

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011

A regular meeting of the Walpole Planning Board was held on Thursday, November 3, 2011 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; Edward Forsberg, Vice Chairman (7:25 p.m.); John Murtagh, Clerk (7:10 p.m.); Richard Mazzocca, Richard Nottebart, Donald Johnson, Interim Town Planner; Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:00 p.m.

Minutes: Mr. Conroy moved to approve the minutes of October 6, 2011 and October 20, 2011. Motion seconded by Mr. Mazzocca and voted 3-0-0.

Keaney Estates Subdivision: Christopher Keaney was present to request an extension of time for the Form F Covenant. He stated this is a four-lot subdivision located off Moosehill Road and it has been on hold since 2006 due to the economy. Mr. Conroy moved to grant an extension of time for the Form F Covenant up to and including January 15, 2014 as requested by Christopher Keaney. Motion seconded by Mr. Nottebart and voted 3-0-0.

Niden Woods Subdivision: The applicant, Ellen Rosenfeld, was represented by Dan Merrikin, Merrikin Engineering, Millis, MA. Mr. Johnson stated that the applicant has requested an extension of time through the Fall of next year so they can finish up the outstanding items and go forward with street acceptance at the Fall 2012 town meeting. Mr. Merrikin stated they are ready to pave in the Spring. They will finish it and deal with the site work on Route 27. Mr. Conroy moved to grant an extension of time up to and including November 30, 2012 as requested. Motion seconded by Mr. Mazzocca and voted 3-0-0.

Legacy Lane Subdivision: Mr. Johnson updated the board with regard to this subdivision. Mr. Conroy questioned the road and Mr. Johnson stated there is an erosion barrier in place. Ms. Walker stated that Landis Hershey, Conservation Agent, has already made the applicant aware of what they need to do.

Mr. Murtagh arrived at 7: 10 p.m.

Atlantic Court Subdivision: Mr. Viano requested that he be allowed to install bituminous concrete in lieu of sloped granite. Ms. Walker stated that would allow this subdivision to match Toll Bros. She stated she is okay with this request in the straight, but recommended that the roundings be granite. Mr. Murtagh feels we should be slow to give out waivers. Mr. Conroy suggested that Mr. Johnson and Mr. Murtagh go look at this subdivision. It was agreed to table this request so the board could do a site visit.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (2)

High Oaks IV Subdivision: Mr. Conroy read a memo from Margaret Walker, Town Engineer, dated October 26, 2011 which addressed the current punch list and a memo from Rick Mattson, Superintendent of Sewer and Water dated October 27, 2011 listing some outstanding sewer and water issues with this subdivision. Mr. Conroy asked who accepts the pump station and Ms. Walker stated the Sewer and Water Commission will. Mr. Nottbart asked how close this subdivision is to being in good shape and Ms. Walker stated it will never be in better shape than it is right now. However, the Board of Selectmen may elect not to move forward. Mr. Conroy stated Mr. Walsh will still be on the hook for the pump station. Ms. Walker agreed and stated if the town doesn't take it, he will still own it. Mr. Conroy suggested the board send Mr. Walsh a letter informing him that it doesn't appear that we can go forward at this time. Ms. Walker stated he either needs to pay the money or do the I&I remediation work. You either pay into the fund or find the same money amount to do. She doesn't know if he has fulfilled his agreement. Mr. Nottbart would like to see a recommendation from Ms. Walker or Mr. Johnson. Mr. Johnson feels we should forward this to Jack Walsh and let him know the concerns of the Sewer and Water Commission. Mr. Conroy moved that given the fact that Mr. Walsh requested us to accept the road with the pump station, we can't proceed because of the outstanding issues with Sewer and Water. We can't proceed until these issues are resolved. Motion seconded by Mr. Nottbart and vote 4-0-0.

