

**NORTH ATTLEBOROUGH PLANNING BOARD  
REGULAR MONTHLY MEETING  
TUESDAY, MARCH 10, 2009**

The North Attleboro Planning Board held its Regular Monthly Meeting on Tuesday, March 10, 2009 at 6:30 P.M. in the Lower Conference Room at Town Hall at 43 South Washington Street, North Attleborough, Massachusetts. Board members Donald Cerrone, Richard Houle, Joan Marchitto-chairman, Richard Thimot, Christopher Sweet and Mary Burgess-town planner.

Executive Session for strategy in litigation Roger Ferris is present.

Mr. Houle, Make motion to go into executive Session, seconded by Donald Cerrone.

Roll Call;

Donald Cerrone- Yes

Dick Houle- Yes

Joan Marchitto- Yes

Richard Thimot- Yes

Christopher Sweet arrived at 6:31 P.M.

Christopher Sweet- Yes

Out of Executive Session at 7:00 P.M.

Planning Board Business:

Endorsement of Vouchers;

Custodian Voucher

Ms. Burgess, Got billed because it was past 10:00 P.M. \$30.00 time and half. This is first time I know of ever being charged.

Mr. Thimot, It is no unreasonable in course of year pick up \$1000.

Budget;

Ms. Burgess, After meeting with Mark Fisher we were instructed that regardless of whether or not we wanted to submit level budget this is how much our budget is going to be cut it is roughly \$6000. First draft I put FY09 appropriated budget, our F10 level funded budget and then F10 4.65% decrease. I did increase from original budget that I submitted two weeks ago I did increase clerk up to \$4000 on second page did analysis of hours that have been used in the past and hours expected to be used through June. It comes to \$3,692 that is with regular schedule meetings and 12 hours per meeting. The \$4000 will allow for 320 hours per year 26 hours per month 13 hours per meeting with clerk in attendance. I also attached year to date expenses for you to review. This has everything from salary to office supplies, engineering, things we had to purchase regarding maps for legal defense, training seminars, printing, postage, advertising, publications that we purchased which we are not purchasing in the upcoming year. If you look at proposed F10 budget with decrease I did remain \$250 in training that included Mass Federation Planning Board and Zoning Board of Appeals the dinner that board likes to attend. Smart Growth Conference and annual ADA Conference. Also for dues and memberships I mapped out the ATA is 240, Mass Plan Director is \$75, Mass Federation Planning Board and Zoning Board Appeals is \$90 that is where all those numbers come from. I did keep \$250 in mileage that is for unforeseen travel that may have to occur and car not available. We are down one car so we only have one car right now. Office supplies \$1000, advertising went down to \$1500, postage went down to \$500, printing down to \$100 that is it.

Mr. Sweet, You really re-racked this to preserve the clerk?

Ms. Burgess, I had the feeling that it was important to the board that clerk attend meetings so I did reorganize things to make that available. This is also if we stay with two meetings month if

we go to 4 or 5 hour meetings we're still pretty much covered and as you know in the summer we don't have two meetings month so it does give us little bit of leeway in summer. Town administrator hasn't seen it yet it is exactly what they asked for 4.65%.

Mr. Houle, Which from that meeting could change so you know.

Ms. Burgess, It all depends on what we get for state aide if it turns out to be less than what is projected then something could change.

Mr. Houle, I think it also should be said at the meeting they were very clear that they're going to recommend to Finance Committee that this happen and they were very strong in telling us that.

Mr. Sweet, Like any other board/committee, group in town/town government will have to plead our case on town meeting floor at budget time. This is what selectmen are angling for at current moment and we'll submit it I guess and see where it goes. I think Mary came up with solution to keep our clerk there isn't dime in here for legal, might need more for advertising so maybe we'll have to go to reserve fund transfer or something.

Mr. Cerrone, Have they met with union yet?

Ms. Burgess, As far as I know they have been meeting with unions but we haven't met with union so we don't know what is on table yet. I know clerk union met and they said what options were going to be but steelworkers haven't met yet so I'm not sure in how they are moving forward with that. They've been talking about week or two-week furloughs, which I personally would prefer over the Friday. It works out to be less money doing furloughs. They are also talking about different way to configure the health benefits and half days on Friday. Way it's been explained to me is that they will be doing it so that step raises are included then from step raise they will get deduction. They've already allocated for step raise and then reduce say 4 hours on Friday at X amount of hours it basically works out that you don't get your raise so you'll be still working for same amount.

Mr. Cerrone, Mary what do you guys get for vacation, sick days what is the contract?

Ms. Burgess, For 1 to 3 years with steel workers it's two weeks vacation and 12 sick days for first year and second year you get 18 sick days. I think after 4 or 5 years I get another weeks vacation. I get 1 personal day per year that goes up to 2 after 3 years, 3 personal after 10 or 15 years.

Mr. Sweet, Can you bank the sick days from year to year?

Ms. Burgess, You can but you can't go over 120 sick days and they don't pay you back for sick days.

Mrs. Marchitto, How do you feel working with this budget in year 2010?

Ms. Burgess, They're going to be lot of things cut out but I think we can make do with it still allows for Planning Board to attend couple of training seminars that come up and also allows me to keep up to date on new strategies that come about. Also \$2000 in engineering account does allow us if we want to take a bond we can have inspectional services give us and estimate, etc. It does give us little bit of breathing room and also we're not line item budget so technically none of these line items really mean anything because we can transfer them from line to line. If something does come up we can always transfer out of one into another. Only thing we can't transfer out of is salaries to general expenses after the budget has been closed.

Mr. Houle, Do you think we have enough for advertising?

Ms. Burgess, No but what we used last year it all depends on if we have big town meeting year as you know advertising for town meeting zoning bylaw changes is our responsibility. I feel that we should be granted statutorily that we have to do this we should be able to get a reserved fund transfer if we needed it because it is statutorily it is required. With advertising down to \$1500 I don't feel uneasy about that because if we don't have enough money to run the add

we still have to run the add we don't have choice so they would have to either take it out of selectmen town operating budget or give us reserved fund transfer.

Mrs. Marchitto, I'm just thinking it's time of year that you come down to advertisement if there is till money in budget they may not transfer. I'm just thinking we run out of advertisement in October they may not reserve it until May when we have no money.

Ms. Burgess, Lot of advertising we generally stay between \$15 and \$1800 looking at past budgets. I went with lower end and then if need be we can transfer out of different area if something does come up and they say you still have money in your budget.

Mrs. Marchitto, That is what my concern is.

