

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012

A regular meeting of the Walpole Planning Board was held on Thursday, June 7, 2012 at 7:00 p.m. in the Main Meeting Room of Town Hall. The following members were present: John Conroy, Chairman; Edward Forsberg, Vice Chairman (7:08 p.m.); John Murtagh, Clerk; Richard Mazzocca (7:05); Richard Nottebart, and Margaret Walker, Town Engineer.

Time Cards: Mr. Conroy moved to approve the secretary's time cards as submitted. Motion seconded by Mr. Nottebart and voted 3-0-0.

Minutes: Mr. Conroy moved to approve the minutes of May 3, 2012 as submitted. Motion seconded by Mr. Nottebart and voted 3-0-0.

Atlantic Court Extension Update: Mr. Conroy read an update dated May 21, 2012 from Michael Viano addressed to the Conservation Agent.

Hancock Court Extension: Mr. Conroy moved to grant an extension of time for the Hancock Court Extension Tripartite Agreement as requested by Kevin Sullivan up to and including July 30, 2015. Motion seconded by Mr. Murtagh and voted 4-0-0.

Toll Bros: Mr. Conroy read a letter dated May 16, 2012 from Atty. Philip Macchi regarding Phase III bond (#0445047), Phase IV bond (#08934916) and Phase V bond (#0545928) which addresses the fact that Phase III and IV have a pending termination date of June 30, 2012. Said letter states in part..... "Toll has every intent to extend these bonds and keep them active during the requisite time period to cover all remaining work in these phases. It is noted that Phase V bond has no fixed termination date. Toll is requesting that the Board consider a further amendment to the phasing deadlines as a minor amendment to the Certificate of Approval recorded with the Norfolk Registry of Deeds at Book 20350, Page 331 and filed with the Norfolk County Registry District of the Land Court as Document No. 1007908. Under the Certificate of Approval, construction of Subdivision Improvements within Phases III, IV and V all have various completion deadlines that are scheduled in accordance with the date in which lots within any one phase were first released from the Planning Board covenant. They are asking that these dated be amended to be coterminous with a final completion date for all Subdivision Improvements now scheduled for October 9, 2013. Linking the Subdivision Improvement completion dates for Phases III, IV, and V will allow for good engineering and construction practice in much the same way that the Planning Board amended Phases I and II to be coterminous in November, 2006. The roadways and infrastructure of Phases III, IV and V are inter-connected and inter-related. It would not be prudent to install final paving, set the final elevation of stormwater structures and conduct a final punch list inspection for Phases III, when Phase III roadways will be the primary access route for construction vehicles and equipment associated with ongoing work in Phases IV and V. The same would hold true with respect to final work in Phase IV while construction is ongoing in Phase V. Further, the final completion date of October 9, 2013 reflects the completion date that is eight years from the Planning Board's endorsement of

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (2)

the Subdivision Plan (October 9, 2003), together with the two-year extension afforded under the permit Extension Act of 2010. The final completion date will be the date in which all remaining Subdivision Improvements within Phases III, IV and V will be completed in accordance with the Certificate of Approval and the applicable Planning Board Rules and Regulations.”

The board is also in receipt of a letter dated June 6, 2012 (replacing a letter dated May 29, 2012) from Atty. Philip Macchi regarding the Toll Bond re: Phases III, IV and V requesting that a previous letter dated May 29, 2012 be corrected as the date indicated therein “October 9, 2013” was incorrect. The actual date requested by Toll Brothers, Inc. for the extension of the redemption deadline for the phase III, IV and V Bonds is the earlier of 1) the date that is 30 days after the acceptance of Phase III, IV and V Subdivision Improvements by affirmative vote of Town Meeting or II) June 30, 2014.

Mr. Conroy asked if they will finish the road prior to that date and Mr. Macchi stated yes. The bond will show through June 14, 2013, but they will be finished in October of 2013.

Mr. Conroy moved to grant the requested change for Phase III and IV bonds that the earlier of the Date that is thirty (30) days after the acceptance of the Improvements by affirmative vote of the town Meeting or June 30, 2014 be accepted by the Planning Board. Further, it was agreed that the Phase V bond has no required changes. Motion seconded by Mr. Nottebart and voted 5-0-0.

