



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
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MINUTES

MAY 21, 2018

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Monday, May 21, 2018 at 6:30 p.m. in the Council Chambers, City Hall, 77 Park Street, relative to the following :

Planning Board Members Present: Vice Chairman Jason Gittle, Secretary Bert Buckley, Scott Jones, Elizabeth Kenyon, Melinda Kwart, and Jim Lewis

Planning Board Members Absent: Chairman Paul Danesi, Sheryl Guglielmo, and Jack Rogers

The Board was unable to open the public hearing for the application of Aravind Ganta for a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-13.0 WATER RESOURCE PROTECTION DISTRICT to construct a single family dwelling with associated driveway, utilities, septic system, and grading within the Bungay River Water Resource Protection District, said premises being located at 84 Ashden Court, more specifically Assessor's plat #187, lot #3K (Builder's Lot #9), located in the Single Residence-D zoning district due to a lack of quorum.

Ms. Davies noted that the application will be re-advertised and heard on the June 18, 2018 meeting.

The Board heard the continued public hearing for the application of Viridian Development, LLC for the proposed three (3) lot definitive subdivision plan entitled "VIRIDIAN MEADOWS PHASE II," located on Bolkum Lane, more specifically Assessor's plat #213, lots #2A and #3, located in the Single Residence-D zoning district, engineered by Thomas Cunningham, R.P.E. of Commonwealth Engineers & Consultants, Inc., 400 Smith Street, Providence, RI 02908.

Senior Land Use Planner Stephanie Davies stated that the applicant had requested a continuance to June 18, 2018. There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for the application of Woodlark Development Corp. for the proposed forty (40) lot definitive subdivision plan entitled "COOPER FARM," located on Pleasant Street, more specifically Assessor's plat #125, lots #2 through 6 (inclusive) and #9, as well as plat #195, lots #1 and #8, located in the Single Residence-D zoning district, engineered by John K. Marchand, R.P.E. of Farland Corp., 401 County Street, New Bedford, MA 02740.

The Board reviewed the Form P1 - Request to Continue a Public Hearing submitted via email by John Marchand of Farland Corp. on behalf of Woodlark Development Corp., received May 21, 2018, relative to the "Cooper Farm" definitive subdivision application. There being no one else to speak, the Board approved the request and the public hearing was continued.

The Board heard the new public hearing for the application of SOWA, LLC for an amendment to the approved Major Project Site Plan Review decision dated June 20, 2017 for “Shops on Washington,” to accommodate an increase in the size of proposed Restaurant 2 by 154 square feet; a reduction in size by 6,201 square feet and 3,917 square feet for proposed Retail A and Retail B buildings, respectively; the addition of a 3,000 square foot bank with an associated drive-through service window; the addition of a proposed 5,617 square foot Restaurant 1; and changes to the site’s parking space sizes, layout, and number, the subject premises being located at 1 Highland Avenue and 5 Route 1A, more specifically Assessor’s plat #64, lots #1A and 1B, located in the General Business zoning district.

Speaking in favor of the application was attorney Jack Jacobi of Coogan Smith, LLP who stated that this is their second amendment to the previously approved permits. He stated that the reason for the change is that dry goods retailers are not presently very popular, so they are seeking to adjust the uses on site to reflect an additional restaurant and a bank. He noted that everything to the west involving the Chick-fil-A portion of the site will remain untouched. He stated that both of the retail good buildings have been reduced in size and that the Denny’s restaurant has been slightly enlarged. He stated that they are proposing the addition of a Red Lobster restaurant and a Citizen’s Bank with a drive-through window for ATM use only. He stated that they are before the Conservation Commission for stormwater, as well as the Zoning Board for the accessory use permit for the drive through and to reduce the parking space sizes to 9-feet by 18-feet to match the existing parking on site. He stated that the number of parking stalls on site has been reduced to 270.

Bert Buckley sought to confirm that the proposed entrances and exits will remain the same.

Mr. Jacobi replied in the affirmative.

Speaking in favor of the application was David Taglinetti of VHB Engineering who stated that full access is proposed on Angeline Street and a one way entrance to the site from Route 1.

Ms. Davies questioned the number of parking stalls previously provided and whether they met the requirements under the Zoning Ordinance.

Mr. Taglinetti replied 292 spaces and that yes, the requirement was met under the previous iteration of the plan.

Bert Buckley noted that Red Lobster will be directly in view of the front yards of the homes on Angeline Street. He questioned whether a more residential look could be considered to minimize impacts.

