



## NORTHBRIDGE PLANNING BOARD

### MINUTES

Tuesday, June 10, 2014

Brett Simas, Chairman called the meeting to order at 7:00 PM. George Murray, Barbara Gaudette, Mark Key, and Brian Massey were in attendance; R. Gary Bechtholdt II, Town Planner and Cindy Key, Associate member were also present.

The following members of the public were in attendance: James Shuris, Director of Public Works and Joseph Leonardo (Terreno Realty /Leonardo Estates).

Mr. Simas welcomed Brian Massey to the Planning Board; Mr. Massey and other members introduced themselves. Mr. Massey confirmed that he has been sworn-in by the Town Clerk.

#### I. PLANNING BOARD REORGANIZATION

*Upon nomination duly made (Simas) and seconded (Key) the Planning Board voted to appoint George Murray -Planning Board Chairman. Upon nomination duly made (Simas) and seconded (Massey) the Planning Board voted to appoint Mark Key -Planning Board Vice Chairman. Upon nomination duly made (Simas) and seconded (Key) the Planning Board voted to appoint Brian Massey -Planning Board Clerk.*

#### II. CITIZENS FORUM

Joseph Leonardo, Owner/Applicant for Leonardo Estates asked the Planning Board if they would delay signing the Certificate of Approval for the Definitive Subdivision and not file the decision with the Town Clerk until after July 01, 2014. Mr. Leonardo explained to the Planning Board that it was his understanding once the decision is filed the town will assess his property (for the 18 new lots) the assessment year of 2014; Mr. Leonardo suggested postponing the filing until after July 1<sup>st</sup> would not trigger the assessment until the next assessment year for 2015. Mr. Leonardo expressed concerns with paying the additional assessment during this current fiscal year, where potentially the subdivision approval may still be appealed.

Mr. Murray asked the Town Planner if there were any dates relative to this application the Planning Board should be aware of; Mr. Bechtholdt indicated the Planning Board's decision period was extended through to July 16, 2014, noting the Certificate of Approval (decision) needs to be filed before the 16<sup>th</sup> or the application would receive constructive approval. Mr. Bechtholdt added what the Assessors do is separate from what the Planning Board is authorized to do. Mr. Bechtholdt questioned why the Planning Board would withhold signing the approval at this point, noting its ready to be signed; does not want to delay and perhaps lose track of its approval.

Mr. Murray agreed, noting that he wants to make sure the Planning Board follows the dates and deadline concerning this definitive subdivision. Mr. Leonardo indicated that he would be willing to extend the decision period another 30-days. Mr. Bechtholdt noted the public hearing has already been closed; the Board's review has been completed; an extension cannot be requested or granted at this time.

Mr. Murray explained that he would like to be able to accommodate Mr. Leonardo's request, however at a point where the Planning Board needs to file its decision. Ms. Gaudette agreed; the Board needs to follow the process. Mr. Leonardo was concerned if someone was to appeal the decision he would be taxed on the property which could be held up in the courts for a number of years.

Mr. Bechtholdt was not sure of the process for property tax assessment and suggested that conversion should be had with the Board of Assessors, recommending again the Planning Board not delay in filing its decision with the Town Clerk.

Mr. Bechtholdt agreed with Mr. Leonardo regarding the period for appeal and suggested he clarify things with the Principal Assessor on the timing of the new assessment for the 18 subdivision lots and 2 parcels along Highland Street. Mr. Bechtholdt thought perhaps the assessment may occur once the definitive plan was recorded at the Registry of Deeds, formally creating the new lots (after the appeal period expired); but would defer to the Assessors.

Mr. Key felt the Board should sign the approval now; concerned if not it has the potential to fall through the cracks and be forgotten later on. Mr. Murray agreed, noting it was too late for the Board to postpone its approval (previously closed the hearing). Mr. Bechtholdt questioned if the Planning Board would have been presented with the same request (delay signing) if the Board approved the subdivision application in early May.

Mr. Murray agreed with the Town Planner and recommended the Planning Board sign the Certificate of Approval, suggesting that Mr. Leonardo have a discussion with the Board of Assessors concerning the timing of the new assessments. Mr. Murray noted he does not want the Planning Board to start a precedent concerning issuing decisions; Board members agreed and determined they would sign the Certificate of Approval prepared and acted on at the last Planning Board meeting. The Planning Board signed the Certificate of Approval dated May 30, 2014.