The Trails Subdivision: Ron Priore submitted a check in the amount of \$25,000 as per special condition #7 of the Certificate of Approval for The Trails Subdivision. Mr. Conroy asked him if he was trying to finish the road without a bond and Mr. Priore stated yes. Mr. Conroy stated he now has an ANR lot and asked if this will make the Spring town meeting for street acceptance and Ms. Walker stated no. Mr. Conroy informed Mr. Priore when he gets it done, we will inspect it, release it and then he will have an official subdivision again. Mr. Priore stated he will probably do the work next week. Ms. Walker reminded him to watch the paving times. Mr. Conroy stated that when he comes back, we will discuss a subdivision modification. Mr. Priore asked if he can just do a check to the town for escrow and Mr. Johnson stated that is the easiest way to proceed.

Mr. Forsberg arrived at 7:25 P.M.

Oaktree Realty Trust, Route 1 Endorsement: Mr. Johnson and Ms. Walker stated the mylars are all set to be signed. Mr. Conroy moved to endorse the approved site plan for Oaktree Realty Trust as presented and as reviewed. Motion seconded by Mr. Murtagh and voted 5-0-0. Dan Merrikin took the mylars and will return paper copies to the office.

ANR – Village Street: Mr. Johnson stated he met with John Anderson to review this ANR a few weeks ago. Mr. Conroy questioned the frontage and Ms. Walker stated it is on Main Street. He asked if we need the circle and Ms. Walker stated that as long as there is area and frontage, she didn't think we needed it.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (3)

Mr. Conroy moved to endorse an ANR plan of land entitled "Plan of Land in Walpole, MA" by John R. Anderson & Associates, 281 Mylod Street, Norwood, MA dated October 7, 2011 showing Assessors Reference as parcels 19-11 and 19-251, zoning district Residence B and a portion of Lot 2B is located within the Business zone. Motion seconded by Mr. Mazsocca and voted 5-0-0. As noted on the plan, Lots 2B and 2C as shown on the plan are a re-division of Lot 2A as shown on a plan by John R. Anderson & Associates dated November 1, 2010 and recorded in Plan Book 605 as Plan No. 92 of 2011. It was further noted that Lot 2C is not a buildable lot. The owner's title to the land is derived under deed from the Estate of Marjorie L. Famigletti & Fireside Realty Trust dated April 9, 2010 and recorded in the Norfolk County Registry of Deeds, Book 27585, Pages 516 and 521. Further, no determination as to compliance with all zoning requirements has been made by the Walpole Planning Board.

Sharon Credit Union Endorsement: Mr. Forsberg asked that this endorsement be put on a subsequent agenda so that he can do a site visit with the project engineer. He would also like to review his notes.

Draft Open Space: Mr. Johnson asked if the board has reviewed this yet as the Conservation Commission would like comments if the board has any. It was agreed that the board did review the plans and they have no comments. Mr. Conroy moved to endorse the Open Space Plan as presented. Motion seconded by Mr. Murtagh and voted 5-0-0. Mr. Conroy noted that John Murtagh was also involved in this process.

Walpole Park South: Mr. Conroy referenced emails dated October 19, 2011 and November 3, 2011 from Town Counsel, Ilana Quirk, both marked confidential. Mr. Conroy stated what disturbs him is town counsel told us to keep her responses quiet, but she has been talking to the attorney associated with Walpole Park South, which he feels is strange. She has said go ahead and set the bond and do what we have to do. Mr. Conroy feels there is an issue with that because we asked the questions we had, but nothing said she was to speak to anyone other than us. He finds that more than disturbing. He asked Rich if that is standard operating procedure. Mr. Mazzocca stated you read my mind. Mr. Murtagh asked if he thinks it is unethical and Mr. Conroy stated yes. If you paid someone to do something and this was your lawyer and she talked to someone from the opposing side and you were footing the bill, you wouldn't like it. We didn't ask her to talk to them, she just went ahead on her own.

Mr. Mazzocca asked how long Atty. Quirk was in the office and the secretary said about an hour and a half plus she went on a site visit to WPS with Ms. Walker. Mr. Conroy feels we are being dictated to in order to get this over with. It appears that the applicant was VJ Corporation and John Murphy was the owner, but the bond was drawn on VJ Corporation. You can't do that as it has to be the owner of the property. The bank and VJ Corporation and the bond ceased to exist and someone should have notified us. The biggest issue that she breezed by is that the site plan included land that wasn't part of the site plan or subdivision. That wasn't noted anywhere.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (4)

We have a fairly extensive research project ahead of us. We don't have or know who the owner or applicant is each way. That is where we are right now. Mr. Nottebart asked when VJ Corporation began what and Mr. Conroy stated he doesn't know. We can't find the original decision although Ms. Walker found the release of covenants, but couldn't find the original decision. Mr. Conroy stated we need to know who filed for the ANR. Only the owner can bond it. What we have is we end up with a site plan that ended up on another lot, but it was not part of the subdivision.