Richard Thimot left table at 7:10 P.M.

Mr. Houle, Is there any other problem other than advertising?

Ms. Burgess, Legal is problem if we want to do some overhauling on bylaws. Roger not being land use attorney that does run into situation where he subs it out. Getting things done in timely fashion maybe little difficult.

Mrs. Marchitto, I know this board and Commission at one point sent letter to Board of Selectmen asking if there could be shared land use attorney do you know where that stands?

Ms. Burgess, After Conservation and myself drew up RFP for request with all things we would need for land use attorney to review is also incorporated with zoning I believe as well. We gave it to Mark Fisher and it never got off the ground because they hire their town council doesn't come up until next May. What we were thinking instead of having single town council like Roger he is great hiring firm where they have land use attorneys and contractual attorneys, etc. so we could get more bang for our buck. That wouldn't be budgeted out of us because we don't have land use attorney right now if we ask town council to review certain things he has to sub out to someone else, which ends up costing town that way. When we have money in legal we could choose lawyer and use who we wanted. Whereas we could make recommendation to the selectmen what attorney we would like them to use but it may not happen.

Ms. Burgess, Another motion would be in order I think we did level funded budget and we're no longer going with that I was told that is not possible.

Mr. Sweet, Make motion we submit to selectmen the budget FY2010 as presented with 4.65% decrease, seconded by Dick Houle.

All in favor 4 to 0.

E-mail from Accounting Dept;

Ms. Burgess, They are going through their yearly audit they have come up with revolving accounts of ours that have been stagnant for year or more. Linda and I went through revolving accounts and basically put them into categories ones with outstanding issues where money shall remain in fund and ones that could possibly be proposed to be refunded. On proposed refunds I wanted to ask board if they have any recollections why there still maybe money left in these accounts. There is nothing in files indicating why there is still money there.

Cliffs Section E;

Mr. Cerrone, Did lights get put on?

Mr. Houle, There was some issues with the road also.

Ms. Burgess, This is revolving account has nothing to do with bond or any issue like that. I can look into light poles.

Heather Hill;

Ms. Burgess, You were saying to Linda you don't think it ever got endorsed.

Mr. Cerrone, No because there were conditions I don't think it ever happen.

Willowbe Glenn;

Ms. Burgess, We released the bond for them.

Mr. Cerrone, Yes send that back.

Redoulis Form W Special Permit;

Mr. Cerrone, We approved that and signed off.

Ms. Burgess, There wasn't anything in file.

Mr. Cerrone, All set on that.

Ms. Burgess, Then our consulting fee goes back into our general fund. Heather Hill and Cliffs Section I will look into that.

Letter NA Electric Dept;

Ms. Burgess, Regarding non-payment of streetlights. I did receive list of the ones that have not been paid. Way I have interpreted this is we actually don't have any stand on this. I know that it was asked that we use bond money to pay electric bills absolutely not. In future they asked if there is something we can put in our rules and regulations I don't think it is appropriate for our rules and regulations. I feel it is appropriate for their rules and regulations to put X amount of deposit down in future in order to ensure that these light bills will be paid.

Mr. Cerrone, We never used to have problem.

Mrs. Marchitto, At one point do they get turned on?

Ms. Burgess, Whenever poles go up and developer has to turn them on. Developer now pays for poles and put deposit down so these are predated those areas.

Mr. Sweet, Are these accepted streets?

Ms. Burgess, No that is the problem.

Mr. Sweet, It is up to electric dept. to put lien on property.

Ms. Burgess, That is how I would approach it as well small claims court lien on whatever possessions something like that.

Mr. Cerrone, I'm going on 18 years we never had this problem before.

Ms. Burgess, I don't think you were privy to it because they didn't see it as our problem.

Mr. Cerrone, Electric company used to put poles and lights up and we had to make sure they were working before town meeting.

Mr. Houle, Did you have as many objections at town meeting that we have now maybe that is part of it. I agree with Mary I don't think we're collection agency we have enough things to do here.

Ms. Burgess, Some of these Old Wood, Pondview.

Mrs. Marchitto, Last meeting when Mary was stating we had discussion on street acceptance. Mary discussed with board that she was working with director at DPW to have some of these streets accepted and some of these board has been working with since 2005. There was some type of interruption because staff moves on one of these staff moved on and it was supposed to go to town meeting they were working out with the developer. I think some of these with Mary working with the director of DPW can go to town floor for acceptance. Some of these were also under inspections of DPW at that time. I think if we allow Mary to work with DPW director go through the process we can get some of these approved that at least helps the process. It helps the billing stop to the developer and town takes ownership.

Mr. Sweet, Spirit of this letter is quite nice, " situation questioned does not necessitate that any ...(inaudible) prior to taking action we want to convey our concerns throughout this situation and solicit any advice and council that either Planning Board or B of Selectmen might wish to offer". That is very nicely phrased.

Mrs. Marchitto, Incorporation of Mary and Mark working together I think some of these can be resolved and that is how we have to go forward.

Mr. Sweet, It is good that we were made aware of it because we probably never were made aware of it in past.

Ms. Burgess, I'll draft memo up and put it in card folder because our next meeting is 26<sup>th</sup>. Those with e-mails I can e-mail them they would like this middle of next month. You can make comments on it and I'll print it out after everyone has seen it.

Zoning Applications;

John Marino pre-existing non-conforming for setback looking for variance.

Joseph Anderson side and rear variance for porch and shed.

Neolite for City Spirit Liquor that is zoned residential any change to sign have to come back for special permit. It is going to be digital sign.

Joe DiRenzo home occupation law.

Ms. Burgess, Decisions are there from last month. If you feel I should comment on any of these.

Mr. Sweet, I have issue with the sign.

Ms. Burgess, I think something can be said about digital sign and it being residential area.

Mr. Sweet, Has to be blue and white can't be animated.

Ms. Burgess, Because we don't outlaw it in bylaw.

Mr. Sweet, We do outlaw any other color but blue and white animation is gray area and being residential area is major concern.

Ms. Burgess, They are keeping part that says City Spirits and where you put plastic letters they are taking that part out and putting digital part in there. They are in residential district so any time they have change they have to go to Zoning Board that could be our only catch because they are in residential district.

Mrs. Marchitto, I think we should send letter to Zoning take Chris's concerns just have someone take look at it before you send it.

Mr. Sweet, I'm concerned about law situation.

Ms. Burgess, Being classified as home occupation, which is allowed by special permit in that district. You are allowed to have two cars it is only one lawyer.