### **III. FORM A**

None

### **VI. REBECCA ROAD STONE WALL -REVIEW/DECISION**

Subdivision Right-of-way (Meeting w/DPW Director)

Mr. Massey recused himself from the Planning Board. Mr. Murray welcomed James Shuris, Director of Public Works. Mr. Bechtholdt indicated this matter had been tabled from previous Planning Board meetings, noting Town Counsel (Kopelman & Paige), in letter dated April 18, 2014, suggested the Planning Board consultant with the Director of Public Works regarding the extent of the encroachment and the likelihood the stone wall could have an effect on traffic and pedestrian safety under the particular conditions existing at the area of encroachment, where the Board and Director of Public Works can weigh the relative risks associated with the various options presented by Town Counsel.

Mr. Shuris noted that the Department of Public Works prepared (in 2013) a FAQ sheet for Public Right-of-Ways, a copy of which was provided to the Planning Board previously. Mr. Shuris briefly reviewed what can and cannot be located in the public way. Mr. Shuris explained in this particular situation the stone wall that is located within the limits of the right-of-way does not impeded vehicular or pedestrian traffic (no sidewalk on that side of road –set back from the road) and does not create sightline issues (not at a corner or curve in the roadway), Mr. Shuris noted his only concern would be if someone was to hit the stone wall and the town held responsible.

Mr. Shuris explained if someone was to damage the stone wall the town should not be held liable; noting if one of his snowplow drivers were to hit the stone wall he would have a drug and alcohol test performed immediately because to do so would mean the plow truck jumped the vertical granite curbing (stone wall is located approximately 8 to 10-feet behind curb). Mr. Shuris stated responsibility of the private property will not cause problem or hardship for the town to leave the stone wall where it is however need a release of responsibility of the stone wall. Mr. Bechtholdt asked Mr. Shuris if he was recommending the Planning Board consider the third option suggested by Town Counsel (April 18, 2014 letter); where the stone wall be allowed to remain in place, with an agreement to indemnify the town for future liability; Mr. Shuris in reviewing letter concurred.

Mr. Bechtholdt followed up; asking Mr. Shuris if this type of arrangement was unique or something the town has entered into in the past for other situations. Mr. Shuris indicated it happens a lot, noting has experienced this when he worked in Fitchburg, Concord, Holden, and in Northbridge. Mr. Simas sought clarification from Mr. Shuris on his experience with indemnification agreements; Mr. Shuris confirmed that he has done these in the past, citing an example in Concord for a drainage structure. Mr. Shuris assured the Planning Board that he was comfortable with this type of arrangement for the stone wall(s) on Rebecca Road.

Mr. Bechtholdt questioned if the indemnification agreement could run with the land, noting Kopelman & Paige suggested may be specific to the current property owners. Mr. Simas explained his interpretation of Town Counsel's letter notes the agreement may not be transferable in perpetuity. Mr. Bechtholdt agreed and suggested if the property was to transfer (sell) the current owner could disclose the indemnification agreement; that way the buyer (future property owner) could look to enter into a similar agreement with town. Mr. Simas suggested if there is a way to attach the agreement to the land (Deed, etc.) it should be explored. Ms. Gaudette agreed, however suggested the homeowner should be the one to explore and satisfy this aspect of the indemnification agreement and not necessarily the town. Mr. Murray raised question concerning potential financial security as noted in Town Counsel's letter. Planning Board members agreed the onus should be on the property owner to prepare the necessary documentation. Mr. Simas, noted he was not an attorney but suggested some things to think about may be for Mr. Massey to notify his property insurance, etc. regarding an indemnification agreement.

Mr. Massey indicated that he was willing to enter into the indemnification agreement with the town as he had discussed with the DPW Director, stating if the stone wall is damaged he would be responsible to fix it and if someone got hurt he would also be responsible; not the town. Mr. Massey questioned how the town has addressed other existing situations; Mr. Murray explained these existing situations are not under the jurisdiction or the purview of the Planning Board, something he would need to discuss with the Director of Public Works separately.