Mr. Nottebart questioned the ANR done on September 17, 1998. Mr. Conroy stated the owner of the lot was down as a separate entity. We also have a site plan with a building going up. Mr. Murtagh stated it is a serious issue before us. Mr. Nottebart asked did Atty. Macchi seek her input verbally. Mr. Conroy stated he doesn't know. Mr. Nottebart agrees with Mr. Mazzocca that this is unusual. Mr. Mazzocca stated they should have found someone that specializes in land use as this might be beyond what Ms. Quirk typically sees. Someone that specializes in this should be looking at it. Mr. Conroy stated in order to issues a building permit, it either has to be on a bonded way or an accepted street and this is neither.

Mr. Conroy asked if we should bring Kopelman & Paige in and ask them to explain. Mr. Mazzocca asked should we have someone else do it and review it? Mr. Conroy asked who would be responsible for paying the bill for what has been done so far. Should the town pay for it or should we tell K&P this one is on them. Mr. Mazzocca stated Atty. Quirk answered the questions in general terms, but she didn't address the specific questions. Mr. Conroy stated that his issue is she used the Walpole Park South attorney. What are we paying her for? Mr. Nottebart stated there is no mention of the parcel. He asked Ms. Walker what they did on the site visit. She stated that Atty. Quirk saw the condition of the road and wanted to look at the site.

Mr. Murtagh stated it is in the best interest of Donnell Murphy to get this sorted out. Should we have town counsel come before the Planning Board? Mr. Conroy stated she did that and he objects to the fact that he had to do the digging. Mr. Murtagh stated there are serious issues. Mr. Nottebart asked if we have communicated this with Phil Macchi and Mr. Conroy stated no. Mr. Nottebart stated what confuses him is the word "confidential". There is something lacking here. Mr. Mazzocca stated that Atty. Quirk never addressed the four issues in Mr. Conroy's email to her.

Atty. Philip Macchi II stated he doesn't know what is in front of the board as he hasn't seen it. There was conversation between Ilana Quirk and himself. When this was a Building Inspection issue, he provided her with some materials. He doesn't remember who contacted who. That is the only information since this board voted to ask her opinion on how this should be resolved. He has not given any input on this other than to ask if the settlement offer is still valid. He doesn't know if the board followed through on this.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (5)

Mr. Conroy stated that something spooked her. She copied Joyce Frank, but never did before. He did not ask her to tell us about the building permit. She was supposed to give us opinions, but she didn't. Mr. Nottebart stated that he would understand better if she had pointed out the issues that Jack's questions raised and said she doesn't agree with him, but she didn't. Her letter is telling us what we already knew. Mr. Murtagh stated he is still bothered that Mr. Macchi has access to our town counsel. Mr. Mazzocca stated that is not unusual. If Phil gets a call, he needs to talk to her.

Mr. Macchi stated they are opposing counsel. He probably shouldn't be talking to anyone but her. Mr. Nottebart stated this whole thing has been a little unusual. He feels this is more of a legal thing and feels we should address the issues. We should also find out why that piece was added. Mr. Conroy stated it was pointed out to us that the only issue was that Old Stone Bank went out. What happened to VJ? Donnell Murphy stated he is still president of VJ so he is not sure where that impression that VJ is no longer in existence came from. Mr. Conroy asked if VJ is still involved up there and Donnell Murphy stated no. Mr. Conroy stated it should have been changed over. Mr. Conroy asked if this whole subdivision has been transferred more than once by individual lots. Mr. Macchi stated no, all at once. Mr. Conroy stated they should have come back when things changed. He asked has the subdivision ever been transferred and Mr. Macchi stated yes. Mr. Conroy asked when it was transferred, why wasn't the bond put in the name of the new owner? Mr. Macchi stated he doesn't know. Mr. Conroy asked if it should have been and Mr. Macchi stated he is not sure. Mr. Conroy stated we weren't noticed of Old Stone Bank or of the new owners. You should have been posting a new bond. Mr. Macchi stated that every site plan has been stamped with Walpole Park South Realty Trust and number. Nothing was intentionally kept from anyone. Mr. Conroy asked what about the piece that had something added to it? Mr. Macchi stated it has nothing to do with the roadway. There is nothing that says a building can't span two lots. Mr. Conroy stated he doesn't know how many times things have changed. A bank went under, town counsel says let them post a \$21,000 bond and move on. Mr. Macchi stated he feels it is more than \$21,000.