Mr. Houle, The one with shed accessory structure porch you don't see issue with that?

Ms. Burgess, They are too close to setbacks with lot like this you run into it that was what Rod was talking about with regards to sheds being in middle of your yard if you go by setbacks. Porch they don't meet the front yard setbacks to begin with. They are just building 6ft. out into it to a porch. It is not existing they are asking for variance to put it in.

District Local Technical Assistance;

Ms. Burgess, It was stated at last meeting we heard from SRPEDD on official capacity that we were going to be granted Technical Assistance Grant to assist us with economical development portion of our master plan. First page is contract, second page is scope of services they will provide to us, which basically goes along with what we had requested and what we outlined in the request. It gives us list of the deliverables, which they will give to us which also includes staff coming to meetings and explaining it.

Mr. Houle, When it says work program economic profile North Attleboro it's giving appointment opportunities, business mix how does that work?

Ms. Burgess, They do all the research lot of information is local reporting they are going to gather all the information for us.

Mrs. Marchitto, This is huge it is great award for town of North Attleboro for local assistance. We were very fortunate there is going to be second round of awards with not as much money going around. Mary did really nice job and Greg was assisting and helping her to put in the descriptions of our needs. We were able to get it in timely fashion.

Ms. Burgess, When this is completed it will also help us direct us to where we should be making our zoning changes. They are going to do analysis on that and where they see trends

going and where maybe mixed use is more appropriate verses just commercial, etc. It can direct us to where we could be making zoning changes to encourage more growth and more economic development.

Mrs. Marchitto, Governor awarded approximately under \$200,000 to the state to award local assistance to towns to help either with zoning issues for land use or to help to get to our master plan. One of things secretary recognized that the town does need assistance and need money to go forward to changing land use. This is one way through SRPEDD in having them do technical support and support it financially to help town kind of get work they need but town doesn't have budget for it.

Ms. Burgess, Cheaper than consultant firm.

Mr. Houle, Are we basically stuck with what they tell us?

Mr. Sweet, It is recommendation.

Ms. Burgess, We don't have to adopt it but we would like to move towards adopting this and obviously the end goal would be to adopt this. It will still need to be fine tuned obviously with them not having as much knowledge possibly as the Planning Board per say about local issues, etc. and other commissions in the town like Business Industrial Commission, etc. They are doing the hard core information that would take average person extremely long time. They are going to do some mapping for us too.

Mrs. Marchitto, It has been accepted what they will ask the Governor does want some type of accountability they want both representatives Selectmen and Planning Board to agree to it and to support it. They are asking what does come down with support would go to town meeting they are asking that like Mary said with input of town and public hearings. They are looking for accountability and it is something that we need for master plan. They acknowledge some work is done but never is brought to adopt by the town.

Sheldonville St. Lawrence Way;

Ms. Burgess, I received asbuilts for St. Lawrence Way would you like me to have John Lavin review them for final acceptance? As far as I know he is done with that the patch was approved, lights are up and in. I want okay before I give it to John Lavin. We have some money in consulting fund that I left for Sheldonville II and III that belong to Fred Bottomley and he has agreed to transfer them into St. Lawrence Way fund to pay for the review.

Board agrees to get it done.

Work Session on proposed amendments to the Rules and Regulations Governing Subdivision of Land;

Present John Lavin, Glenn Ofcarcik and Larry Tilton from Tilton Associates.

Ms. Burgess, I did receive today from John he had taking our draft kind of did some fine-tuning. I didn't give you copy of new one because I hadn't had chance to check off what has changed. I figured John will have chance to discuss with board and we can do together on our February 12<sup>th</sup>. draft.

Interference.

Nancy Proal clerk left to bring Richard Thimot home and returned.

Peg. 15 4.7. Approval, Modification and Approval, or Disapproval;

Mr. Tilton, North Attleboro Electric is going same way show us approved plan then we'll put down proposed layout. You hire your electric engineers, which we do and we calculate all the modes how they want their transformers, where they want their hand holes, where they want to feed the buildings but we want to work on approved plans we don't want be working on possible, conceptual types. I think that before construction level or before the bonds are placed down would be good place to put them because you have to be able to supply it with electric.

Mr. Lavin, Electric is doing inspections.

Mr. Cerrone, I think it should be before we set the bond.

Mr. Tilton, It would be perfect then the plans are approved we can go to the board and get their adjustments.

Mr. Lavin, You submit the plans it is their system they have there own people they know intricacies of the loads, etc.

Mr. Ofcarcik, We have to give them approved plan.

Mrs. Marchitto, We finalize our subdivision.

Ms. Burgess, Prior to establishing the bond applicant is required to furnish electrical plan approved by NA Electric Dept.

Mrs. Marchitto, If there is changes.

Ms. Burgess, That is where we run into problems.

Mr. Tilton, Changes are how you're going to feed the lots from transformers.

Mr. Lavin, Changes would go back to electric dept. they are the ones who approve it.

Mr. Tilton, You want to them verify that they are going to have underground electric and do you care if they feed them from left or right side.

Ms. Burgess, Lights won't be on final plan lightpoles unless you estimate and hopefully they say yes.

Mr. Tilton, Typically before you lay one out up to last one or two we've been able to go to electric dept. this is how we recommend feed this project and where we estimate you should place lightpoles. Now we have to go out and hire outside electrical contractor he comes in and says we should feed it this way. If you hire electrical contractor that is approved by NA Electric then he has pretty good idea how they want to feed it.

Mrs. Marchitto, Do you have registry electrical plan with deed?

Mr. Ofcarcik, No it doesn't get registered.

Mr. Cerrone, How come it got so complicated? It was never this complicated.

Mr. Ofcarcik, Electric dept. stopped doing design.

Mr. Tilton, We always supplied the plans usually well before when Planning Board had their initial review done. NA Electric would load them up via disc and would type this subdivision and it's potential loads into their Mass. Grid System and they would tell us how they're going to supply the power to project area. High Street was done years ahead of that we know this load is coming at us in 5 or 10 years we're going to have to start ramping up in different directions in to load it and we want you to place your transformers and hand holes all your underground this way and all lights. They would supply back to us a disc showing where they put all their lines Mass Electric would do the same thing now we don't have that capability any longer.

Mr. Lavin, New regulations.

Ms. Burgess, We need wording after endorsement and prior to establishment of bond. Only problem I have there what if they decide to use covenant instead of actual bond.

Mr. Tilton, Keep it before securities before you can endorse it they have to supply with one or other.