Mr. Conroy moved to allow the applicant to complete Phases III, IV and V on October 9, 2013. Motion seconded by Mr. Murtagh and voted 5-0-0.

Mr. Conroy asked that a new bond be provided for Phases III and IV at the board’s July 19, 2012 meeting.

7:22 p.m. High Street Scenic Road Continued Hearing: Mr. Forsberg recused himself. Robert LeBlanc, Tree Warden, stated he met with Ken Tracey, High Street and he is okay with the trees that will be removed. Regarding the tree in front of 346 High Street, there will be some change to the look of the tree after it is trimmed, but over time it will fill back in. Ed Forsberg, High Street stated they got mixed up on the first meeting date and then he missed the next one. He questioned the trees in front of 400 High Street and asked if they have to come down. Mr. LeBlanc stated there is a big wound in the tree, which tells him there is rot and decay in the center and also woodpecker holes and insects in the tree. There is also a plow or car accident that has opened up the tree to the elements.

There were no further public comments. Mr. Conroy closed the hearing. Mr. Conroy moved to endorse the recommendations of our tree warden with regard to tree removal. Motion seconded by Mr. Nottebart and voted 4-0-0.

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (3)

Mr. LeBlanc stated he did receive notice from Nstar regarding tree trimming in town and he is not sure what direction the board would like to go. Mr. Conroy stated we can't control the hearings on town-wide streets, as the Selectmen do. We can only address scenic roads. Mr. LeBlanc stated they will take some trees further back than other as they want to avoid power outages. Mr. Nottebart asked if he is expecting excess cut backs and

Mr. LeBlanc stated he is usually with them so he will check. Mr. Nottebart stated he respects Mr. Nottebart's opinion and recommendations. Mr. Forsberg returned.

7:31 p.m. Northridge Farm Definitive Subdivision (M. Viano): Mr. Conroy read the public hearing notice. Mr. Murtagh checked the green cards as submitted and all are accounted for. Mr. Conroy explained the process. He stated the Buttimers have the right to build this out, but they also owe the town back taxes. If we approve this, it will be up to Mr. Viano to make an offer to Buttimer Family Trust. The applicant was represented by Atty. Cindy Amara, Gelerman & Bushmann, Norwood, MA and John Glossa, Glossa Engineering and also a representative from Northridge Ventures. Mr. Conroy asked why the plans are in the form and shape shown. Atty. Amara stated that two of the previous ANR lots are not part of this deal. Mr. Glossa stated that the farm stand and the house to the right are not part of this trust. The ANR plan has been filed at the Registry of Deeds. Part of the hearing is Lot 5 containing approximately 12.5 acres and includes all the property behind the farm stand and also backs up to the houses on Buckboard Drive and to the rear of Sunnyrock Drive. The biggest feature is the pond. The road will be 750' long and will end with a cul-de-sac and there are five lots off that roadway. All of the drainage will be going into the pond. It is wooded in the back and relatively open. There will be street trees on both sides in accordance with the Planning Board Rules and Regulations and a sidewalk on one side. There will be a 12" water main in North Street. They met with the Sewer and Water Commission regarding sewer hook ups for this subdivision. They identified 19 houses on Sunnyrock and Buckboard that could connect to the extended proposed municipal sewer although they would not forced to hook up. There will be catch basins installed every 300'. They have taken the whole watershed into account, not just the new five houses. There is gas on North Street and the electrical, cable and telephone will be underground. Street lights will be near North Street and also half way down the cul-de-sac, which will be worked out with Nstar and the town engineer.

Mr. Conroy read the comments received from town boards and committees. E911 approved the name Warren Lane. Ms. Walker stated she will get together with John Glossa to go over her comments. Mr. Conroy stated that given the fact that this is a 61-A property, he feels all approvals must be 100% in order before we approve it, which could affect the outcome of the price. All meetings with the Selectmen and Sewer & Water must be done before our approval. Atty. Amara stated the process is no different from any other subdivision.

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (4)

The P&S is contingent on the 61-A process being finalized and feels the board should handle this process the same as they would any other subdivision. The P&S price for this property is set and contingent on getting definitive approval.