Mr. Conroy stated he is elected to uphold the bylaw and do what is right by the town. The permit should not have been issued. He asked if they agree that there is no bond on this subdivision and Mr. Macchi stated yes. Mr. Conroy stated we now have a piece of property that is unbonded. Dan Merrikin disagreed. He stated that property has 1,000 feet of frontage on Route 1. The plan shows there are two separate pieces of land – one from the subdivision and one not. He doesn't believe there is an issue with this. The two parcels can never be combined because the piece in WPS is registered land court and the other isn't. They will always be separate. He understands the board now has a concern. If there is a concern we can now address, they did. All except the bond issue. Mr. Conroy asked if it is his fault and Mr. Merrikin stated no one knew. Mr. Conroy stated there are two issues: a bank going under and a bond transferred. That should have ticked off something. That is an unforgiven one. Mr. Merrikin stated at what point do we move forward?

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (6)

Mr. Conroy asked if he can tell us the legal ramifications of what is before us. Mr. Merrikin stated he is not a lawyer. We have a deficiency and we need to put a bond on this. No one did anything intentionally. They didn't avoid reviewing or changing the bond. Mr. Conroy stated you had two opportunities that were missed or ignored or they were oversights. Mr. Merrikin stated he has no knowledge that anything was overlooked. It got lost in the paperwork. Things happen. Mr. Conroy stated no it doesn't. Everyone could say they forgot. Mr. Murtagh asked him when did he realize there was no bond on this subdivision. Mr. Merrikin they were researching subdivisions and the street acceptance process and Ms. Walker questioned it. He looked through the Planning Board files and found there was a \$21,000 bond in place. They were trying to bring the road to closure. Mr. Murtagh stated it was hard to believe it went that long. Mr. Merrikin asked why they find it hard to believe – it was 25 years ago. Mr. Forsberg stated they had said that Barletta had the bond. Mr. Murphy stated they were a silent partner back then. It was VJ that had the bond. Barletta did the construction and had the relationship with Old Stone Bank. Mr. Forsberg asked why they would have contact with the bank and not you. Mr. Murphy stated they would have cleared up the \$21,000 years ago. He is here tonight to clear this up. Mr. Merrikin stated they found it and brought it to the board's attention. They haven't tried to hide anything. Mr. Conroy stated we found the Old Stone Bank information. Mr. Forsberg questioned the February 7, 1984 superior court filing and asked what that is about. Mr. Conroy asked where does Barletta play into this. Mr. Forsberg asked what is Walpole Park South Associates? Mr. Murphy stated it is Barletta and Murphy, which is still in existence but doesn't own anything. VJ Corporation is still in existence; he is the president and was it transferred into an individual trust. Mr. Forsberg asked if the new bond would have to be part of this and Mr. Murphy stated yes. There are seven people that would be involved. Mr. Merrikin stated no new bonds were posted and questioned the derelict fee statute.

Mr. Forsberg stated this is the third or fourth building. It was a surprise to him that there was a subdivision as he thought it was only a site plan. He just assumed that. Mr. Merrikin stated they have filed a variety of ANR's. Mr. Forsberg stated the bond was never discussed in the site plan approval process. Mr. Macchi asked that when they knew something was wrong, was it their responsibility to tell you? He stated yes, which they did. Mr. Conroy stated that fee interest only happens on bonded subdivisions and this isn't one.

Mr. Forsberg stated we are here tonight to accept the bond. If we do nothing, there will be no bond. Would it be in our best interest to accept a bond? What if Donnell decides not to finish the roadway? Mr. Conroy asked so what. Mr. Forsberg stated we could get complaints. Mr. Conroy asked from who? They own everything. Is it in our best interest to do this and ignore any legal problems? Mr. Forsberg stated if the owner antes up and we get the bond, we would be protected. Mr. Conroy stated we don't know the legality of this subdivision. Mr. Forsberg stated that Ilana Quirk said we just need a bond. Mr. Forsberg asked why does it cease to exist? Mr. Merrikin stated the approval is still out there. Mr. Forsberg asked if it is still out there and on the books? Mr. Macchi stated yes,

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (7)

it does exist. Mr. Conroy stated it could revert back to one lot. Mr. Murtagh asked what is the route we should take? Mr. Conroy stated we need everything to be spelled out so we can make an informed decision. Mr. Macchi stated he doesn't want Bill Hamilton to stand up at town meeting. Mr. Conroy stated he is not here to grind people. He just needs this to be correct. Mr. Macchi agrees. Mr. Forsberg asked why Ilana Quirk didn't address Jack's questions and Mr. Conroy stated she was probably told to push it through.

Mr. Forsberg asked if that parcel is separate from the subdivision and Mr. Merrikin stated yes. There is registered and unregistered land and it can't be combined. Mr. Forsberg asked how they can build on this if there is no frontage. Mr. Merrikin stated that through permitting it was developed as if it is a single lot, but it needs to be shown on the plan of record as two separate lots. Mr. Nottebart asked if they see a problem with this and Mr. Merrikin stated no and he never thought there was an issue. Mr. Nottebart asked how difficult is the fix to get this done. How do we unscramble this? Mr. Conroy stated that legal counsel has to tell us how. Mr. Macchi stated that after reading town counsel's email, he agrees that she didn't answer Mr. Conroy's questions. Mr. Nottebart asked what do we do? Mr. Forsberg stated we need to have specific questions and then send them off to town counsel. Mr. Conroy stated no because if we miss something, there will be a problem. He doesn't want to go back to Kopelman & Paige. He wants to tell the Board of Selectmen we want separate counsel. Mr. Nottebart stated he is glad that Donnell hasn't delayed construction. The issue is a lot of little things have made this a problem. Mr. Forsberg stated that his issue is that the lawyers spoke one on one and he doesn't like that. Mr. Murphy stated if that bond was in place and still active, what would be the issues today? Mr. Conroy stated probably that added piece and if it was done properly. Mr. Murphy questioned why Mr. Conroy thinks it wasn't done properly. He asked what if it never expired and was transferred over. Mr. Macchi stated that the security for the mortgage was discharged by the FDIC. Mr. Mazzocca stated maybe we should go back to town counsel and ask her about her statement of "outstanding issues", such as the change in the ownership, or the gap in time. He thinks we need to go to someone else because perhaps this is not her forte. Mr. Forsberg stated this is her specialty. Mr. Mazzocca stated he is familiar with her firm and they specialize in municipal law and we need a land use attorney. He doesn't think this firm is very big. He stated they are like gp's for municipalities. They are the "go to" guys for municipalities on many issues, but this issue might require an attorney with a specific practice in land use. Mr. Forsberg stated he disagrees with that statement and that Attorney Quirk does specialize in land use. Mr. Murtagh stated he thinks we should get this over with and move forward correctly. Mr. Forsberg agreed. There were no further board questions or questions from the public.

Mr. Conroy moved to seek outside counsel who is versed in land use. Motion seconded by Mr. Mazzocca. Mr. Forsberg asked how we go about doing this and asked if the town has to pay for it. Mr. Conroy stated they are the keepers of the money, but not the controllers. Motion voted 5-0-0.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (8)

Mr. Conroy moved to inform the Board of Selectmen that due to the technical nature of Walpole Park South we are seeking outside counsel versed in this area of law. We realize that there are budget constraints and we will work to keep the cost to a minimum.

Motion seconded by Mr. Nottebart and voted 5-0-0.