Mr. Lavin, Any securities.

Mrs. Marchitto, I would use verbiage to cover all.

Mr. Ofcarcik, Performance or whichever method that ask.

Ms. Burgess, This was in our regulations I just moved it goes along with statement plan and 25 building lots allowed within 12 month period and phasing goes along with that prior to endorsement. After endorsement we have provide two sets of plans to inspectional services engineer. One set of plans to Planning Board Office, one set of plans for Dept. of Public Works and one set of plans to Building Dept. three copies. 3 copies of CAD files for all utilities and layouts shall be submitted to the Planning Board Office.

Pg. 16 4.9.1 Performance Guarantee;

Furthermore, the Planning Board shall establish said bond amount through the Inspectional Services Engineer.

A; At the discretion of the Board a time extension may be granted. If project or phase is not completed within two years, the Planning Board may elect to adjust the current bond amount held to reflect fluctuations in the economy and the developer will be obligated to post additional funds if applicable.

Ms. Burgess, They are required to finish things within 2 years and when they go over 2 years they can ask for extension from Planning Board and then we can also adjust the bond so we don't end up with situations we've been ending up with. We do have 5% contingency, which is suppose to cover the 2 year inflation but as you saw over the summer the fluctuation and price of asphalt and everything is kind of another protection for us.

Mr. Houle, Should it be more than 5%?

Ms. Burgess, That just is generally it ends up being 20% over the 5 I believe. It is 5% per year and then 10%.

Mr. Lavin, It is compounded it ends up with 25%.

Mr. Houle, I look at what we just went through and even at 25% I'm not sure that would have covered it. I'm wondering is that enough?

Ms. Burgess, When we do the 2-year bases 25% should be enough. When we redo this doesn't establish a percentage on redoing the bond. It says we can redo the bond and we can up it 100% we can double it if we see fit if prices fluctuate that much. We're not constricted to the 5% that is what we do now as contingency on every bond.

Mr. Lavin, It is contingency afterwards you figure so many foot of pipe at so many dollars per foot so you add those up as real cost and then you start adding like contingencies afterwards. You would adjust actual cost say bituminous concrete cost \$30 a ton now it's \$60 a ton you would adjust that up top at so many tons then add everything up and you start adding contingencies. You would be adjusted bond X cost construction cost plus added 25%.

Mr. Houle, Gravel would be considered a contingency?

Mr. Lavin, Yes anything that is not done if gravel isn't it in there should be quantity in there it should be in line item if it is done usually there is 100% payment. The developers are right in way like someone was too short like there were 15 line items there is lot more than that in construction so all of sudden you have to start holding back. Say for cleanup there isn't line up for cleanup so you're holding it back on other things and they say I finished that. Try and break it out more it makes it more fair for the developer because if they finished that item they've finished it.

Pg. 26 Street Layout 5.1.1. Location;

Mr. Cerrone, 900ft. for turn around cul-de-sac length of road some people say I've always gone 900ft. to center. I think you should explain it.

Mr. Lavin, It should be center you connect it when you're surveying it you have centerlines and roadways that is how you go station 0 and if it is variable width you just take average of variable width.

Mr. Tilton, Definition of dead end street it says you can go 900ft. and at end you have to construct the circle. It is kind of hard to construct circle at end of circle there is circumference.

Mr. Lavin, Almost have sketch on it from centerline to where it ends. Where does 900ft. end? Center of circle then you show example of roadway 900ft. to center of cul-de-sac.

Mr. Cerrone, Keeps it clean so everyone knows.

Mr. Lavin, You don't have to explain just show it from centerline of roadway to center point of cul-de-sac.

Mr. Tilton, By definition it says that but John is right unless you draw a sample someone is going to say we need to go to far edge. That generates into an issue it is later on in your filing fees where you're charging lets say \$1500 up front and then you charge \$2.00 for running foot of roadway to inspection and review. The reviewers want to say I'm going to review circle all way to edge of cul-de-sac I want another 50ft. times \$2.00 that is where it generates into an issue. I've been the route I paid the price you don't win the argument.

Mr. Lavin, You're right.

Pg. 30 5.3.1 General;

Ms. Burgess, Because we were talking about catch basins I thought putting the following in.

C; All catch basins shall be located prior to the curve of vertical granite curbing at all intersections.

Ms. Burgess, That is something that has been coming up located in wrong area we've been asking everybody to move it.

Mr. Lavin, It is not in town roads more into proposed subdivision. Curb is in town road water should just keep on going by because you might have to include all that water. If it's going someplace now let it go that is only thing I see.

Ms. Burgess, Add within proposed subdivision.

Mr. Tilton, You're not talking when you come out of radius point at intersection you're supposed to have 6ft. straight piece. Throat stone be placed at PC.

Mr. Lavin, Just before the straight point right at PC.

Mr. Ofcarcik, In that 6ft. section before the curb,

Mr. Tilton, By the code you're supposed to have straight section then throat stone. You have transition piece to go from your vertical around.

Mr. Lavin, I would do it prior to transition.

Mr. Tilton, Now you're tangling with the handicap ramp.

Mr. Lavin, That is other thing about handicap it depends on where they're at catch basin should be upstream a handicap ramp. It's matter of where you put handicap ramps too.

Mr. Ofcarcik, You just don't want it on curb radius. Throat stone usually puts catch basin about 6ft. up, which allows you to have handicap ramp. You're saying no catch basin on curb radius then you have flexibility to move it for handicap ramp.

Mr. Lavin, Probably just throw in there if handicap ramp is located catch basin shall be located upgradient of handicap ramp or just adjacent not upgradient it's 50ft.

Pg. 32 5.5 Grass Strips;

Ms. Burgess, We put grass strip back in and also mailboxes can be allowed on grass strip at discretion of the Planning Board and the postmaster. As we've seen Cushman Village got the blessing.

A 2' grass strip shall be located between the vertical granite curbing and the sidewalk. Mailboxes shall be allowed within the grass strip at the discretion of the Planning Board and the postmaster.

Pg. 38 5.13 Easements;

Line of site easements shall be recorded at the registry prior to endorsement if proposed easement is located on property not owned by the applicant.

All easements shall have bearings and distance and labeled accordingly on plan.

Mr. Lavin, Other thing keep on asking is municipal easements put them on plan. Really what it does if someone is throwing grass it is not for their use the homeowner so to speak.

Mr. Ofcarcik, The label.

Mr. Lavin, Yes they think it's an easement they can do whatever I want but it is really for the municipality it is not for the homeowner.