Mr. Simas explained to Mr. Massey and Mr. Shuris that he wants to make sure whatever is agreed upon is executed properly; to make sure the town is protected. Mr. Simas continued, suggesting when and if an agreement is considered the town needs to ask the right questions, the burden of investigating and creating an agreement that is clearly worded to protect the town and property owner lies with the property owner; the legal nuances of this agreement should be investigated by the property owner to be reviewed by the town. Mr. Simas indicated Mr. Massey will likely need to have an attorney draft the language which would then be reviewed by Town Counsel. Mr. Shuris indicated that he familiar with the type of language

required and will provide Mr. Massey with some examples; agreeing the indemnification agreement should be reviewed and approved by Town Counsel.

The Planning Board reviewed and summarized the three (3) options offered by Town Counsel (April 18, 2014 letter). Mr. Simas stated the Planning Board, as suggested by Town Counsel has consulted with the Director of Public Works, who indicated the stone wall is sufficiently located off the road, does not create any sight issues, nor does it create any traffic issues or plowing/access issues; the stone wall does not create issues with bus stops or sidewalks or generalized safety issues. Mr. Simas suggested it appears to be an administrative fact that the stone wall sits within the right-of-way. Mr. Simas noted that Town Counsel concluded if the DPW Director is fine with an indemnification agreement then that's a reasonable thing for the Planning Board to support. Mr. Shuris felt there was no need to remove the stone wall in this instance; Mr. Massey inquired about how he should proceed; Mr. Simas suggested he have an attorney draft up an agreement to be reviewed by the Director of Public Works and then by Town Counsel for approval. Mr. Shuris indicated that he would review his files to see if he had a similar agreement to use as a template.

Mr. Murray suggested, to see if the Indemnification Agreement could be referenced on the Deed that way the town does not have to track the ownership of the property if and when the house is sold (run with the land). Mr. Shuris noted he recalls in the past an exhibit (document, plan or similar) would be referenced in the Deed concerning an agreement. Mr. Massey indicated he would like to keep it as simple as possible, noting he would likely remove the stone wall when and if he sold his home.

*Upon motion duly made (Simas) and seconded (Gaudette) the Planning Board voted (4-0-1 [Massey abstained]) to accept the recommendation of the Director of Public Works to enter into an Indemnification Agreement (attached to the Deed) with the property owner of 192 Rebecca Road (Brian & Annette Massey) concerning the stonewall(s) encroaching approximately 2 to 3-feet into the right-of-way of Rebecca Road, an unaccepted public way.*

In taking such action, the Planning Board requires said agreement be reviewed and approved by Town Counsel before final endorsement by the town (Board of Selectmen). The property owner shall be responsible in preparing the agreement and shall coordinate with the Director of Public Works the appropriate provisions concerning future liability of the town.

## **OLD/NEW BUSINESS**

### Approval of Meeting Minutes –May 27, 2014

Upon motion duly made (Simas) and seconded (Key) the Planning Board voted (3-0-2 [Gaudette & Massey abstained]) to ACCEPT the meeting minutes of May 27, 2014 as amended.

### 2014 DTLA Program –Planning Ahead for Housing, Economic Development & Preservation

Mr. Bechtholdt provided the Planning Board with information concerning a technical assistance grant, noting that the Board of Selectmen voted to submit application for 2040 Providence Road (potential Reuse Study). Mr. Bechtholdt provided a brief overview of the status of the property noting the site which is designated as a Priority Development Area (PDA) had a Phase I and a Phase II Environmental Assessment performed in 2011/2012. Planning Board offered its support in the application to CMRPC; Mr. Bechtholdt will provide a letter on the Board's behalf. Mr. Key asked what is needed of the Planning Board; Mr.

Bechtholdt indicated that he would prepare an application, suggesting the Board at some point will have a role in this (formal discussion/public workshop).