Mr. Jacobi noted that the retail buildings will maintain their “condo” **façade** design on their rear facing Newport Avenue as previously designed, the buildings will just be slightly smaller. He noted that the documents to widen Angeline Street have been recorded and work has begun on that project.

Mr. Taglinetti stated that the parking requirements have increased due to the additional restaurant; 335 spaces are required under the ordinance. He stated that they are only providing 270, but that they would argue there is sufficient parking based on an ITE shared parking analysis which finds that many of the facilities will share parking between buildings and uses with varied peak hours. He stated their calculations under shared parking dictates that a total of 226 spaces are needed, at maximum. He reviewed some of the changes made to the stormwater management plan and noted that a slight decrease in impervious surface is anticipated, as the site is slightly over-designed. He stated that the site will have

minimum light pollution spillage and reductions to nearly 0 footcandles along Angeline Street and Newport Avenue. He stated that the landscaping along Newport Avenue will be the same as previously approved. He stated that along Angeline Street, they are proposing a solid row of arborvitae, supplemented with bushes and grasses. He stated that the evergreens grown 1- to 2-inches per year and can reach a maximum height of 20-feet.

Jim Lewis stated his surprise that arborvitae are being recommended, as they have a tendency to be negatively impacted by road salts.

Mr. Taglinetti noted that they are working within a 15-foot strip and that the arborvitae are proposed towards the back, farthest from the road.

Mr. Jacobi noted that most decisions require the applicant to maintain and replace any landscaping that dies.

Melinda Kwart questioned why the buildings are pushed so far away from Chick fil-A, bringing them closer to the residential neighbors on Newport Avenue.

Mr. Taglinetti replied that the design reflects their efforts to balance out the parking fields for the various buildings.

Melinda Kwart expressed concern with the amount of activity proposed on site being filtered through the one small exit. She suggested that it be widened or marked to make the route clear to traffic.

Mr. Taglinetti stated that their preference was to have multiple exits for the site, but that they were restricted by the City's requirements, which prohibited an exit on to Newport Avenue.

Jim Lewis stated that he feels the egress design will result in extensive stacking on site to leave the site and that there should be one lane entering and two exiting, instead of vice versus.

Mr. Jacobi stated that the Municipal Council were the ones who approved the plan for the lanes on Angeline Street. He noted that they have also disallowed parking on the south side of Angeline Street.

Scott Jones questioned the status of the promises to clean out or improve the drainage to Roy Avenue. He questioned whether that was affiliated with this plan.

Mr. Taglinetti replied no, that separate submissions had been made for improvements to Angeline Street. He stated that staff had raised the question of the drive-through lane use for the bank. He asserted that it is strictly for the use of the ATM and that the lane length is 150-feet. He stated that allows space for approximately seven vehicles, which they find to be sufficient for an ATM.

Jason Gittle suggested that the rear of the Red Lobster building facing Angeline Street be treated more like the retail elevations that face Newport Avenue. He stated that he would love to see a more residential feel and the removal of the signs facing the neighbors. He suggested that Denny's is also destroying the New England feel of the other buildings with its corporate look.

Jim Lewis questioned why the Denny's couldn't propose more gables for the building, as it looks significantly less upscale than the surrounding structures. He admitted that the current design may blend in with Route 1.

Jason Gittle agreed that the Board was lenient with Chick fil-A as it was right on Route 1, but that the buildings should take on a more residential character as they near the neighboring residences.

Mr. Taglinetti suggested that when his client was negotiating the lease with Denny's, they probably felt that the building was fairly well screened from the neighbors by the other three buildings, thereby justifying maintaining a traditional, corporate look. He stated that changes to that building will have to be reviewed by his client, but that he does recall providing a better compromise on corporate and residential feels on the Arooga's building on the neighboring commercial plaza.

Melinda Kwart stated that the building could still maintain a diner feel, but with more upgraded materials including glass and stone.

Mr. Jacobi stated that they will be seeking a continuance to June 18th.

Speaking opposition to the proposal was Steven Andreoni of 609 Newport Avenue and 9 Angeline Street. He asserted that the original plans for the site included pedestrian paths through to Angeline Street near Newport Avenue. He questioned whether such a feature could be added.

Mr. Taglinetti stated that he was unsure of the value of such a feature, especially as it would break up the landscaping that buffers the neighbors.

Mr. Andreoni argued that it would benefit the residents of his building.

Ms. Davies argued that there is no entrance in that area to the retail and no sidewalk provided.

Mr. Taglinetti stated that such an amendment would result in an increase in the impervious cover for the site.

Mr. Andreoni stated that his residents may be seeking to use the commercial center's parking as agreed to by Mr. Coates, as the Council has removed the previously allowed street parking.

Speaking in opposition was Peter Krawchuck of 806 Newport Avenue who questioned whether sidewalks are slated to be installed from Washington Street to Angeline Street. He stated that work has been done, but is currently being ripped up as things were installed improperly. He noted that work has also been done on the storm drains on Newport Avenue and that several sidewalks right across from his house have been ripped up, creating a pedestrian hazard. He asked the contractor to install barrels and cones to better warn the residents. He stated that he had called Public Works and had been informed that the developer would install the features. He stated that he doesn't have any issues with the work moving forward, but he is afraid of lawsuits. He noted that that the developer is failing to show how they are handling the hazmat situation at the old gas station. He asserted that the developer is claiming that it's not their property and therefore, not their problem. He asserted, however, that it is a problem if there are contaminants on their property.

Mr. Jacobi stated his understanding that the sidewalks are currently being installed. He emphasized that Mr. Taglinetti will call the contractors tomorrow to ensure the sidewalk is cordoned off. He stated that the contamination referred to by Mr. Krawchuck is on the abutting Roberts Formals property, which is not owned by his client. He stated that his client's property has been tested and found to not be contaminated. He stated that the site is not down-gradient from Roberts Formals and that any contaminants are running down towards the street, rather than towards this site. He noted that the City had originally given this site an address of 1 Highland Avenue and 5 Route 1A, but that it has since been changed to 255 Washington Street for Chick-fil-A.

Jason Gittle requested more details on sidewalk installation.

Mr. Andreoni stated that he spoke with the contractors and that the curbs were being installed today, framing was slated for tomorrow, and concrete set to be poured in two to three days.

Speaking in opposition to the application was Karen Allard of 15 Angeline Street who stated that her house is directly across from the proposed Red Lobster restaurant and that she did not want that right outside her front door. She explained that the traffic has tripled on her street, making it impossible to back into her driveway and very difficult to back out. She stated that since construction began in January, there's been two accidents down towards Newport Avenue and one towards Washington Street. She stated that there have been disruptions in mail and deliveries, the electricity was out for two days, boards were ripped off of her house and that the whole development is a large inconvenience. She explained that Mr. Coates did have men come out to do repairs on her house, but they didn't complete finishing touches and left a mess in her driveway.

Jason Gittle questioned whether Ms. Allard has since spoken with the developer.

Ms. Allard asserted that he is aware of the problems and had hired a carpenter who left a gap in her siding where bees can get in. She stated that an electrician had since filled it, but it shouldn't have been left like that.

Jason Gittle asked if there were any remaining repairs required on her home.

Ms. Allard stated that there is a portion still pending repair.

Mr. Jacobi stated that he will contact Mr. Coates so that the issues is resolved right away.

Ms. Allard stated that she contacted Mr. Coates and was told that the construction workers are subcontractors and that someone from their company was supposed to get back to her, but never did. She reiterated that the project is a big hindrance to neighbors.

Speaking in opposition was Wanda Caban of 615 Newport Avenue who expressed frustration with having already been through this process and feeling that the project was too dense before the developer wanted two additional buildings. She stated that the Chick-fil-A is very busy and noted that adding another restaurant, bank, and a 24-hour Denny's is going to make traffic unmanageable. She stated that reducing the parking is going to lead to frustrated drivers. She asserted that with only one exit out of the site, drivers are likely to be pulling into her driveway on Roy Ave to turn around when they realize there's no entrance to the site on Newport Avenue. She stated that she doesn't feel the site needs even more businesses and

would like to see those go in elsewhere, in a location where there is more space. She asserted that there are enough restaurants up and down Route 1 and that the original plan should be maintained.

Speaking in opposition was Mr. Andreoni who asserted that Angeline Street should be made a dead-end, which will stop people from using it as a cut-through.

Mr. Jacobi replied that the idea was considered and the Chief of Police opposed it.

Ms. Davies stated that she thought that outcome unlikely now that the plans to widen Angeline and install the traffic light have been approved and are commencing.

There being no one else to speak, Melinda Kwart made a motion to grant an extension to June 18, 2018. Scott Jones seconded the motion and all voted in favor.

The Board held a business meeting.

The Board tabled the application of County Street Realty Corp. to extend Simpson Avenue 101.71 feet, as shown on the street extension plan entitled "DEFINITIVE SUBDIVISION PLAN - SIMPSON AVENUE EXTENSION," engineered by Daniel R. Campbell, R.P.E. of Level Design Group, 249 South Street, Unit 1, Plainville, MA 02762, dated July 24, 2017, revised through September 28, 2017. The subject premises are located on Assessor's plat #72, Lots #450, 451, 540, and 541 in the Single Residence-B zoning district.

Bert Buckley made a motion to grant an extension of time to June 11, 2018. Scott Jones seconded the motion and all voted in favor; the Board invoked the rule of necessity so that Jim Lewis could vote despite his conflict of interest.

The Board tabled the application of Jorge J. Ayub for a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-13.0 WATER RESOURCE PROTECTION DISTRICT to construct a single family dwelling with associated driveway, utilities, and grading within the Bungay River Water Resource Protection District, said premises being located at 47 Semple Village Road, more specifically Assessor's plat #93, lot #59AG, located in the Single Residence-D zoning district pending the submission of required materials.

Ms. Davies informed the Board that the revised plan and statement from the engineer had been submitted, however there is not a sufficient quorum to hold a vote this evening.

The Board heard the appointment to speak of Adam Juszcak regarding the "Avalon Estates" subdivision.

The Board reviewed the letter and pictures from Adam Juszcak of 24 Excalibur Way, received May 16, 2018, and the letter from Bob and Pat Kelly of 28 Excalibur Way, dated May 9, 2018, to Director Gary Ayrassian of the Department of Planning and Development, regarding complaints with the work performed on the "Avalon Estates" sidewalks in relation to residents' driveways

Mr. Juszcak stated that an excessive hump at least 8-inches in height was created at the end of his driveway during the work to fix the issues with the sidewalks. He stated that the bump is large enough that it cannot be driven over head-on without the car rocking all over the place.

Melinda Kwart questioned how many homes are affected by similar problems.

Mr. Juszczak stated that he was aware that 28 and 29 Excalibur Drive, as well as 81 Avalon Drive also have similar issues.

Jim Lewis stated that he read Mr. Juszczak's letter and has visited the site. He noted that there is an about four-foot wide sidewalk in the area.

Mr. Juszczak confirmed that the sidewalk varies from four- to five-feet in width.

Jim Lewis stated that a 2% incline is required at the driveway to meet ADA standards. He questioned the precise location of the hump.

Mr. Juszczak stated that it is located where the road meets the sidewalk.

Jim Lewis confirmed that the hump is more or less in the gutter.

Planning Board Clerk Lauren Stamatis explained that the project's engineer, Suanne Santos of InSite Engineering had a conflict this evening and could not attend, but planned to talk to the developer about the issue.

Jim Lewis noted that an extension had been granted for completion of the subdivision. He questioned the next deadline.

Ms. Davies countered that the developer was supposed to submit a letter with a timeline for the remaining outstanding items, which still has yet to be submitted and thus, the Board has yet to approve an extension of time.

Jason Gittle questioned the number of extensions that were granted.

Ms. Davies replied one and that they are currently past their deadline. She stated that the City still holds significant security relative to the subdivision. She explained her understanding that since the house contractors are all different businesses from the developer, the home builders sloped the driveways inaccurately to meet the binder course, rather than the final coat of pavement. She stated the feeling that in order to get the correct slope, the driveways will need to be completely rebuilt. She stated that there has been a lot of back and forth between the developer and the home builders, but that the homeowners' permission will be needed to alter their driveways at this point. She stated that she was recently out at the site and an alternative was suggested to adjust the pitch within the right-of-way to meet the ADA requirement. She stated that this was attempted, but resulted in Mr. Juszczak and his neighbor's issues. She noted that his is particularly bad and she didn't feel some of the others were quite as bad. She emphasized that it isn't every single home in the subdivision, just certain sections where the sidewalks didn't meet the necessary cross-slopes for the transition.

Scott Jones asked whether this relates to the top coat being too low on the road. He noted that it took a long time for the developer to put that in and that he felt it was rushed.

Ms. Davies replied that the houses seem very elevated and that they're not far from the street, so most have pretty steep driveways.

Scott Jones asked whether the sidewalk should have been angled differently.

Ms. Davies stated that the problem is really with the driveways.

Jason Gittle sought to confirm that the sidewalks out there don't meet ADA requirements.

Ms. Davies replied that the ADA requirements were one of the reasons that the most recent bond release request was denied several months ago. She stated that the developer has theoretically resolved the issue with the sidewalks, but now have the issue with the humps in front of the driveways.

Mr. Juszczak stated that a curb cut would be required to lower the sidewalk in front of his property and cut back his driveway four- to eight-feet in and feather it into the remaining driveway. He stated that his builder had agreed to perform that fix last year and he doesn't understand why that plan wasn't pursued. He stated that he would like to see the driveways corrected.

Jim Lewis asked who Mr. Juszczak feels should be doing the work.

Mr. Juszczak replied that the developer and the builder, however they sort things out between them.

Ms. Davies questioned whether Mr. Juszczak has spoken with the developer.

Mr. Juszczak replied that yes, he had spoken with Brendan of Marinella Construction who had told him they were going to cut back the driveway eight-feet.

Ms. Davies noted that such an approach is going to result in a seam in the driveway.

Mr. Juszczak stated that he would prefer the seam over a hump.

Speaking was Mike Freedman of 81 Avalon Drive who stated that the hump at his driveway is as bad, if not worse than Mr. Juszczak's. He submitted pictures of the situation to the Board. He stated that he doesn't think he'll be able to get his snow blower up the hump without chains on it. He stated his complaint that the City is not having a civil engineer go out to ensure that things are installed correctly the first time.

Ms. Davies replied that the Department of Public Works is required to inspect things. She stated that unfortunately, they cannot be on site every single day and that the developer is required to follow certain rules and contact Public Works to set up inspections during construction.

Mr. Freedman asserted that he has never seen City engineers out there working with the developer. He stated that he talked to the paver today who told him that the developer was instructed to fix the sidewalks and road the way it is now by a City engineer.

Jim Lewis stated that the City does not have a professional engineer on staff. He stated that the process follows that the developer construct the improvements according to the approved plan and at certain check points along the way, the Public Works Department sends someone out to inspect the work as it's completed. He stated that he was unsure of the inspection schedule, but that the City staff are not there to supervise, but rather inspect after the fact. He stated that they will not go out there and instruct developers on how to perform the job. He stated that the City will not release security funds back to the developer until things are built appropriately. He stated that the Planning Board respects the recommendations and evaluations of the Public Works Department.

Bert Buckley stated that the developer has plans they are supposed to follow in respect to the elevations. He stated that in his unprofessional opinion, it looks like those plans have not been followed. He stated that the City holds security funds to ensure that the job is made compliant. He stated that if absolutely necessary, the money will be used to correct the issues.

Mr. Freedman stated that it has been three weeks since the humps went in. He asked whether an inspection has occurred.

Bert Buckley stated that he was unsure, but imagined that since a release hasn't been requested, an inspection has not been triggered.

Ms. Davies stated that staff notified the developer's engineer that there is an issue and forwarded the correspondence to them. She stated that they were aware it was being discussed this evening and we

can request a response. She stated that we can also get in touch with Public Works to have them take a look at things and evaluate them.

Jim Lewis stated his sympathy for the neighbors as the subdivision is a mess.

Speaking was Bob Kelly of 28 Excalibur Way who asserted that a wheel chair would fall over in these driveways and must not be ADA compliant.

Ms. Davies stated that just the sidewalk ramps need to be ADA compliant.

Mr. Kelly questioned why there are sidewalks on only one side of the roadway.

Jason Gittle stated that that is a result of the subdivision design which was approved long ago and is not up for debate.

Mr. Kelly stated that he has been in his house for two years and he doesn't understand why the contractors didn't get the grade correct in the first place.

Speaking was Elise Galpchan of 29 Excalibur Way who stated that she spoke with public works and that prior to the installation of the road, there was no flooding, but now, there is one-inch of flooding every time it rains. She stated that the developer tried to fix it by cutting 3-feet out from the driveway and were supposed to blend in the seam, which hasn't been done. She stated that the contractors didn't cut past the 5-foot mark, so now there's a divot rather than a pitch, resulting in more water collecting. She stated that in speaking with the developer, they are unsure how to fix the issue. She stated that she reached out to her home builder who stated that the issues is in the right-of-way, so he cannot touch it.

Ms. Davies stated that she spoke with representatives from the developer regarding the issue. She stated the subdivision was designed without catch basins and instead employs paved waterways. She stated that the location of this particular driveway is at a low point and was constructed as shown on the plan. She stated that she is not sure how long it takes the water to disperse.

Ms. Galpchan stated that the water lasts four days. She stated that they have had to put planks of wood down to get in and out of her driveway. She stated that she has brought the issue to the developer, Public Works, the Planning Department, and her home builder, but doesn't know who else to contact. She stated that she feels the problem is with the developer and the contractors he hired to pave the road, as he is not supervising them. She stated that no one ever gets back to her about her concerns and that the last contact from the developer was that he did not know how to fix the issue.

Jason Gittle requested that her email correspondence with the developer be submitted to the Board. He stated that the process to take over the security funds to have the City do the developer's work is a complicated and exceedingly slow process, which would require bidding out for a new contractor. He stated that it is much timelier to put pressure on the developer and have them resolve the issues, but there will be a point where that is determined to no longer be the right course of action.

Ms. Galpchan stated that she spoke to the pavers who keep blaming the former construction crew, but they are refusing to fix anything.

Jason Gittle noted that if the developer says that he can't fix the problem, it may signal that the Board will need to take over the security. He noted that the developer is past their completion deadline, which is also a factor in the Board's decision.

Ms. Galpchan asserted that the quality of the work is terrible and that many of the sidewalks are crooked.

Speaking was Pat Kelly of 28 Excalibur Drive who encouraged all of the Board members to try to drive up and down these driveways to see how they feel. He stated that the Planning Director had found them to be completed unacceptable.

Speaking was John Moran of 64 Avalon Drive who asked why the stormwater basins don't drain.

Ms. Davies explained that some of them are not meant to drain, as they are constructed wetlands that will always hold some water.

Mr. Moran stated that when he purchased his property, he was told that the abutting basins would hold water for two days after a storm and then drain. He stated his understanding that the developer is going to be raising the basins by over a foot.

Bert Buckley noted that the basins may not be functioning correctly on account of construction debris clogging them up.

Ms. Davies agree that some of the basins still require that a berm be built up around them.

Mr. Moran stated that with any amount of rain, water is flooding up to his backdoor as there is nowhere else for it to go.

Ms. Davies stated her understanding that one of the basins has an overflow that is higher than it should be.

Mr. Moran stated that water can't drain uphill and questioned why they can't install a drain on the opposite side.

Ms. Davies explained that the developer is obligated to install the stormwater system the way it was designed. She stated that it is unclear at this point whether or not they followed the approved plans. She stated that the system will have to be corrected until it matches what was approved. She stated that she will solicit a timeline for completion from the developer's engineer.

Jason Gittle stated his desire to see the developer or their engineer at an upcoming Planning Board meeting.

The Board reviewed the letter from Mark Rioux of Marette & Sons, Inc., dated May 15, 2018, to the Planning Board, requesting an extension of time to June 12, 2019 for the Water Resource Protection District special permit issued to 46 Pheasant Hill Road, builder 's lot #82.

Bert Buckley made a motion to grant a one year extension of time. Scott Jones seconded the motion and all voted in favor.

The Board dismissed the letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated April 26, 2018, requesting a one year extension of time relative to the Major Site Plan Review decision issued to Crugnale Properties, LLC for 95 South Main Street.

Ms. Davies informed the Board that the decision is good for three years and thus, an extension is not required.

The Board tabled the letter and pictures from Planning Board Clerk Lauren Stamatis, dated March 6, 2018, to Anthony Marinella of Maddi North Street Development, regarding stormwater management system deficiencies and the failure to complete by deadline construction of the "AVALON ESTATES" subdivision.

The Board tabled the updated plan and letter form Matthew J. White of Farland Corp, received May 18, 2018, to the Planning Board providing an engineer's statement and revised site plan for the Water Resource Protection District special permit application, submitted by Jorge Ayub for 47 Semple Village Road.

The Board tabled the memorandum from Planning Board Clerk Lauren Stamatis, dated May 17, 2018, to Public Works Superintendent Michael Tyler, requesting a sidewalk value recommendation for the sidewalks that were waived and the letter requesting a bond amount recommendation in the "STONE FIELD ESTATES II" subdivision.

The Board tabled the letter from Senior Vice President Geoffrey A. Homoliski of Middlesex Savings Bank, dated January 24, 2018, to Senior Land Use Planner Stephanie Davies, regarding the lender's agreement for the "Cameron Woods" subdivision.

The Board scheduled an Ordinance Committee meeting for June 4, 2018 at 5:30 p.m.

The Board reviewed all remaining correspondence.

The Board tabled the pending minutes from April 2, 2018, April 23, 2018, and May 7, 2018.

The meeting was adjourned at 8:42 p.m.