Regarding the 61-A, Mr. Conroy asked if they will be doing this as three lots or individually. Atty. Amara stated the two ANR plans can be done individually, but at this point it is not clear how they will proceed. The P&S doesn't split them out. They could all go separately, but all will be before the board for a 61-A. They have a P&S that has a price that will not change. What could change is they could allow the ANR lots to be closed independently and prior to the others.

Regarding Lot 9, Mr. Mazzocca asked if there are issues with the pond and wetlands and buildable space. Mr. Glossa stated he doesn't think so. There are two buildable areas on Lot 9, one near the front which would require no wetland authorization and the other area is near the rear of the lot, which would require authorization for the driveway. The roadway is 32,000 s.f., but they are trying to narrow that down. Mr. Mazzocca questioned anything before the Conservation Commission and Mr. Glossa they intended to file within the next week by Friday. They have been waiting for the wetlands consultant. Mr. Forsberg stated we want to see the underground utilities and street lights on the plan and Mr. Glossa stated they already are on it. Mr. Forsberg questioned that street trees are on the outside of the layout and Ms. Walker stated the Rules and Regulations stated they can't be in the town layout. Mr. Forsberg asked if they are working with ConCom regarding working in the 100' buffer and Mr. Glossa stated yes. Mr. Forsberg questioned a forced pump sewer system and asked why they can't go with gravity and Mr. Glossa stated that would be impossible for this subdivision which means that the only two real options would be a septic system or a forced main. It could be put on a generator also. The town hasn't built sewers for 10-15 years as it is not cost effective. None of these will be on a gravity system. All the systems will be all tied in together and will be under a Homeowners' Association. Mr. Murtagh asked about the soil conditions and Mr. Glossa stated some places good and some bad, but drainage is pretty good. Mr. Murtagh asked if they are recharging the water back into the pond and Mr. Glossa stated yes. Mr. Murtagh asked if there is a 61-A release yet and Atty. Amara stated not yet. Mr. Murtagh stated we can't make a determination without input from the wetlands commission. Atty. Amara stated the board could condition its approval and Mr. Murtagh stated he doesn't think so. He feels we are putting the cart before the horse as there is no 61-A completed.

Mr. Nottebart asked where the pumps would be located and Mr. Nottebart stated 10' from the foundation. Mr. Nottebart asked if there would be any responsibility to the town and Ms. Walker stated no as the HOA will handle all issues and concerns. Mr. Nottebart asked if this will be private and Mr. Glossa stated no, it will be a public street. Ms. Walker stated the Homeowners' Association will handle the sewer. Mr. Nottebart stated that Lot 6 seems to be in the wetlands and asked if they have a judgment on this and Mr. Glossa stated not yet. He asked where the pond goes and does it eventually join Cobb's

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (5)

Pond and Mr. Glossa stated yes eventually. Mr. Nottebart questioned the run-off to Sunnyrock Drive and Mr. Glossa stated he gave some information on that to Ms. Walker. Mr. Nottebart asked her if she was okay with that and she stated she will be when all is finalized. Mr. Conroy asked if the generator pumps are shown on the plan and Mr. Glossa stated yes, but will make sure it is clearer. Mr. Conroy asked if they are asking for an off-site homeowners' association and Ms. Walker stated it is exactly like Kendall Street. Mr. Conroy feels this needs to be addressed further. He asked if there is still a structure on Lots 4 and 5 and Atty. Amara stated yes. Mr. Conroy stated this is another non-conforming situation created by an ANR. Atty. Amara stated it will be razed and Mr. Conroy stated it doesn't show that on the plan. The applicant needs to prove that each lots meets the necessary requirements. He asked if they have filed with ConCom and Mr. Glossa stated they are waiting for some documents from their consultant.

Philip Sanford, North Street asked if there is a brook that runs into the pond and Mr. Glossa stated there was, but now it runs through the drainage structures. Mr. Sanford questioned the intermittent stream and feels that is an incorrect term. Mr. Glossa disagreed and stated it is an intermittent stream. Mr. Sanford stated no it is not. He said the brook has never stopped running. He asked if this runs down under the road. Mr. Glossa stated there is a tributary that runs into it. Mr. Sanford questioned if that isn't the one coming out of the pond and Mr. Glossa stated no. Mr. Sanford stated there could be a flooding problem.