#### Pine Knoll Senior Living Development –Transfer of Affordable Units

Mr. Bechtholdt informed the Planning Board that he was recently contacted by Tom Wickstrom, Attorney representing J&F Marinella Development concerning the possibility of transferring ownership of the affordable units, to be sold. Mr. Bechtholdt also noted he was contacted by Ed Renaud about the possibility of amending the special permit to remove the affordables in lieu of providing the town with a monetary contribution. Mr. Bechtholdt explained that it was his understanding a similar request may have been made of the Building inspector about a year ago, when the Building Inspector determined that Planning Board does not have the authority to waive such requirement concerning the affordables. Mr. Bechtholdt explained that he reviewed this matter again with the Building Inspector suggesting perhaps the Owner could solicit a variance from the Zoning Board and after file with the Planning Board a special permit modification to remove the affordable units. Mr. Bechtholdt suggested the Building Inspector is looking into this scenario as well as representatives for J&F Marinella Development. In regards to the potential transfer of ownership Mr. Bechtholdt noted that Town Counsel is currently reviewing and want to confirm with the Planning Board if they had an concern should the units be transferred, noting the new owner would still be responsible in satisfy the affordable provisions as currently required in the Special Permit decision. Board members did not express concern with potential transfer provided Town Counsel deemed it appropriate to do so. Upon motion duly made (Gaudette) and seconded (Simas) the Planning Board voted (4-0-1 [Murray abstained]) to consent to the transfer of the affordable units.

#### Linwood Mill Pedestrian Crosswalks –Update

Mr. Bechtholdt indicated that he would talk with the Director of Public Works and Matt Mittelstadt of EA Fish Development to schedule a site visit to review what is required for the installation of the pedestrian crosswalk on Linwood Avenue. Mr. Bechtholdt will update the Board at its next meeting.

#### Camelot & Hemlock Estates –Status/Update

Mr. Bechtholdt noted he has not received additional information from Joe Marinella concerning the Camelot or the Hemlock Estates subdivisions. Mr. Bechtholdt informed the Planning Board receipt of JH Engineering Group, LLC (Planning Board Consulting Engineer) report dated June 05, 2014 for Hemlock Estates (copy of which provided to the Board via email).

#### Subdivision Status Reports –Updates

Mr. Bechtholdt noted receipt of JH Engineering Group, LLC (Planning Board Consulting Engineer) report dated June 03, 2014 for Shining Rock Gold Community (Fairway Drive) and report dated June 04, 2014 for Presidential Farms (Phase IV). Mr. Bechtholdt informed the Board that arrangements have been made for the developers (David Brossi, Presidential Farms & Steve Venicassa, Shining Rock Golf Community) to meet with the various municipal departments on Friday June 20, 2014 to review status of project and updated construction schedules. Mr. Bechtholdt advised the Board that he contacted Jeff Howland (JH Engineering Group) to inform him a similar report of the remainder of Shining Rock Drive may also need to be provided. Mr. Bechtholdt explained he will once again reach out to Mr. Marinella (for Camelot & Hemlock Estates) and Mr. Barges (for Hillside Garden Estates) to arrange for similar meetings to review the status of those subdivision developments. Mr. Murray expressed concerns with the status of Hillside Garden Estates. Mr. Bechtholdt provided a brief overview of the lot development and remaining lots, noting he will likely

withhold signing-off on any future building permits until such time Mr. Barges contacts the Planning office and provides assurances the subdivision will be completed (to regain his attention). Mr. Bechtholdt noted it was his understanding that Hillside Garden Estates, LLC (J. Barges) has been selling the lots to Steve Benoit who builds and sell the individual homes; he has done a lot to assist Mr. Barges in progressing the completion of the subdivision. Mr. Bechtholdt indicated that Mr. Barges typically responds to his phone calls and inquiries however recently has not been in contact with the Planning office; noting it is of concern. Mr. Bechtholdt noted home construction is currently underway on Lot #10, which was of concern to an abutter on Thurston Avenue (in reference to copy of letter provided to the Planning Board sent to Selectman Ampagoomian from Laura Hanny). Mr. Bechtholdt assured the Board that he has been responsive to Ms. Hanny's concerns and thought he addressed concerns when he last spoke with her prior to the Spring Annual Town Meeting in May 2014; in communicating with Mr. Ampagoomian, he is willing to meet with Ms. Hanny. Mr. Bechtholdt explained in addition to Lot #10 there is another house lot at the end of the cul-de-sac (Lot #4) as well as a possible retreat lot that could also be built on and sold. Mr. Bechtholdt suggested the retreat lot (potential house lot) may have the most value at this point which may also encourage the developer to complete the project. Mr. Bechtholdt explained to the Board that he has had a couple residents come to the office inquiring about the status of the project questioning if Mr. Barges still owned the subdivision, suggesting perhaps the lender may have assumed the property oversight (rumor at this point). Mr. Bechtholdt was not sure if this was the case or not, but suggested in other instances where the lender took over a subdivision (as an example Prairie Street) many of the long standing issues (incomplete work) were addressed within a year, suggesting if that was to be the fate of this development may not be viewed as a negative. Mr. Bechtholdt advised the Board that he will continue to reach out to Mr. Barges and will also look to contact the lender as well. Mr. Bechtholdt noted receipt of an email received from the DPW Director (copy provided to the Planning Board) concerning a complaint specific to construction vehicles and Fairway Drive (Shining Rock Golf Community); Mr. Bechtholdt noted he was not aware of the specific concern but would be in contact with the developer and the Director of Public Works.