Mr. Merrikin asked what the time frame will be. Mr. Conroy stated it will begin as soon as possible. He asked Mr. Macchi if he is okay with going from Kopelman & Paige to an independent counsel. Mr. Macchi stated that if Atty. Quirk had answered your questions, he would have been okay with them. He would have been okay with Ilana Quirk answering specific questions. Mr. Conroy stated he gave her a shot. He found more in ten minutes than Ilana Quirk did all together. Mr. Merrikin stated that Donnell Murphy wanted to do the road repair work this Fall. Should he proceed or let the road sit while you figure out how you will proceed on this. Mr. Murtagh said let it sit and aim for next Spring. Mr. Nottebart stated the only problem would be plowing. He asked if waiting another six months will kill you. Mr. Merrikin stated no, but would like it recognized that they want it finished.

Mr. Conroy stated you never got extensions and you were supposed to. This has been out there since 1985 and now you want us to go through hoops. Mr. Nottebart feels we should sit on this for now and hopefully the attorneys will agree on what to do. Mr. Forsberg asked if they are looking for street acceptance next Fall and Mr. Macchi stated the earliest would be next Fall. Donnell Murphy stated he would like a certificate of occupancy in the Spring and this could slow him down. Mr. Nottebart agrees that the Board of Selectmen will talk about this and asked why we can't just hire someone. Mr. Merrikin stated someone has to sign the contract. Mr. Conroy stated that is why they are getting a copy of the letter. Mr. Murtagh stated we will move the process along as fast as we can. Mr. Merrikin asked that this be put on the board's next agenda for an update and to talk about progress. Mr. Conroy stated we will let you know and stated that they can help us out. Mr. Murphy asked how. Mr. Conroy stated by giving us copies of the stuff we don't have such as transfers between any entity and the dates and a list of owners. Mr. Macchi asked for a copy of the questions that were sent to Atty. Quirk. Mr. Murtagh gave him his copy of the emails.

Request for Comments: Mr. Johnson gave the board a draft copy of a response to the Conservation Commission's request for comments on the MPIC proposed footbridge at the town hall lot. Mr. Conroy endorsed the letter and stated a site plan could be required.

Minuteman Truck: Mr. Johnson gave the board a background packet. He stated the deputy fire chief suggested a peer review report be initiated prior to the hearing. Mr. Conroy stated we can't do that ahead of time as the board could vote not to request that from the applicant.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 3, 2011 (9)

AdHoc Committee: Mr. Conroy moved to send a letter to the Board of Selectmen asking that given all the issues and proposals in Foxboro that an AdHoc Committee be formed as soon as possible. The committee should include a member from the Conservation Commission, Board of Selectmen, Planning Board, Sewer and Water Commission and two members at large appointed by the Selectmen and ex officio members including town administrator, fire chief, police chief and MPIC representative. Motion seconded by Mr. Nottebart and voted 5-0-0.

Mr. Johnson and Ms. Walker left the meeting at 10:15 p.m.

Town Planner: The board discussed eliminating the interim part time planner position, using a consultant on an as-needed basis, increasing the board secretary's hours to 34 and the board secretary to remain reporting directly to the Planning Board.

Mr. Conroy moved to write a letter to John Charbonneau and Don Johnson thanking them for applying for the part time planner position and to inform them that in an effort to cut costs, we have chosen at this time to proceed in another direction by using a consultant on an as-needed basis. Motion seconded by Mr. Murtagh and voted 5-0-0.

Mr. Conroy moved to write a second letter to Don Johnson to inform him that effective Friday, December 30, 2011 his position as interim Part Time Planner with the Town of Walpole Planning Board will be terminated and that the Board has decided that at this time it would be more cost effective for the town to hire a consultant on an as-needed basis. Motion seconded by Mr. Nottebart and voted 5-0-0.

Mr. Conroy moved to write a letter to Michael Boynton, Town Administrator to address his recent cost savings proposal presented to the Planning Board on October 20, 2011 and as discussed at tonight's meeting. Motion seconded by Mr. Nottebart and voted 5-0-0. It was agreed that Mr. Mazzocca would compose the memo and forward it to the board for review prior to it being sent to Mr. Boynton.

It was moved, seconded and voted to adjourn. The meeting adjourned at 11:00 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 12/1/11