Mary Alice McMorrow, 3 Sunnyrock Drive asked about the finishing of the lot on North Street and will it be curved with a sidewalk. Mr. Conroy stated there will be a deep rounding curb with sloped granite just like every other street. Ms. McMorrow asked if it will end at her property and Mr. Glossa stated it will be as shown on the plan. Nothing will change. Ms. McMorrow stated her property has the water coming through it and asked if she is one of the 19 properties that can't have sewer and water. Mr. Glossa stated yes. She asked if they will be removing any of the poles on North Street as there is one that is almost in front of her house. Mr. Glossa stated that the utilities will be underground. Ms. McMorrow questioned plowing and Mr. Conroy stated that the Conservation Commission and Safety Officer questioned the site distance and snow. She questioned the ANR plan and Mr. Conroy stated explained that it means there is frontage on a street and in this particular location that is why they carved out two lots.

Patricia Travers, 32 Buckboard Drive stated she built her house 29 years ago. They have two sump pumps in her cellar and the brook was redirected away from her house. She wants to make sure she doesn't have significant water problems again because of this subdivision. She also questioned the wetlands. Mr. Glossa stated she is located above them so the land they are developing will not put any more water into the pond than what gets there now. They cannot change any of the drainage coming from her property. It has been left the way it currently is. They have to maintain a 25' setback from the pond itself. Any house built at the rear of the property would need to go before the Conservation Commission and she would be noticed as an abutter.

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (6)

Mr. Forsberg stated it sounds like her issue is groundwater, not run-off. Ms. Travers stated the pipe is from her house to the drain easement. It was put in when the Buttimers built Buckboard Drive. Ms. Walker asked if it is between her and the neighbor and Ms. Travers stated it goes down the drain easement into the pond. Mr. Forsberg asked if we will have a registered easement to protect the neighbors and Mr. Glossa stated we have the right to ask for that. Mr. Conroy stated they can only control what is there's and any drainage has to be shown.

Joe Moraski, 3 Buckboard Drive asked the size of the two ANR lots. Mr. Glossa stated each is in excess of 40,000 s.f. Mr. Moraski asked if the location of the driveways will be

North Street or Warren Lane and Mr. Glossa stated he is not sure. Mr. Moraski stated his concern is that someone will back out of their driveway and another car will be heading down the street. He feels both driveways should be on Warren Lane. Mr. Conroy stated that at the Scenic Road hearing Mr. Viano stated they would be on Warren Lane. Mr. Moraski questioned the sewer issue and asked if other people will be able to connect. Mr. Glossa stated no if their house wasn't identified, they cannot connect. Mr. Moraski asked if the run off will make the pond bigger and Mr. Glossa stated they are not adding more water to the pond or making it bigger. Mr. Moraski asked if the sewer ends at the entrance of Warren Lane and Mr. Glossa stated one will come down Warren and serve two houses. The other would be available to be extended up Buckboard Drive. Mr. Moraski questioned two ANR lots and 5 subdivision lots and Mr. Glossa stated yes. The five lots will be on Warren and two ANR lots.

Philip Sanford, North Street stated he doesn't think this will have any significant impact on traffic. If the 45 homes go in across the street, there will be a lot more traffic added to North Street. He questioned if that subdivision should exit onto Fisher Street. Mr. Conroy stated that is too far ahead right now for us to answer.

There were no further questions. Mr. Conroy continued this hearing to August 16, 2012 at 7:30 p.m.

9:03 p.m. Plimptonville Crossing Continued Hearing, Case No. 12-7: The applicant was represented by Atty. Paul Schneiders, Canton, MA. He stated that Rick Merrikin was not able to attend tonight due to a death in his family. He did tell him that the board should be very close to a vote tonight as they have approvals from ConCom, ZBA and Board of Health. Mr. Merrikin stated they could submit waivers, but Mr. Marini stated he doesn't want to ask for any and they have submitted all they are going to. Mr. Conroy asked if we require a landscape architect and Ms. Walker stated she doesn't think so. Tonight is the first time she has seen the revised plans. Mr. Forsberg questioned the buffer on the east side and asked if there are any trees in that area abutting the O'Neil property. Mr. Marini stated yes. Mr. Nottebart stated there are overgrown shrubs in that area. Mr. Conroy asked if they are asking us to close this tonight and condition the approval and Atty. Schneiders the board had made it pretty clear they

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (7)

wouldn't consider waivers. Mr. Conroy asked the board if they objected to voting contingent on and the board was okay. Mr. Forsberg asked if the buffer will have to conform and Mr. Conroy stated yes. It will be written that we get a final review. He stated there are no additional comments. Ms. Walker stated she has some left over issues that need clarification. Atty. Schneiders asked if Mr. Merrikin agrees with her and Ms. Walker stated not yet. Also, there is off site walk scheduled for next Wednesday. Mr. Conroy stated we last met on May 3 and Mr. Merrikin knew he needed to do that. Mr. Forsberg stated the problem was Ms. Walker was on vacation and then Mr. LeBlanc was. It wasn't intentional. Ms. Walker stated there is nothing new, just some things to be added. Mr. Merrikin stated it is tough when we move so slowly. Mr. Forsberg stated he had spoken with Mr. Marini and was told the P&S expires on June 21st. He stated that is our next meeting and asked if that is too late for the applicant. Mr. Marini stated no it is not. Ms. Walker and Mr. Conroy stated they won't be here on June 21st. Mr. Conroy stated that revised plans were just received on May 22nd. Mr. Forsberg stated the onus is on the applicant to have everything ready on June 21st. If you are ready, the board will proceed at that time. Mr. Conroy read a letter from Sewer and Water which stated they will be meeting with the applicant on June 11. We do need input from them before proceeding. He also stated that Ms. Walker needs to give them a drop dead date. Mr. Nottebart stated that Mr. Merrikin didn't do the things he needed to do. There seems to be some miscommunication between the applicant and their engineer. Atty. Schnieder stated he thought everything was on the plan. He asked when Ms. Walker needs the plans and she stated June 12th in the morning. She asked him to cloud the changes. She stated that anything coming out of the site walk on Wednesday will need to be put on the plan. Mr. Schneider granted the board an extension of time to take action up to and including June 30, 2012. Mr. Conroy moved to accept and extension of time upon which to take action up to and including June 30, 2012. Motion seconded by Mr. Nottebart and voted 5-0-0.

Gary Ciplik, Plimpton Street questioned the trees on his side of the property and asked if they will be clear cut. Mr. Conroy stated no. Mr. Ciplik also questioned if the fence is shown on the plan does it have to be put in. Mr. Conroy stated yes if it is on the plan.

Lisa Rubini, 8 Allston Drive stated she is not sure what is going on along her property line. Mr. Conroy stated they have enhanced the plantings as shown on the plan. John Marini stated they are trying to protect the neighborhood. He stated they are good people and are investing 6.5 million dollars. All the property evaluations in the area will go up. They are spending \$150,000 in landscaping. He gets the feeling the neighbors think they are misfits. There will be a full time maintenance person on site.

There were no further comments or questions. Mr. Conroy continued this hearing to June 21, 2012 at 8:00 p.m. Mr. Conroy reminded the applicant about the 3-family house. Atty. Schneiders stated he knows he has to go to the Zoning Board for either a variance or a special permit. Mr. Conroy stated he needs to check on that as it needs to be treated as a new lot. He stated it should be considered a new three family.

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (8)

The setback isn't the issue, but the approval of a 3-family or more is the issue. When you carved up Lubold's property, you needed a new site plan. We have a requirement that a 3-family or above needs site plan approval regardless of the fact that it is in a GR zone. Atty. Schneiders stated the house is already there and is already a 3-family. This is not new. They have the right setback, lot coverage and the use is still valid. Mr. Nottebart asked how we resolve this. Atty. Schneider stated the building inspector needs to resolve this. The Building Inspector can tell you you're in compliance, but he doesn't agree. Atty. Schneiders stated this is not an industrial building. It is a house on an adequate lot. Why would you make someone file for site plan approval? Mr. Conroy stated that because of the ANR, everything on this lot needs to meet current standards.

10:00 p.m. Southridge Farm, Site Plan Approval, Case No. 12-8 Continued Hearing and Special Permit, Case No. 12-9 Continued Hearing: Mr. Conroy moved to continue these hearings to June 21, 2012 at 7:45 p.m. and 7:46 p.m. respectively as per request of the applicant's engineer, Rob Truax, GLM Engineering. Motion seconded by Mr. Nottebart and voted 5-0-0.

10:05 p.m. Swan Meadows Definitive Subdivision, 546 Fisher Street: Mr. Conroy read the public hearing notice. The applicants, Jim McGrath and Ann Chiaccheri, were represented by John Glossa. They offered to have the board members walk the property. Mr. Glossa stated they did file an ANR plan, but that doesn't need to be done tonight. He stated that each lot will have 200' of frontage. Lot 3 gives Lot 1 access to the water. They also need to put in a retaining wall to meet the street grading. The plans are confusing. He explained the layout to the board. There will be no sewer, so every lot will be on septic, which has already been approved. Water will be brought to at least half way and then there will be a hydrant. These houses will most likely be serviced by wells. They are not proposing any formal drainage. They don't want to do basins and will get the board a letter from Ian Cooke. The property will be mowed as a hayfield three times a year.

Mr. Conroy read comments from the Deputy Fire Chief, Board of Health, ConCom, Police Department, E911 and Engineering. Ms. Walker stated she needs the typical private way documents, which she will review with John Glossa. Mr. Forsberg asked if they need to apply for a common driveway and Ms. Walker stated no, it is a street. Mr. Murtagh stated he is in favor of what is being proposed. Mr. Nottebart stated he likes this plan also. Regarding roundings, Mr. Conroy stated he has never seen those waived. He would like a plan showing he can do it. Because Mr. Glossa presented two sets of plans, he needs to present just the ones he will be building. Mr. Glossa agreed and stated he will take out the ones he will not be using and put them in the back. Mr. Conroy stated that the easement will not affect our decision. He told them they will need to file with the Conservation Commission also.

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2012 (9)

Mr. Conroy moved to accept an extension of time on the ANR as submitted. Motion seconded by Mr. Nottebart. Mr. Forsberg asked why we are waiting. He asked how we cannot do it as it is a non-conforming lot.

Mr. Conroy withdrew his motion; Mr. Nottebart withdrew his second.

Mr. Conroy moved to endorse an ANR plan of land showing Lot 1 with the required frontage and access and Parcel A not a buildable lot as presently configured as per an ANR plan by Glossa Engineering, 46 East Street, East Walpole, MA dated March 7, 2012. Said property is shown as Assessors' Parcel 9-24, Zoning District Rural. Motion seconded by Mr. Forsberg and voted 5-0-0. Mr. Glossa took the signed mylar and will return four copies to the office.

Mr. Conroy continued the subdivision hearing to July 19, 2012 at 7:30 p.m. as per request of the applicant's engineer, John Glossa.

CVS: Mr. Nottebart stated he has been dealing with Kevin Uniake. Mr. Conroy stated we have lost the window of opportunity to do anything with parking in this area.

Iorio: Mr. Conroy stated there is a meeting scheduled for Tuesday, June 12 at 5:00 p.m. with Ilana Quirk, Town Counsel, Dina Brown, Jack Mee and Ted Case. Mr. Conroy stated he cannot attend this meeting. The board agreed that Mr. Nottebart will be there.

Stephanie Mercandetti: Ms Mercandetti asked for a meeting with Planning Board to present solar information. It was agreed to ask her to come in on July 19th at 7:45 p.m.

Reorganization: Mr. Murtagh gave the board a list of his concerns with regard to the Planning Board, among them being transparency, workshops, being respectful to applicants, and distribution of incoming emails to the entire board. The board discussed his issues and presented their own concerns and issues. Mr. Nottebart stated he feels the board needs to be mentored by the present chairman which would allow a newer member to possibly be comfortable chairing a meeting. Mr. Forsberg stated he feels a change in chairmanship on any town board or commission is good for the board and also the town. Mr. Mazzocca agreed with Mr. Forsberg.

Mr. Murtagh made a motion not to reorganize until late October. Motion seconded by Mr. Nottebart and voted 4-1-0 (Mr. Conroy voted against the motion).

It was moved, seconded and voted to adjourn. The meeting adjourned at 11:50 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted on 7/19/12