#### Green Meadow Court –Status/Update

Tabled –no discussion. Mr. Bechtholdt noted he talked with Henry Lane briefly and will look to have the Board review the status later this year (summer/fall).

#### Farnum Circle –MGL CH 41 Sec 81U

Mr. Bechtholdt advised the Planning Board that the 45-day notice to complete the improvements required of the Farnum Circle subdivision has past, noting consideration at the May 27<sup>th</sup> meeting was in fact the 44<sup>th</sup> day; Mr. Bechtholdt provided Mr. Massey with a general overview of MGL CH 41 SEC 81U, noting unfortunately for this particular subdivision may be at the point where the Board may look to pull the bond. The Planning Board upon motion duly made (Key) and seconded (Simas) voted (5-0) to (reaffirm) recommend the Board of Selectmen take the appropriate action in authorizing the town (Planning Board) to utilize the performance bond held for Farnum Circle for the purpose of the completing the remaining roadway/infrastructure improvements. Noting, as of June 10, 2014 (58-days) the Planning Board was not notified that such work had been completed nor did the developer provide the Board with any indication he would finish the project. Mr. Bechtholdt advised the Board that according to municipal records the town (Planning Board) is holding ±\$19,802.35 in a passbook account (cash) to secure the completion of work. It is the Planning Board's intension to use the remaining funds to hire a third party contractor to complete the construction improvements as detailed in JH Engineering Group, LLC report dated April 10,

2014; funds may also be used to prepare legal description and surveyed plans. Mr. Bechtholdt will provide the Board of Selectmen with a letter requesting they pull the subdivision bond (with copy to be provided to the Owner/Applicant).

#### Planning Board Initiatives

Tabled –no discussion.

#### Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: June 24, 2014 agenda (draft); email communication dated May 30, 2014 to Town Planner with cc to Planning Board Chair and Town Manager from DPW Director regarding Rebecca Road – stonewall in right-of-way; Letter dated April 18, 2014 to Planning Board from Kopelman & Paige regarding stone wall within roadway proposed for public way acceptance; Correspondence regarding the public right-of-way; Letter dated February 24, 2014 to Kopelman & Paige from Town Planner regarding subdivision street acceptance stone wall within right-of-way; Memo dated June 4, 2104 to Town Manager from Town Planner concerning DLTA-Technical Assistance (CMRPC) 2040 Providence Road; Memo dated May 27, 2014 to CMRPC Delegates and Other Local Municipal Officials from Executive Director and Chair of the Physical Development Committee concerning Professional, Technical and Planning Assistance to CMRPC Municipalities; CMRPC District Local Technical Assistance 2014 application; Email dated June 4, 2014 to Town Planner with cc to Kopelman & Paige from Thomas Wickstrom regarding Pine Knoll Affordable Units; Letter dated June 3, 2014 to Town Planner with cc to Conservation Commission, DPW Director, and DPW Sewer Superintendent from JH Engineering concerning Shining Rock Golf Fairway Drive Construction Observation Report; Email dated June 6, 2014 to DPW Director with cc to Town Manager from Town Planner regarding Contractor(s) Performing Work at Shining Rock (Road Not Accepted to Date); Letter dated June 4, 2014 to Town Planner with cc to Conservation Commission, DPW Director and DPW Sewer Superintendent from JH Engineering regarding Presidential Farms Phase 4 Construction Observation Report; Email dated June 6, 2014 to Board of Selectmen member with cc to Town Manager from Town Planner concerning Thurston Avenue; Letter dated June 3, 2014 to Board of Selectmen with cc to Zoning Board of Appeals, Conservation Committee and Board of Health and Safety from Laura Hanny concerning Hillside Garden Estates; Email dated June 2, 2014 to DPW Director from Town Planner regarding Street Lights; Planning Board Meeting Schedule for 2014; Open Space and Recreation Update Committee Meeting Agenda for June 10, 2014.

