

## WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011

A regular meeting of the Walpole Planning Board was held on Thursday, August 18, 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 (7:12 P.M.); John Murtagh, Clerk; Richard Mazzocca, Richard Nottebart, and Margaret Walker, Town Engineer. Chris Musik, Walpole Safety Officer, was also present.

Mr. Conroy opened the meeting at 7:04 P.M.

**MetroPCS:** Mr. Conroy moved to endorse the MetroPCS plan, Case No. 09-1, for 533 High Plain Street which was approved on March 19, 2001. Motion seconded by Mr. Nottebart and voted 4-0-0.

Mr. Conroy moved to endorse the MetroPCS plan, Case No. 09-7 for 41 Wagon Road which was approved on June 4, 2009. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Mr. Conroy moved to endorse the MetroPCS plan, Case No. 08-3 for 429 Main Street which was approved on September 4, 2008. Motion seconded by Mr. Mazzocca and voted 4-0-0.

**High Oaks IV Ball Field:** Jack Wiley, Chairman of the Conservation Commission, was present. He stated the Conservation Commission was involved with the ball fields when the Planning Board decision was made. He stated the extension of Lady Slipper Lane gave Mr. Walsh an extra lot at the end. If they take out the ball field, Jack Walsh would gain an extra lot and he wants to make sure the town is adequately compensated. Mr. Conroy stated Jack Walsh had said he would do whatever the town wanted. Mr. Wiley stated that according to the minutes from Conservation extending Lady Slipper Lane would add another 95' which would allow Mr. Walsh to have another lot. Mr. Conroy stated Mr. Walsh is not trying to get out of it. He just asked if we would rather have something else in another location fixed him. If everyone objects he will just build it. Mr. Wiley stated this goes back to 1997. He is not sure who the board would talk to about getting adequate compensation. Mr. Conroy read a letter received from the Recreation Department dated August 17, 2011. Mr. Forsberg stated he is aware that Mr. Boynton asked that we wait for comments from the Selectmen.

**Time Cards:** Mr. Conroy moved to approve the secretary's time cards as submitted. Motion seconded by Mr. Forsberg and voted 5-0-0. Mr. Conroy moved to approve the planner's time cards as submitted. Motion seconded by Mr. Mazzocca and voted 5-0-0.

**Minutes:** Mr. Conroy moved to approve the minutes of July 14, 2011. Motion seconded by Mr. Nottebart and voted 5-0-0.

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (2)

**Grace Memorial Drive:** Mr. Conroy moved to set the bond for Grace Memorial Drive at \$20,000 per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Mr. Conroy moved to accept a bond secured by a deposit of money in the amount of \$20,000.00 drawn on a Treasurer's Check, #105417, issued by the Walpole Cooperative Bank on August 11, 2011 and as approved by Mark Good, Walpole Finance Director. Motion seconded by Mr. Forsberg and voted 5-0-0.

Mr. Conroy moved to endorse a Form I, Release of Covenant, dated August 11, 2011 for Lots 10 and 11 Grace Memorial Drive. Motion seconded by Mr. Murtagh and voted 5-0-0.

**Niden Woods:** Ms. Walker updated the board with regard to this subdivision.

**7:31 P.M. B&C Floral, Case No. 11-6 Continued Hearing:** The applicant was represented by Ken McKenzie of Dunn & McKenzie, Norfolk. He stated he thought that the drainage calculations were the outstanding issue and asked Ms. Walker if she received them. She stated just did, but still has to review them. There was no narrative explaining what the changes were. She doesn't expect there will be any issues with them. If the board decides to close this, she is asking that a condition of approval be put in place stating that before endorsement of the plan, she needs to approve the calculations. Mr. Forsberg asked the safety officer if he went to the site and checked out the traffic. Chris Musik, Safety Officer, stated there has never been issue out there. It seems that people are aware of the cars coming in and out. He feels the way it is now doesn't seem to be an issue. If a pedestrian got hit, the police would know about it. Mr. Nottebart stated he went to the site for three hours and interviewed about fifteen people and they didn't think there was any problem with things the way they are now either. He agrees with Mr. Forsberg that they will need to come back if there is a problem. Most people want it left alone, which changes his thoughts about the guardrail.

Mr. McKenzie asked if the hearing can be closed tonight. Mr. Conroy stated it can, but if there is a problem they will have to file for a new hearing. Ms. Walker stated she will be on vacation until after Labor Day and knows she won't get to review the drainage until after the board's next meeting. She has looked things over very quickly and doesn't think there are any issues. Mr. Conroy stated we can close, but if they have to come back they will also have to pay the fees again. Mr. Nottebart asked how we can assist a business person to get through this in a more timely fashion. Should the applicant have been noticed not to show up tonight? He asked if they were late getting their information in. Ms. Walker stated because there was no narrative accompanying the revisions, it wasn't apparent what they did. She emailed her comments to them on Monday. As she stated previously, she doesn't anticipate any problems. Mr. Forsberg asked if we don't close, is there a negative impact to the applicant. Mr. McKenzie stated no, but they want to get this done before winter.

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (3)

Mr. Forsberg agrees with Mr. Conroy about not closing because if there is a major change, they will have to start over. If they leave this open, they will really only be losing a week. Ms. Walker stated if she had received the information when she was supposed to, it would have been ready for tonight. Mr. McKenzie asked when Ms. Walker reviews this and if there is a change, will they have time to make any change before the next meeting. Ms. Walker stated there should only be a contour change.

Mr. Glaropoulos gave the board an extension of time up through September 30, 2011. Mr. Conroy moved to accept an extension of time up to and including September 30, 2011. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to September 15, 2011 at 7:25 p.m.

**Walmart Update:** Atty. Philip Macchi, II presented an update to the board and stated they are waiting for the court case to be finished. Until then, things are at a standstill with the retaining wall, but the parking lot and building will go ahead. Gary McNaughton stated he will be meeting with MassHighway after Labor Day. They want to reconfigure the intersection on High Plain Street by planning to move it a little to the east. At this point everyone has been receptive to the improvements. Mr. Murtagh feels the changes will be a huge improvement. Mr. Mazzocca asked if anyone has raised any issues with Dunkin Donuts with regard to rush hour traffic and people trying to turn in there. He asked if this will make the situation worse. Gary McNaughton stated the intent is that the improvements should make things work better in the mornings and should alleviate a bad situation. Mr. Conroy stated the delayed light makes things worse in this area and asked them to push the State to provide a left turn on both sides. Gary McNaughton stated he will check out the right on red arrow.

**7:55 P.M. Sharon Credit Union Continued Hearing, Case No. 11-7:** Mr. Conroy and Mr. Mazzocca recused themselves. Jason DuBois from Bertin Engineering represented the applicant. Ms. Walker stated she is all set. Mr. Forsberg stated that he and Dick Nottebart did a site visit and he talked to Jason DuBois this morning. He was concerned with the chain link fence. Mr. DuBois stated the proposed grades are not changing. Mr. Forsberg stated if there is any issue, the fence may have to change. Mr. Nottebart stated he thought the fence should be higher for about 40'. Mr. Forsberg stated that taller would be easier than relocating it. Mr. DuBois stated it is about 12' back from the curb and the pavement is not flush to the top of the fence. Mr. Forsberg stated he would like the fence extended to the first big bush and Mr. DuBois stated they can wrap it around the bush. Mr. Forsberg questioned the dumpster. He suggested it be moved more to the east and back a little. Mr. DuBois stated the dumpster will be where it is shown on the plan. Mr. Nottebart asked who owns the sign and Mr. DuBois stated it is in the Washington Street layout. He stated this is a lot tighter than he thought. Mr. Forsberg stated he would like black vinyl chain link for fencing.

There were no questions from the public or the board.

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (4)

Mr. Forsberg moved to approve Sharon Credit Union, 2 Union Street, Case No. 11-7 with the board's standard conditions and the following five special conditions: 1) the location of any new business signage shall be shown on the site plan prior to endorsement; 2) the location of any site lighting shall be shown on the site plan prior to endorsement and shall be installed and shielded as required by the zoning bylaw; 3) suitable landscaping, which shall be shown on the site plan prior to endorsement shall be installed on the newly created islands at the easternmost driveway and adjacent to the handicapped parking space. Said landscaping shall consist of low salt-tolerant shrubbery, or other appropriate plantings lower than 2 ½ feet in height; 4) employees are to use the five parking spaces to the rear of the site before using any of the other spaces on the lot and shown on the plan prior to endorsement; 5) guard rail shall be added all along the back of the site as agreed to by the applicant's engineer. Motion seconded by Mr. Nottebart and voted 3-0-0.

Mr. Conroy and Mr. Mazzocca returned.

**8:20 p.m. Brush Hill Residents' Hearing:** The applicant was represented by Atty. Philip Macchi II, Norwood, MA. Mr. Conroy read the hearing notice.

Richard Pilla, 4 Berkeley Drive stated he has been in communication with Ms. Walker, who has been very informative. He is not sure what issues will be brought up tonight and may have questions depending on what is discussed tonight.

Alan Cameron, 28 Berkeley Drive stated he got a notice to come tonight, but doesn't know why. Mr. Conroy explained the purpose of a residents' hearing. It is about the road and if there are any issues. This hearing is only about North Street to the end of Berkeley Drive. Mr. Cameron stated he has no issues.

Mr. Macchi stated he is here with Kathy Hasenjaeger because John couldn't make it. He was brought in to work on the easement issues, which is now complete and will be put on record on Monday. It has not been executed as yet. Ms. Hasenjaeger asked when the easement has to be signed and Ms. Walker stated it should have been done before tonight. Mr. Macchi stated the easement has been approved by town counsel and he will get John Hasenjaeger's signature tomorrow. It belongs to the town and will go on record after John signs it. The second issue is the punch list. There appears to be some miscommunication from the June 2<sup>nd</sup> meeting with regard to the retaining wall. Mr. Hasenjaeger had said to him he intended to have the waiver be for both sides. They are asking if the intent of the Planning Board is to 1) waive everything and put nothing on that non-sidewalk side of the street; 2) ask for a wooden guardrail as shown on the subdivision plan; or 3) put up a fence. Mr. Mazzocca asked why the fence is on one side and not the other. Mr. Macchi stated because there is a sidewalk on one side only and the road is setback from the wall a good distance. Mr. Nottebart stated Ms. Walker feels there should be a fence or guardrail there. Ms Walker stated a guardrail is shown on the endorsed subdivision plan and we previously only discussed one side of the street. She feels there should be something on the other side also because there could be a liability to

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (5)

the town if someone falls off on that side. Mr. Nottebart asked if something is shown there on the original plan and Ms. Walker stated yes. Mr. Macchi stated the plan calls for a retaining wall; however, what was built and what was called for is not the same. Mr. Murtagh stated he went up there Monday night and there is about a 3' drop. Ms. Walker stated the subdivision plans say it is an 8-9' drop, but she doesn't know what is physically there. Mr. Nottebart stated there is a lot of vegetation there. Mr. Murtagh stated it is 4' maximum to the invert of the pipe. Ms. Walker stated if there is a walkway something should be there. Mr. Nottebart stated we could vote to forget the guardrail. If you are worried about "what ifs" there are other places in town with the same type of problems. Mr. Murtagh feels something should be on the sidewalk side of the road but not on the other side.

Richard Pilla, 4 Berkeley doesn't want anything there. He didn't buy this house in this town to feel like they are living in the projects. He maintains the property. There is always the possibility that someone would walk on the side and could fall, but you could also fall walking on the sidewalk. They are opposed to either a guardrail or a fence. Mr. Mazzocca asked where Mr. Pilla's property line is in the front and Mr. Pilla showed him on the plan. Mr. Nottebart asked who maintains the grass out front and Mr. Pilla stated he typically does, but Mr. Hasenjaeger has been cutting the grass up to the fire hydrant. He is prepared to make sure that the rest of the grass out to North Street is taken care of after the town accepts this. Mr. Nottebart stated it looks good up there now. Mr. Forsberg questioned the liability to the town and Mr. Macchi stated this is no different than North Street. Mr. Forsberg stated that was before his time and Mr. Macchi stated the standards did not change. Mr. Mazzocca asked who is responsible for the maintenance and Ms. Walker stated the town is responsible. Mr. Pilla stated he will take care of the landscaping from his driveway to North Street.

Mr. Conroy stated the money could be used at the corner of Gould and Smith Avenue. Mr. Macchi stated they received a quote for a chain link fence in the amount of \$985. Mr. Conroy asked about a check for the guard rail and Mr. Macchi stated he needs to ask Ms. Hasenjaeger for that. Mr. Conroy asked if there are any other outstanding issues and Mr. Macchi stated no. Ms. Walker stated we have received a check for the waiver of the island and it is in the vault. Mr. Murtagh asked her for a breakdown of her figures and Mr. Macchi gave him a copy of it. Mr. Murtagh questioned the line item for police details on the island breakdown sheet and feels it is excessive. Ms. Walker disagreed with him. There were no further questions. Mr. Conroy moved to waive the guardrail and/or fencing on the non-sidewalk side of Berkeley Drive and accept a check for \$985 in lieu of guardrail or fencing. Motion seconded by Mr. Murtagh. Mr. Forsberg stated he is still concerned about liability to the town and Mr. Conroy stated everyone is liable for everything. Mr. Forsberg asked if it would be negligence on our part because it appears to be more than a 4' drop. Mr. Conroy stated this is not a building code issue. No code addresses this. If there was, we would have to address it. Mr. Forsberg compared this to Big Y. Mr. Macchi stated that site plan review for private property is different.

## WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (6)

Mr. Forsberg asked if he is saying there is no liability here and Mr. Macchi stated to the best of his knowledge, no. Mr. Forsberg asked Mr. Mazzocca his opinion. Mr. Mazzocca stated people can sue for anything. The town could be liable and it is foreseeable that could happen. Motion voted 3-0-2. Mr. Conroy moved to release the bond on Berkeley Drive in its entirety effective at 8:00 a.m. August 23, 2011. Motion seconded by Mr. Murtagh and voted 5-0-0. Ms. Walker asked what accounts the board would like the checks deposited into and Mr. Conroy stated the sidewalk fund as in the past.

**8:47 p.m. Hollowdale Farm Residents' Hearing:** Mr. Conroy read the hearing notice. Anthony Delapa, Jr. was present. Mr. Conroy asked if there were any issues remaining and Ms. Walker stated they are still working on the punch list as there are still outstanding water items. Mr. Conroy stated those aren't bonded items and Ms. Walker stated they are. She also questioned the stop sign. Safety officer, Chris Musik, stated it depends on the number of houses. It could become an issue down the road. No stop sign means they have to yield.

Ms. Walker discussed the outstanding issues. She asked how the board feels about street trees. Mr. Conroy stated that is a contentious item. If the trees are on private property, we can't touch them even if they are dead. Mr. Delapa stated the catch basins are all set and they did mow the detention basin. Mr. Conroy stated that items 1, 2, and 3 are outstanding and item 8 is a Board of Selectmen issue. Ms. Walker agreed. Mr. Conroy asked the pleasure of the board. Mr. Mazzocca asked if these are items that will hold up bond release and Ms. Walker stated their engineer, Rob Truax, hasn't done some of the minor changes, but the biggest thing is the water valves. Mr. Delapa stated they got connected over the winter. Ms. Walker stated the Water Department has to go back out and inspect this. Mr. Conroy stated we can release the bond pending the outstanding items being approved and we can pull it back if things are not done. He asked that the Water Department be called tomorrow. Mr. Murtagh questioned the roadway and asked Ms. Walker if she is okay with it. Ms. Walker stated it could be better, but it is okay.

There were no questions from abutters or residents.

Mr. Conroy moved to release the bond for Hollowdale Farm Lane and Yonker Place in its entirety provided the punch list items are completed by 3:00 p.m. on August 23. Motion seconded by Mr. Murtagh and voted 5-0-0.

**Walpole Park South:** The applicant was represented by Atty. Philip Macchi, II. Also present was Dan Merrikin, Merrikin Engineering and Donnell Murphy. Mr. Macchi stated the subdivision was approved and permitted and the bond was reduced from \$700,000 plus to \$21,000. He didn't know there was even a bond left on this. Mr. Merrikin had found a Tripartite Agreement that was between VJ Corporation, Old Stone Bank and the town of Walpole. Regarding Old Stone Bank, it went into receivership and is now with the FDIC. He can't tell us what happened to their obligations.

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (7)

They can't prove anything. The mortgage that backed up the Tripartite Agreement was discharged in 1997 with no mention of the tripartite. Each lot has been conveyed out; although some have mortgages with the Walpole Cooperative Bank and an out of state bank, but not all have them. They are here to work with the board to get this resolved to where it should be. It is still the obligation of the trust to meet their obligations, but it is not secured by anything. They are proposing to substitute a bank deposit. The form for them to use has already been approved by Mark Good and if the board will authorize Ms. Walker to do a punch list to get this up to street acceptance, they will put up that money. They are in a position that the trust has an obligation to the town to be finished, but they need to be told what the amount is and they will just put the money in the bank. Mr. Mazzocca asked if there are any other options. Mr. Macchi stated that 81-U provides four options: 1) proper bond; 2) deposit of money or negotiable security; 3) Form F covenant; 4) delivery of a Tripartite to the Planning Board. Mr. Mazzocca stated he was surprised that this was a subdivision that is privately owned. We started this process last Fall. Did we know this was a subdivision then? Mr. Macchi stated yes, they didn't know there was a bond outstanding on it. Mr. Conroy stated the issue began in 1997. Nothing was presented to us from that time frame on. It is up to an engineer to stamp any plans. He asked Mr. Macchi if he represents this to be true and Mr. Macchi stated yes. Mr. Conroy asked if knowing about the bond should have been part of the process. Mr. Merrikin stated they have always been a subdivision which was started by another firm and then they took it over. Site plans and ANR's have gone before the board and there was a Tripartite on record, which isn't checked when they do an ANR. Mr. Conroy asked if it ever crossed your mind there could be an issue with regard to Old Stone Bank and Mr. Merrikin stated no. Mr. Merrikin stated he was under the assumption that there was a bond in place, but didn't know the amount or the type of security it was. Mr. Conroy questioned if he ever asked about it or ever asked to see it and Mr. Merrikin stated no and he wouldn't normally do that anyway. Mr. Conroy asked if they ever questioned if this was legal and proper. Mr. Merrikin stated this is just a freak occurrence. Mr. Macchi stated there should have been a title check by the bank attorneys, but someone obviously missed it. If it had been brought to our attention, they would have been here sooner. He personally never ran a title on this. Mr. Conroy stated it is a subdivision so you should have known. Mr. Macchi stated normally someone would be looking for the bond money. Mr. Merrikin stated they had built out the road and that is why it was reduced to \$21,000. Mr. Conroy stated that according to 81-U, no lot is to be built on without a bond or surety. Mr. Macchi agreed and stated there was a tripartite on this and the Form F covenant was released. The town is at risk right now. The covenant went away in 1985 when it was released. Mr. Conroy stated that town counsel was very definitive about how to this should be done; however, she gave her opinion without seeing the file or any back up. Mr. Macchi stated they sent both plans to Jack Mee. Mr. Conroy stated she doesn't mention it. He is not sure on how to proceed. It would be more simple is the subdivision didn't get bigger and we don't have an opinion from town counsel on this point. We have an original approved subdivision which we have added to with no bond in effect. How does that happen? Mr. Merrikin stated they are allowed to combine land with an ANR. Mr. Conroy stated when the bond goes, you have nothing. Mr. Merrikin

WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (8)

stated the new lot has 1200' of frontage on Route 1. Mr. Conroy stated there is no penalty for someone cancelling or picking it up again. Mr. Merrikin stated it wasn't cancelled.

Mr. Macchi stated there are three parties at fault because it is a tripartite agreement: the town, the applicant and the bank. Mr. Merrikin stated this all happened 15 years ago in 1997. The mortgage was discharged in 1997 and receivership was prior to that. They are ready to write a check but they don't have any amount. Mr. Conroy stated he doesn't know the amount or how to go about this. Mr. Merrikin asked if they can get a figure while this is being investigated. Mr. Conroy asked what we should go by. Mr. Merrikin stated it should go back to the subdivision plan and Ms. Walker should price the new bond against that. Mr. Macchi stated there is no time limit on street acceptances. Mr. Merrikin stated that some towns don't accept roads and they stay private forever. Mr. Conroy stated you are asking us to accept something that is not up to date. Mr. Merrikin stated they will make it right. He would like this on a parallel track so a bond figure is worked out while the board does its due diligence. Mr. Conroy stated it could be done by today's standards and Mr. Merrikin stated he would argue that. Mr. Macchi stated if the board prefers to table this and defer to town counsel, they are okay with that. Mr. Merrikin stated the town is not protected right now. Mr. Conroy stated he doesn't see how we are not protected. Mr. Macchi agreed with Mr. Merrikin. Mr. Conroy stated he wants everyone to understand the issues. We can't take their money and run. The goal is to get the road accepted. Mr. Merrikin stated their goal is to finish road construction and they will do whatever way the board thinks is best. They are here to work with the board to bring the issues and questions to closure. If the board wants a check tomorrow, they will bring that to us. If you want to wait until September, they will do so. Mr. Forsberg stated if they don't post a bond and then they walk away, we own this. Mr. Merrikin stated effectively we have a finished road, it is done. In theory, that is the purpose of the bond, but to get to street acceptance, they need to do some rework. Mr. Conroy stated the town doesn't have to take the bond and this can stay private forever. Mr. Merrikin stated that Donnell Murphy is willing to fix the road.

Mr. Nottebart asked what the process is. Mr. Conroy stated Ilana Quirk would have to get the folder and see what has happened in the past item by item. We have a history that Ilana needs to review. You want to be able to stand up at town meeting and say this is what happened and this is how it was resolved. Mr. Forsberg stated that Ilana Quirk told them to return to the Planning Board and resolve the issues, but we have no guidance at this time. Mr. Murtagh stated we are responsible for some of this also. The town planner should have looked at this. Mr. Conroy stated there is a list in the town clerk's office showing accepted streets and roads. Mr. Forsberg asked if Ms. Walker can figure the bond in the meantime. Ms. Walker stated she can use the construction standards on the plan. Mr. Nottebart stated town counsel has to give us guidance. Mr. Merrikin stated they are not in any hurry to get the street accepted, but they just want to put a bond on it.



WALPOLE PLANNING BOARD MINUTES OF AUGUST 18, 2011 (9)

Mr. Merrikin stated that Donnell Murphy would like to do the work this Fall. If we don't get a decision soon enough, they will have to push the work off until another time. Mr. Conroy stated you are asking for an opinion in two weeks and he doesn't think that town counsel will be ready in two weeks. Mr. Nottebart stated we will do what we can to expedite this, but it is important to do this right. Mr. Merrikin offered to copy the files and Mr. Conroy stated no, we have to do that ourselves. We need to ask Ilana Quirk to come into the office and go through the folder and we will make copies of whatever she needs. Mr. Forsberg asked that we send a request to her on Monday to coordinate when she can come in. Mr. Merrikin stated they will send her whatever she needs from them and will work with us to make sure she gets whatever she needs. Mr. Conroy asked that we send an email on Monday to town counsel asking her to come out to the Planning Board office and look at the file as we need guidance on how to proceed. We need to know if we bond the subdivision as it was approved or do we bond according to today's construction standards. Also, what are we doing as far as the board's rules and regulations regarding construction standards? He asked that this be put on the September 1<sup>st</sup> agenda.

**The Trails Subdivision:** Mr. Priore wants to forego posting a bond as he thinks the \$25,000 he is giving to the board per his certificate of approval will cover everything. Ms. Walker stated we need to check the frontage. She doesn't think he has legal frontage on Crosswoods Path.

Mr. Conroy moved to send a letter to Ron Priore stating the board requires him to meet all terms and conditions of his subdivision approval, including delivery of the \$25,000. Motion seconded by Mr. Murtagh and voted 5-0-0.

**Upcoming Applications:** Mr. Conroy and Mr. Nottebart will need to recuse themselves when the Norfolk Agricultural School application is before the board as they are both abutters.

**Town Planner Discussion:** Mr. Forsberg moved to send a letter to Jim Johnson, Michael Boynton and the Personnel Board regarding the board's vote for interim planner. Motion seconded by Mr. Mazzocca and voted 5-0-0. Mr. Mazzocca asked that we check with Jim Johnson to make sure there are no outstanding issues that would prevent Don Johnson from coming back. Mr. Conroy also asked that the hours the board previously agreed to be re-sent to the board via email.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:30 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 9/1/11