Mr. Tilton, You should keep word municipal.

Pg. 39 6.0 Traffic and Street Layout;

Mr. Lavin, Is it the Verizon easement? Is that the way it is?

Mr. Ofcarcik, Yes west side of town is Verizon east side of town is NA Electric.

Mr. Lavin, How can telephone company write easement for Planning Board or town?

Ms. Burgess, It is blanket easement they already have it in place.

Mr. Lavin, All it does it says anywhere that they have to go they can go. They can go in your backyard they can go past your pool wherever they want on your property.

Mr. Ofcarcik, If we drew up an easement plan and labeled every easement it still wouldn't matter because they're going to record blanket easement.

Mr. Lavin, Can they run it between your house and next door neighbor can they run a pole through that?

Mr. Ofcarcik, Yes.

Mr. Lavin, I've never seen it's like whatever you want. Homeowners move in they have the joy all of sudden telephone pole is running between their houses.

Mr. Ofcarcik, Standard procedure in other parts of the state it is just blanket easement on entire piece of property.

Mr. Houle, Has anybody called them on the carpet on this or tried to stop it?

Mr. Lavin, No. I'm exaggerated in sense I don't think they would ever do that but it's standard what they do.

Mr. Tilton, Where we go we have an easement.

Ms. Burgess, This brings up that question how Windchime doesn't have an easement.

Mr. Ofcarcik, It shouldn't it is on west side. They're included if you read the language it says for telephone, intelligence transmission and I think it says word electric in there someplace.

Ms. Burgess, They're saying they don't have right to go on the private properties remember all that stuff they were bringing up about transformers not being in right of way so electric dept. can't go on the property so they're not going to service those areas without specific easements. They said Verizon easement didn't include them but I don't know how it can't because it is included in every other.

Mr. Lavin, Them meaning NA Electric or electric?

Ms. Burgess, Electric.

Mr. Lavin, But if it says electric.

Ms. Burgess, I still don't even know where they're coming from.

Mr. Tilton, Who has the easement who has the description?

Ms. Burgess, Of the easement I assume it is in file somewhere I'm pretty sure it says electric but it doesn't specifically say NA Electric.

Mr. Tilton, Is NA Electric trying to service? It is Mass Electric/Verizon easement.

Ms. Burgess, The whole thing is very confusing.

Mr. Tilton, Could be doing shared service.

Pg. 39 6.1 Traffic Congestion Control and Analysis;

Ms. Burgess, Basically I took all of John's ideas and put them into a format that goes along with our rules and regulations.

Mr. Lavin, Probably the bigger picture for the board is nothing was necessarily in it is for adequate access that is probably the biggest thing that was in the regs. Its always been struggle like when is traffic analysis required and when it's not is there size, number of homes? Say you have 3-house subdivision it could be in here and you could obviously waive it. It was kind of unspoken or you come to point say Cushman there are things that maybe you need it maybe you don't. You definitely always need line of site, stopping distance things like that.

Then it comes to matter will those houses impact traffic from Planning Board point of view. Probably not so it's matter of coming out in definitive sometimes it's around 25 home. Pick Windchime there were plenty of houses there and also there were plenty of houses going up it was over 25 and it could have some impact in that area you have to look at the street too adequate access and then how it effects Allen Ave. at Hopping Hill and Allen Ave. at Draper. That's something where you get 30 some odd houses that would require a look.

Mr. Houle, What if it was in more questionable area where it is next to lets say major intersection or something like that? It is not 25 houses maybe 12 but it is going to impact do you still have that right?

Mr. Lavin, You have to reserve the right it is almost typical you have to give them some directive because they have to do it before they get into your jurisdiction so they do it and submit it should be submitted with everything. All of sudden you identify that and you reserve the right during the process.

Mr. Ofcarcik, Concern I have with this is it's very specific about what is allowed and what is not allowed. If the board adopts this as what they would recommend to be involved in traffic study that is one thing if you require it is another whole different level. Couple of things in the definition you have good definition of what roadways are and definition #4 you say adjacent road network may include roads within adjacent towns. It makes sense you're in north end of town may have effect on Plainville or something. Next page you say you may require the applicant to do capital improvements in adjacent road network. Maybe you can't do that because it's in another section of town. Also you put in traffic report shall be included for land development, which like you said Dick in most cases reasonable for all subdivisions and site plan approval. You can't require site plan approval in the subdivision regulations. If you want site plan approval you have to go to zoning and put it in there. In definitions for last sentence in #4 adjacent road network may include roadways within adjacent towns. I think is reasonable.

Mr. Lavin, Whole thing is this is all about safety doesn't matter what town it is.

Mr. Ofcarcik, But standards under 6.2.2 c, says undertake necessary Capital Improvements to improve or maintain the Adequacy of the Adjacent Road Network.

Mr. Lavin, Isn't it 1 of 4.

Ms. Burgess, Yes it's not all of them.

Mr. Ofcarcik, I'm just saying it could be interpreted talking about down the road trying to say we have to improve road in Plainville.

Mr. Lavin, If it is right next to Plainville and someone is going to get into accident in No. Attleboro what would happen? You either improve it or get denied I guess.

Mr. Tilton, It is well intended if you're going to put major pick 500 lot subdivision and you're going to impact huge ½ mile radius it is not going to recognize town lines or state lines. It is just going to be this is network and fellows you're going to put big drain on this thing. If it is little 5 lot or cul-de-sac right up next to I'll pick Plainville's town line it is going to be the board's call.

Mr. Lavin, Use the one on Draper that is off site mitigation to make improvements it says " to improve or maintain adequacy adjacent road network". You can't do anything about it now but if you're adding those cars in, which talked about for many meetings so I agree with them it's your right to say 5 houses.

Mr. Ofcarcik, That is why we need mechanism to come and you're liberal with waivers John we understand that sometimes the board isn't. But if you make it requirement and they don't waive it then it's a decision on how it works. You say we need to submit 3 copies of traffic impact analysis unless waived by the board. Following finding that traffic impacts will not be

significant and that level of service so we have to do traffic study to find out if we can come and ask if we can have traffic study waived.

Mr. Lavin, How would you prove to the board that you need it waived? Through quick traffic.

Mr. Tilton, ITT manual run some quick numbers and say be ITT manual you're not going to generate enough traffic to change level of service at intersections. But when you present your definitive we want little more detail than the ITT manual. What we need at early stages preliminary process we know you're going to impact road network system, know you're going to drainage issue because there is history of drainage issue need to be sure you're ready to talk about all these items when you file those definitive plans. Once we have gone to extent of doing definitive plan you're into some heavy money traffic studies are not cheap.

Mrs. Marchitto, I think one of the reasons that we're looking at placing traffic in our subdivision is difficulty for persuasion during definitive plan of asking for traffic report.

Mr. Tilton, You're in the argument stage then we don't want to do one because we've already spent tons of money and traffic study could say we didn't change out network here. Earlier on in the stages just work it into your design.

Mrs. Marchitto, I think if you brought in some type of traffic study there would have been open discussion during the definitive.

Mr. Tilton, Exactly all your traffic engineers could go to ITT manual.

Mrs. Marchitto, During definitive plan the argument to the Planning Board is not in your subdivision we don't have to do it.

Mr. Tilton, No problem with it in here just give us heads up if you're going to waive it lets waive it earlier.

Mrs. Marchitto, Yes it is probably very intense because that is what we hear from the applicant. We need to know what you want in traffic study, need to know before definitive stage.

Ms. Burgess, That is why it is in here.

Mr. Lavin, That is why I started out with you need cut like 25 house and then you reserve right. Here is other point of view you're trying to speed the whole process along not cost developer.

Mrs. Marchitto, My thought process the more you have information that the board wants for approval should be given within 135 days. My experience sitting on the board is that the projects are going really too long. The information is not coming forthright from the applicant for the board to give to our engineer services. I really believe subdivision can be approved within 6 month period if we all work together and if we receive information in timely fashion from the engineers we can get it back to you.

Mr. Tilton, I believe it is at early stages of when ground rules and method of design needs to be put in.

Mrs. Marchitto, That is what we're trying to do.

Ms. Burgess, Then we wouldn't need preliminary plan. Also on other end of it with Cushman Village we ended up just needed site distance. With Mt. Hope we needed little bit more and I think when people have given us a traffic report and it is missing things we've sent them back, which is also taking time. You can see from this if it's 25 lots and then at discretion they're not going to make you do probably everything that is in here.

Mr. Cerrone, I think we've been giving too many extensions. I think what you have to do when time comes up you don't have information deny the plan start over again. Once you do that couple of times everybody will have the information up front.

Mr. Ofcarcik, On our side of the table you have to understand it is very difficult no disrespect to John but if we write 300 page answer we can't talk to John about technical issues, which

we're happy to address with the board. We only want to come in front of you with 5 things that we either disagree on or we want waiver. I think we should get waiver vote at preliminary plan stage.

Mr. Cerrone, I agree with you on that.

Mr. Ofcarcik, I don't think statutorily though we can hold you to that. For instance new regulation on page 42 says 350ft. between two separate accesses for subdivision. I have subdivision of 50 lots I bought another house but I've only got 300ft. between them. If you're only going to approve it if it is 350ft. I don't have a subdivision I don't know what else I have. I've got to know up front are you going to allow 300ft./200ft./225ft. or is there no waiver. I understand frustration of the board not granting waivers for certain things.

Mr. Houle, I'm not sure we want to be granting waivers in preliminary process.

Mr. Ofcarcik, I'm not saying waivers to anything but sidewalks on one side or two sides.

Mr. Tilton, If you're going to require 350ft. and we only have 300 then what do we need to tell the client.

Ms. Burgess, 25 lots or more you're required to have two points of access.

Mr. Houle, What if it is 20 houses doesn't hit 25 but it is questionable area? What mechanism is going to be put into place then?

Ms. Burgess, That we have the right reserve the right that is in our existing bylaws that we can make you do traffic impact study. That being said you have 20 lots you come in front of us and we say corner is really dangerous we're going to need traffic study go back. I think that is completely acceptable. With 25 lots I think it should be mandatory because that is lot of traffic being generated.

Mr. Tilton, You're going to have lot of 24 lot subdivisions.

Mr. Lavin, You have to look at area not just intersection.

Mr. Houle, What do they do in other towns is there number?

Mr. Lavin, It is usually like 25. On preliminary plan you guys have to go out and make determination probably to give them proper guidance even though you won't be held because I'm not involved.

Mr. Tilton, You need to be involved at preliminary level.

Ms. Burgess, There is nothing to review.

Mr. Tilton, When the plans aren't sufficient.

Mr. Lavin, There is no stormwater.

Mr. Ofcarcik, If you're going to do test borings and test pits and monitor wells.

Mr. Lavin, It is still not hiring a consultant.

Mr. Tilton, I'm saying at preliminary level they should be ramped up so that enough basic information is supplied to this board and its review engineer to make pretty intelligent recommendation.

Ms. Burgess, I think we did find with Mt. Hope Farm Terrace.

Mr. Lavin, You'd have to get developer to agree with that too. If I said preliminary you have to spend \$50,000.

Mr. Tilton, I would rather spend \$50,000 at preliminary plan but ground rules are laid down that when you go to plan and say we're going to spend quarter of million dollars for preparing definitive plans I'm not going through \$150 to \$200,000 worth of revisions and additional consultants that come in at other end. I'd much prefer to spend it up front.

Mr. Ofcarcik, The difference is what you recommend and what you require. If you require it that is what we have to do we have right to come and ask for waiver and I think we have right to make the case but you still have right to say no even though we make the case.

Mr. Lavin, If you recommend if the rule is in place you have check list you just do it and Planning Board shouldn't say anything or any board if it is pretty close as far as analysis.

Mr. Tilton, Just like your current regulation at 50 lots it's supposed to EIS so what do we have 49 lot subdivisions.

Mr. Lavin, I agree.

Mr. Houle, I think Mary has good point.

Ms. Burgess, With recommend there is hesitancy but with require it is definitely wanted. I think it is totally appropriate to require it verses recommending and I think reserving our right to require under 25 house is also appropriate too. This is one of the things that may come up at preliminary and may come up at definitive and it is going to be applicant's decisions on whether or not they want to waste time by not doing traffic report or whether they want to come in with traffic report prepared rules and regs. say so. We're talking about getting complete applications now if we say we recommend doing it they come in with 25 lots and then they have to do traffic report that is another 6 to 8 weeks. We're not getting anything done in timely fashion. If we have all the information when we get the application then we cut it down to couple meetings you said 135 days we can probably get it done by then verses us telling you to go back and do this and that when we don't have enough information. By requiring it we get all the information we need and if it is under 25 lots and we need to only require couple things or we only need couple of things because of the location that won't take as long as full blown traffic report. I'm just trying to get complete applications, which we never do in timely fashion.

Mr. Tilton, If you say 25 you're going to get 24 lots then they will say it isn't required.

Ms. Burgess, Then we can go back and say I recommend.

Mr. Tilton, Then you're in the argument stage.

Mr. Lavin, But you have to put minimum down there should be minimum quick report. If it is on curve and there are 2 house lots and you can't see getting out you can't approve it. There should be minimum requirement of line of site, vertical and horizontal and stuff like that it gives you good idea what is going on. First of all they should be discussing adequate access that is really the board's issue then as far as technical stuff curve radius, line of sites they should know that anyway they have to meet it.

Mr. Ofcarcik, That is issue because those change like you are aware ASHTO changes. No question we need traffic study but don't be so specific or reference it to ASHTO regulations.

Mr. Lavin, You can this is my opinion it is same thing some of it is subjective now all of sudden we're going to be prolonged.

Mr. Sweet, On page 41 there is 6.2.3.1 called arrangement there is nothing under it.

Ms. Burgess, I think it was supposed to be title of next section under Contents of Traffic Impact Analysis I don't know I may have taking it out. I will look into it.

Mr. Houle, We're going to leave it as required?

Ms. Burgess, And maybe we will come up with short list for anything less than 25 but we still reserve the right.

Mr. Lavin, Line of site stopping distance you need to make sure you can get out it is not traffic that is the issue it is safety. Bigger picture is how are intersections going to be effected.

Pg. 41 6.2.3.2 General;

2) Long straight roadway sections;

Mr. Tilton, I would like to talk about Vista issue.

Mr. Lavin, I threw in we can knock that out it's for straight roadway. It shouldn't be 2200ft. straight all it really is if you're in center of town and land across the street or someplace this is for planning not engineering to have it come out nice place to look at that is all it really is.

Pg. 44;

Ms. Burgess, I have couple question marks and see John Lavin I didn't know. There wasn't any figures attached.

Mr. Lavin, I didn't if you look at 5<sup>th</sup> box down says minimum right of way I threw that in there you generally put temporary easements in for trees so why don't you just make it right of way if you're going to have that in.

Mr. Tilton, Open right of way to 60ft. then you're shoving your houses back.

Ms. Burgess, You'd have to be 30ft. back from right of way verses 30ft. back from easement goes into yard.

Mr. Lavin, That is why this is generic one.

Ms. Burgess, We now have 15ft. easement on either side of road and you have 40 all ready.

Mr. Lavin, Technically easement is their land that you can go on as opposed to right of way it is your land they can go on.

Mrs. Marchitto, I think we should keep right of way as is.

Mr. Lavin, I'm saying if there is less easement there is more ...(inaudible) of land.

Mrs. Marchitto, Should that even be in there?

Mr. Lavin, No we'll just put 40 across.

Mr. Ofcarcik, Now you're going to allow driveways, residential roads and secondary roads.

Mr. Tilton, Page 44 I want to know what Drive is?

Mr. Lavin, Something that is not paved usually if it's not paved. You can take that out. You can't go as fast then as far as there might be some houses there not lot there are towns that have it in. Other than that you just go residential, which is typical street, then secondary is like Allen Ave. or something like that and then primary would be Rte.120.

Mr. Tilton, Drive is pretty nice if you were thinking about having 3 house off from drive.

Mr. Lavin, And it's public road.

Mr. Tilton, There are these 3 or 4 lot subdivisions there was word for them.

Mrs. Marchitto, We started looking at them 5 years ago when I first came on the board.

Mr. Tilton, I did the whole report I did 3 towns 3 existing projects and 3 bylaws I was supposed to give to your board, which I have. I got all those reports all done residential compound designs that is where drive actually fits in if you were thinking about residential compound design.

Mr. Lavin, It is private it's almost like cluster.

Mr. Tilton, It's is to avoid the pork chop. I did Norton, Mansfield and Foxboro actual projects that went through permitting process, construction process and asbuilts in their bylaws.

Mr. Lavin, Have you done any clusters?

Mr. Tilton, I've done just about all but Poppasquash I did all the clusters. Oak Knoll I took it over from Tubby Myers and Cavalieri.

Pg. 45;

Ms. Burgess, Subsection I don't know what you're talking about.

Mr. Lavin, Take that out it says refer to subsection.

Mr. Ofcarcik, Now you're saying where the grade exceeds 3% you want leveling area for 100ft. it currently says 6% and 50ft.

Mr. Lavin, It is on page 26 it was taken out. The 50ft. or 100ft. whatever you prefer is just leveling area so if it's coming down you don't have it at intersection. If you're ever on an incline and it's icy you can't go. It is 50ft. right now.

Mr. Ofcarcik, It is also where it exceeds 6% you have it exceed 3%.

Mr. Lavin, 6% is pretty steep actually you have 50ft. that is couple cars with distances away that is separation. The only thing this would do is it depends on grade it would be safety issue if cars are stopped.

Mr. Tilton, You want leveling strips service area to be what?

Mr. Lavin, If you wanted to get 3 cars you can do 75ft.

Mrs. Marchitto, 75ft. verses 100ft.?

Mr. Lavin, Yes right now you have 50ft. all it is adding another car so you get 3 cars.

Mr. Ofcarcik, You want leveling area at 1%?

Mr. Tilton, It says 3%.

Mr. Ofcarcik, No where the grade exceeds 3%.

Mr. Tilton, I thought John you didn't like 1% roads.

Mr. Ofcarcik, Just at that intersection.

Mr. Lavin, It should be 1.5% the 1% roads are tough.

Mr. Tilton, You can't grade them.

Mr. Lavin, Unless you start having concrete then you can get 1%. 1% you can't stop the roller.

Ms. Burgess, We're going from 3% to 1.5%.

Mr. Ofcarcik, If it is over 3% you need leveling area of 1.5% for 75ft.

Mr. Tilton, Leveling area when you come into intersection has to be at 1.5%. Then 100ft. to 75ft. so distance back from intersection for 75ft. has to run at 1.5% then we can go up to 3% or 4%.

Mr. Lavin, Right whatever the regs. call for.

Ms. Burgess, Part we changed last time regarding bonding I will look into that.

Section 7.0  
Stormwater Management Standards;

Mr. Lavin, This was done while ago new stormwater regs. came out so primary focus should be new stormwater regs. Should be blood and cuts of technical side and has lot of these things in there that I have in here. We can reduce some of this stuff to make it neat.

Ms. Burgess, These aren't with new regs. we got these in July.

Mr. Lavin, No that was in September.

Ms. Burgess, They put new ones this past September?

Mr. Lavin, Yes. Say we talked about access around it has it in new stormwater regs. they identify it. It has fence has security another thing you can look at is where do you want to place these things. I put not at corner, so many feet away from lot lines, do you want to have trees around them. No one maintains them do you want to cover them up with planting those are the things that DEP doesn't cover. They cover all technical stuff the storm as far as events, what charts you use all that stuff has been cleared up now. Now there are things like location of them probably biggest one, access to them. You talked before about separately bonding these some towns do that. I made my notes.

Mrs. Marchitto, Some of this can be condensed because of new stormwater?

Mr. Lavin, Yes there are something in here that few things should stay like stormwater shall not cross streets that is standard. It pretty much summarizes what is required.

Mr. Cerrone, I think best thing to do John is to look it over again and make changes.

Mr. Lavin, Yes I made rough notes and right now to talk about it.

Mr. Ofcarcik, Page 50 7.4.2 General #2 you say, " Computations shall be based on full development of all tributary areas upgradient of each system". Kind of doesn't matter what goes upgradient because pre and post have to match from everything up above. What is full development? Is it develop single family residential or is high density condominium doesn't matter their are pre and post all have to match. We have to accommodate upgradient drainage no matter what but it should be same coming in even if it's fully built out.

Mr. Lavin, What you're saying is right now it is all woods and it's sheet flowing down. Five years later it is going to be lot more impervious area and now it has to take that. It is fair question.

Mr. Ofcarcik, Just to clarify it somehow.

Mr. Lavin, Yes because they don't know or what is build out you really have to have master plan in order for them to really do that. You have to look at that upstream make sure they're not effecting the people downstream.

Mr. Tilton, But if they have to be zero at their lot lines it doesn't matter what they put up there.

Mr. Lavin, That is true.

Mr. Tilton, If you're building detention pond ½ acre in size and if you build remaining 100 acres that somebody else owns would require 5 acres of detention pond. You wouldn't want to build 5-acre detention pond for something that may never happen.

Mr. Lavin, That is right I agree you just have to be careful even if they do pre and post upstream it is the grading that can effect downstream. All of sudden you regrading everything brought everything up it happens.

Mr. Tilton, I think we should talk about placement page 48 7.3.4.2 #1. You're talking they have to be 100ft. off from roadways and 25ft. off from property lines. You're pushing these ponds back a ways that we're going to have to do access road too, going to do piping too or open swales too. Then you're shoving them back on 20,000sq.ft. lots and 40,000sq.ft. lots pushing them quite ways back off the road.

Mr. Lavin, There is another thing we talked about before he's right. Other thing you talked about is having dedicated lot for retention pond so you wouldn't effect any of the houses. Say half of buildable lot that would be dedicated for those and town we talked about that.

Mr. Tilton, I can discuss about that issue because I've been that route one time in one other town. First thing people do is stop paying taxes on that lot and town ends up having to take it Plainville is perfect example of it the developer just walked away from it.

Mr. Ofcarcik, There maybe instances where low point is less than 100ft. from your access road to main road. You could say where feasible.

Mr. Tilton, Later on you say they have to be over recharged areas that can recharge.

Mr. Lavin, I was going to take that out it changed anyway because of LID everything is in new stormwater regs. Other thing started addressing do homeowners have to maintain these? There has been always that issue of putting them in their backyards and who maintains them. It is dedeed I don't want to get into that.

Mr. Tilton, That is slippery slope when you start saying homeowner has to maintain them therefore you're putting it on my property he actually has the right to go to edge of layout and shut that line off and say I don't want one bit possibility of any water quality any hazardous waste coming onto my property.

Mr. Houle, If it's designed right it shouldn't.

Mr. Tilton, Lets say there is spill in the street it goes into catch basin comes out drain and into my detention pond you just polluted my piece of land.

Mr. Houle, Can I make suggestion how about if we do stormwater another time.

Mr. Lavin, Main jest is going to be DEP I think they are pretty clear they did good job of listening to people on both sides of the fence.

Mr. Tilton, Can we end by one discussion on page 51 7.5 #1? Board of Health and North Attleboro Conservation. There is no question Conservation is involved but B. of Health?

Mr. Lavin, Take out B. of Health but only thing is they still have right to submit letter within 45 days. It really is ConCom and they are the jest of stormwater because that is really it's written for. It is when it's outside their jurisdiction is why it's Planning Board too.

Mr. Houle, B. of Health has 10ft. from home right?

Mr. Lavin, No but when they're looking at suitability.

Ms. Burgess, Public health and welfare.

Mr. Lavin, When they're looking at suitability they should be looking at whether it perks and then also that you're not having mosquitoes along those lines for public health. Septic systems are public health.

Mr. Tilton, If there is area in town that is known for bad systems, high rate of failures it is their obligation to point it out to this board and the applicant.

Mr. Lavin, Right and they can make recommendations in the letter and you have to stick to them.

Mr. Tilton, They could come back and say do you realize this area is slated for sewer inside of 2 years.

Mr. Lavin, They have their own regulations.

Mrs. Marchitto, I think stormwater needs to be revisited.

Mr. Cerrone, Asking Larry about underground drainage?

Mr. Tilton, One we did for Paulette Rioux years ago off of Lindsey St. I thought it was best design. It was underground recharge system running off from Stilling Pond all water used to drain to end of cul-de-sac into stilling area so they could capture a spill. Then when it flooded to certain elevation it ran into recharge chambers and it goes right down series of lots. You can grab the spill at vortechnic or one of stormwater treatment systems.

Mr. Ofcarcik, I think other issue is going to be who is going to maintain it town or homeowner.

Mr. Cerrone, I had client in Attleboro I went to look at lot that was first time I saw Attleboro do it they put underground drainage system.

Mr. Ofcarcik, Attleboro subdivision regulations require close system underground.

Mr. Lavin, Who maintains it?

Mr. Cerrone, City it was excellent it was all grass you couldn't tell no mosquitoes, no rubbish and no fences.

Mr. Tilton, It was board's recommendation that we put stilling pond in front of it worked out well.

Will wait for new board to reschedule and then we will post it.

Mr. Ofcarcik, Any time you get draft copies if we can have chance to look at them ahead of time we can submit it in writing it might be easier.

Mr. Houle, Make motion we adjourn at 9:10, seconded by Chris Sweet.

All in favor 4 to 0.

Respectfully Submitted,