#### Other

Mr. Simas noted the Worcester Registry of Deeds' webpage has a lot of information available for the public to view records as well as the town's Muni-mapper site (GIS data viewer). Mr. Bechtholdt provided the Board with a copy of email communication(s) between the Director of Public Works, Town Planner and Town Manager concerning LED streetlights. Mr. Bechtholdt noted it was his understanding that the term of the Planning Board Associate Member (Cindy Key) may expire at the end of the month (June 2014) after which the Planning Board and Board of Selectmen will need to decide to re-appoint or appoint another interested resident. Mrs. Key indicated that she would be happy to serve once again, however noted if there was someone else that was also interested she would welcome to have others participate and become more involved with the town; Mrs. Key indicated that she has enjoyed serving, noting it may behoove the town to seek interested residents to see who else may be interested. The Board thanked Mrs. Key and welcomed her to seek re-appointment; noting the town would benefit by her continued

participation. Planning Board members provided their signatures for the Worcester Registry of Deeds; Mr. Simas, Mr. Murray & Mr. Key signed the Certificate of Approval for the Leonardo Estates Definitive Subdivision voted on at the May 27, 2014 Planning Board meeting. Mr. Bechtholdt informed the Planning Board that he received a request from David Brossi, developer of Presidential Farms to release Lot #67, which was originally included in Phase IV construction; Mr. Bechtholdt indicated that he reviewed the subdivision approval, noting there are no restriction specific to Lot 67, suggesting the Board may consider its release as the proposed frontage of this house lot is on (Roosevelt Drive) and Lincoln Circle, an accepted public way. Board members questioned why the lot was not included in a previous phase, Mr. Bechtholdt suggested it may have to do with the number of lots that were designated as part of the original approval (for each phase); no more than 18 on a temporary cul-de-sac. Mr. Bechtholdt confirmed for the Board that this lot is not located on a cul-de-sac; Lincoln Circle loops back onto Hill Street via Washington Street and onto Sutton Street via Eisenhower Drive and Jefferson Avenue. Mr. Bechtholdt suggested he would withhold releasing the Form P (Lot Release) until such time the developer provides the necessary updates specific to the Lenders Agreement for Phase III as discussed at the May 27, 2014 Planning Board meeting; the Planning Board upon motion duly made (Gaudette) and seconded (Simas) voted (5-0) to release Lot 67 from the Covenant for Presidential Farms subject to the receipt of the updated Lenders Agreement for Phase III –Presidential Farms. Mr. Key indicated he would not be available to attend the June 24, 2014 meeting; Mr. Bechtholdt noted the Planning Board agenda for June 24<sup>th</sup> is relatively limited, he has confirmed with Normand Gamache (Guerriere & Halnon, Inc.) the site plan application for 135 Providence Road will likely be ready for the July 08, 2014 Planning Board meeting; Mr. Murray suggested the Board look to cancel its meeting of June 24, 2014 due to the potential lack of quorum and limited agenda items if nothing is received by June 17, 2014; Mr. Bechtholdt will confirm with the Planning Board Chairman (Murray) before issuing a cancelation notice with the Office of the Town Clerk. Mr. Simas announced, if the next meeting is canceled (June 24, 2014) tonight's meeting will be his last official meeting serving the Town of Northbridge as he will be moving to Upton July 01, 2014; Mr. Simas noted he has resigned from the Zoning Board and will unfortunately have to do the same for the Planning Board and Open Space & Recreation Plan Update Committee. Mr. Simas thanked the Planning Board for their comradery, partnership, and mentorship over the years; he will miss the town and people. Mr. Murray on behalf of the other Planning Board members thanked Mr. Simas for all his hard work and leadership; did an exceptional job as Chairman calming the waters and moving meetings along in a very diplomatic and professional manner. Mr. Simas will be greatly missed. Mr. Simas will send a letter to the Town Clerk and Town Manager/Board of Selectmen regarding his resignation.

### Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, June 10, 2014 at or about 8:20 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk