way we're hoping to get a program in and not going to be pushed. At last minute these towns are going to have to do 5 years of work in 1 year.

Mrs. Marchitto, Erosion and sediment control plan any comments?

Mr. Ofcarcik, We do one for you and conservation and for SPES may have covered it under requiring NPDS permits.

Mrs. Marchitto, Water mains and apparatus including service connectors shall be installed.

Mr. Cerrone, That is something we should check make sure it matches with us.

Mr. Norton, Only thing you did have in one of your paragraphs you were talking about extra cost for different size pipes, which we don't agree to.

Mr. Cerrone, It's been a town bylaw have you checked them?

Mr. Norton, If we're doing a betterment down a public road we can only charge a betterment for the 8" not all size pipe. The only case I'm familiar with is Landry Ave. where Walsh put in a larger pipe and we paid him strictly the difference in the cost of the pipe. Because our master plan is in place and it is in black and white this is what needs to be. If you want to build water main this is the size it needs to be.

Mr. Ofcarcik, This was probably written 20 years ago before water main master plan was in place.

Mr. Cerrone, I want to do some research on that page 26.

Mr. Norton, We have sewer master plan too we know what size pipes we need.

Mr. Ofcarcik, Usually if we have to do larger pipe it is because of pressure or volume or something.

Mr. MacKinnon, I agree with Bob probably could be eliminated I.

Mr. Sweet, G last two sentences reference specific specifications do you want to leave it more generic?

Mr. MacKinnon, This isn't usually the water test that is done.

Mr. Norton, We had some issues on your testing typically 150lbs. on water mains and 4lbs. of air in sewer mains. I think you have an infiltration and exfiltration guideline.

Mr. Cerrone, Check on G.

Mrs. Marchitto, Easements post office box. Natural features best efforts to be made to retain any mature healthy trees on lots.

Mr. Ofcarcik, What you mean is street trees and that is not what it says. It says we have to have six trees on the lot. I think you started requiring street trees, which are not in right of way within 10ft. of front property line.

Mr. Cerrone, Of the layout.

Mr. Ofcarcik, Out of the layout 50ft. on center or something is that what you're trying to get at instead of trees per lot?

Mr. Cerrone, Plus six trees per lot plus shade trees. We're going to require shade trees. If you're in R40 have to have twelve trees on the lot plus three shade trees in front that is what we want to say. We should say six trees plus three shade trees if you're in R10 you should have nine total trees, if in R15 should have total of eleven trees.

Mr. MacKinnon, Usually street trees are laid out in distance along right of way. You could have someone with very long frontage and only have three trees.

Mr. Cerrone, We'll leave it like it is.

Mr. Norton, Trees are not to be put on top of utilities.

Mr. Ofcarcik, Shade tree by statute is tree that is in the public right of way.

Mr. Cerrone, We don't want them in right of way we want them outside of right of way 10ft. off.

Mr. Norton, I think you need to request to cut down any tree.

Mrs. Marchitto, We'll work on verbiage for that. Fencing we already discussed that we'll review that.

Mr. Cerrone, Guardrail.

Mr. Ofcarcik, Wooden guardrail per Mass. Highway Specs. I thought DPW required the steel.

Mr. Norton, It depends on the road but I don't think any subdivision where you have 30MPH speeds, etc. I think the wooden are fine I don't think we have rule against that. Mass. Highway are massive.

Mrs. Marchitto, Retaining walls.

Mr. Ofcarcik, I think we had couple meetings ago on this with the right of way. Public works doesn't want a retaining wall within right of way? The wall, footing or canilibra or any of that.

Mr. Norton, I believe that is correct.

Mr. Ofcarcik, Board had talked about 4 to 1 slope from road right of way. You have road, grass strip, two sidewalks you have so much 4 to 1 slope then we're on private property.

Mr. Cerrone, When you do plan need slopes easement.

Mr. Ofcarcik, No we put a retaining wall we go vertical.

Mr. Cerrone, On your property not town property out of the layout.

Mr. Ofcarcik, 4 to 1 slope is what Ray was talking about he'd like to go behind the sidewalk another 2ft. There is 4 to 1 side slope you fill up the entire 40ft. right of way with road, sidewalk and grass strip you have no room for any side slope. As soon as we're 40ft. we're out of the right of way Ray was suggesting was to go another 2ft. and then have 4 to 1 slope. Meet existing grade, which changes when we develop the house lot.

Mr. Cerrone, Put retaining wall and house then worry about what they want to do with the grade no maintenance for the town.

Mr. MacKinnon, Problem with that is when we have existing 40ft. left over right of ways between two existing ANR lots and grade elevation doesn't allow it.

Mr. Cerrone, The board will make decision then and they can run it by public works too and get their comments.

Mr. MacKinnon, You can't always get slope easement because they're trying to stop the development. If you don't have existing houses I would think you would want to leave wider than 40ft. I think you should go by with 50ft. right of way.

Mrs. Marchitto, You have 40ft. right of way why can't you put 10ft. easement of construction?

Mr. MacKinnon, You can if you own more than the 40ft.

Mr. Ofcarcik, Not when you're creating a Form A this is land that was done 30 years ago when no one would every develop the land in the back.

Mr. Cerrone, I haven't seen it in 15 years.

Mr. Norton, Raise the road there is always an option and I think we're all willing to look at that.

Mrs. Marchitto, Asbuilts.

Mr. Ofcarcik, Only with regard you're asking asbuilts to show the construction materials. Contractor and your inspector are the only ones that see the materials going in.

Mr. Cerrone, When you do your plans you specify the materials you're going to put in right?

Mr. Ofcarcik, Yes and we don't know what goes in. It is up to your inspector we're paying him so if he signs off on it should be okay. I'm not going to certify what kind of pipe was put in I didn't see it. He should certify his certification to you that it is constructed according to the plans should satisfy the materials. We can specify inverts and locations of valve, etc. all in conformance, which we traditionally do. We presume it's going to be reinforced concrete pipe or PVC drain or whatever.

Mr. Norton, I think what we do prior too the builder provides submittals which says going to use therefore inspector out there looks at name on pipe and if it's not that he says take it off. That is how you're assured you getting what you're supposed to.

Mr. MacKinnon, We don't want to certify because we weren't physically there and that is where we have to rely on the town. I'm talking about asbuilt not a proposed.

Mr. Norton, If they provide a submittal prior to doing construction work and submittal is approved that puts them on the hook for proper installation of materials.

Mr. Ofcarcik, You require your inspector to inspect, review or certify that what we proposed was installed.

Mr. Cerrone, That's why we said whatever is on that plan you have to follow. We'll ask John how he does it.

Mr. Norton, The submittal is good it doesn't put John in the middle gives him a printout of what needs to be there if it isn't there he has authority to reject it.

Mrs. Marchitto, Street maintenance developer responsible for snow and ice removal until acceptance okay. We're stopping at page 53.

Schedule next hearing for 4/17/07 at 7:00 P.M. at police station.

Respectfully Submitted,

NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MEETING
TUESDAY, MARCH 6, 2007

Mrs. Marchitto, Talking to Cathy at human resource she wanted to know what the board's maximum salary would be for town planner. Our high end we're not able to meet I think board came to conclusion that maybe \$56,000 sounded to be reasonable high end.

Mr. Houle and Mr. Cerrone agree. Our former town planner was making \$54,000 I think we should be able to live with \$56,000.

Mr. Cerrone, Make motion town planner we hire should start at \$56,000 cap we can't go any higher, seconded by Chris Sweet.

All in favor 4 to 0.

Mr. Cerrone, Got call Friday morning from John Kokot after last Thursday night I asked him about tax issue he has town in court for tax appeal he wanted to meet with me. I met with him this morning with one of the assessors Debie Foley and I think they're going to drop lawsuit on tax appeal. Made an agreement this morning he's going to drop the appeal. John made a commitment to us this morning he was going to write letter, call his lawyers as soon as receive something from the assessors.

Letter from Building Inspector;

Mr. Cerrone, He wants to set up a meeting with us.

Book Mass. Land Use.

Mrs. Marchitto, Mark Bobrowski is attorney and he has book we had explored this before site plan.

Mr. Cerrone, That stuff we do now problem is how do you enforce it. We should put down town planner or representative to sign off on site plan when building inspector goes to do his final and if planning board hasn't signed he can't sign. They want to do site plan review we don't control inside the building we take care of all the outside.

Mr. Houle, Make motion to adjourn, seconded by Don Cerrone.

All in favor 4 to 0.

Respectfully Submitted,

Attach Agenda to Minutes.