



City Of Attleboro, Massachusetts

PLANNING BOARD

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MINUTES

JUNE 17, 2019

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, June 17, 2019 at 6:30 p.m. in the Council Chambers, City Hall, 77 Park Street, relative to the following :

Planning Board Members Present: Chairman Paul Danesi, Secretary Sheryl Guglielmo, Bert Buckley, Melinda Kwart, Scott Jones, Jim Lewis, and Fred Uriot

Planning Board Members Absent: Vice Chairman Jason Gittle and Sean McNamara

The Board was unable to hear the continued application of Desvergues Supplemental Needs Trust 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 45 Pasture Brook Road, more specifically Assessor's plat #132, lot #4A-43 (Builder's Lot #81), located in the Single Residence-D zoning district.

Due to an error at the Sun Chronicle, the legal advertisement did not run in advance of the June 3rd meeting as scheduled. The Board agreed to advertise the matter and hold an additional meeting on July 1st to hear the case.

The Board heard the application of Pike Avenue Acquisitions, LLC for the proposed forty-nine (49) lot definitive subdivision plan entitled "PIKE ESTATES," located at 419 Pike Avenue, more specifically Assessor's plat #130, lot #81, located in the Single Residence-D zoning district, engineered by Daniel R. Campbell, R.P.E. of Level Design Group, 249 South Street, Unit 1, Plainville, MA 02762.

Speaking in favor of the application was Dan Campbell of Level Design Group.

Jim Lewis questioned why Mr. Campbell signed the application on behalf of the owner/applicant. He questioned whether Mr. Campbell has a document indicating that he serves as the owner/applicant's agent.

Mr. Campbell replied that he has worked with this client numerous times serving as an agent, but does not have permission as is specific to this filing. He stated that he has requested his client submit a document to that effect.

Jim Lewis questioned where the owner is and why they are not involved with the public hearings.

Mr. Campbell offered to request that his client attend.

Jim Lewis argued that the Board is beginning to examine the minutiae of the project and that the owner should be involved to discuss proposed changes and recommendations with the Board.

Mr. Campbell noted that his client was present all throughout the hearings for the preliminary filing for the plan. He noted his understanding that there is no obligation for the applicant or owner to attend the public hearings as part of the permitting process.

Jim Lewis agreed that there is not. He explained that the Board has wide latitude in the decisions they make relative to the plan and that he feels the review and amending of the plan would proceed in a smoother fashion if the owner was directly involved. He asked who Mr. Campbell deals with directly.

Mr. Campbell replied the manager for land acquisition, Nick Reuter of Picerne.

Chairman Danesi agreed that it would be helpful to the Board if the applicant could be present to indicate whether they are amenable to the Board's recommendations.

Mr. Campbell countered that the applicant's trust is in him as their agent. He stated that he would ask Mr. Reuter to attend at the request of the Board. He noted that he has submitted revised plans and response comments. He stated that the entire area for the sight line easement has been cleared, including the trees. He explained that this will provide a sight line of approximately 480-feet long. In response to a staff report question, he stated that many of the houses are proposed to have walk-out basements with the sites grading upwards to meet the road at the front of the house, while some will have regular basements. He stated that the majority of the lots will not require an extensive amount of grading and that the primary work will concern grading of the roadway. He stated that his client is amenable to shifting the lots and moving the open space access to the side of the cul-de-sac. He stated that shifting Paisley Way down towards the wetlands, however, will move it down slope, requiring 8 to 9-feet of fill for at least 150-feet of the roadway versus the current plan which proposes a small amount of cut. He stated that shifting the road down will also prevent drainage from being transmitted to the primary basin, so an additional basin would be required closer to the abutting properties. He stated that the road's placement is also meant to keep the houses outside of the wetland buffer zone. He noted that the open space as proposed meets the width requirement.

Mr. Ayrassian noted that the Board's intent by shifting the dip in the road would be to further widen the open space.

Mr. Campbell reiterated that such a change would require a substantial amount of fill, which is contrary to the Ordinance's requirements to mimic existing grades and preserve existing topography and woodlands. He stated that such a shift would require significantly greater grading of the house lots, as well, to create flat backyards.

Mr. Ayrassian noted that the Board has to balance the interest of homeowners versus fulfilling the purpose of open space. He asked that if the road were to be shifted, would any of the proposed development be precluded.

Mr. Campbell replied no. He stated that they would have to shift house lots to the property line, which would require a waiver. He stated that it would also cut off the open space at the front of the site from linking up with that in the rear.

Jim Lewis stated that he understands that more filling requires more disturbing of the property.

Mr. Campbell agreed that the entire lot area would be effected versus the current plan which only affects about half.

Chairman Danesi agreed that he felt the change would result in too much disturbance and that their goal is to maintain as much natural terrain as possible.

Mr. Campbell pointed out some existing walking paths along the ridge adjacent to the property wall that they plan to maintain.

Jim Lewis noted that the suggestions made were the result of discussion during the Subdivision Committee meeting in relation to the requested waiver for Open Space. He stated that his primary concern is with the number of trees cut and historical stone walls disturbed.

Mr. Campbell stated his intent to discuss with the Municipal Council the widening of the end of Rambler Road as it is an existing, accepted way.

Mr. Ayrassian suggested he would need to work through the Mayor's Office and Public Works Department.

Mr. Campbell stated that they will create an overlay map for the stone walls. He stated that they have relocated those that have to be removed to construct the roadway. He stated that they are proposing a speed hump right as you enter the property and a second hump prior to the curbs in Rambler Road as you are traveling out to Bishop Street. He stated that they do not presently show sidewalks on the plans out to the corner of Bishop Street as the neighbors seemed opposed to their installation, but that he is happy to add them in at the Board's request.

Senior Land Use Planner Stephanie Davies stated her recollection that they had discussed installing sidewalks only on the side without the utility poles, which reduced the conflict.

Mr. Ayrassian stated that the Board can require the developer to set aside funds for the City to construct sidewalks, as the developer will not have the rights to perform such work on a public way. He questioned whether the speed table is a permanent feature.

Mr. Campbell replied in the affirmative.

Mr. Ayrassian stated that the developer will need to work in conjunction with the City Council, as they have discretion when it comes to traffic control measures.

Ms. Davies noted her sense that Public Works was in favor of the design.

Jim Lewis stated his understanding that the road is being graded with the speed bump in it and asked why anyone else would be involved with that decision.

Mr. Campbell replied that he was correct as it applies to the speed hump proposed on his client's property, but that they are also proposing one on an existing portion of Rambler Road, which is a public way.

Mr. Ayrassian noted that Rathbun Willard Drive has been designed with a speed table. He stated that he will check with the Mayor's Office to see if changes have been made regarding traffic control in the City's Ordinances and then the Board can decide how to proceed from there, as typically the Council handles traffic control and safety.

Sheryl Guglielmo sought to confirm that the proposed speed hump is simply a raised stretch of asphalt.

Mr. Campbell replied yes, it will stretch 12-inches in the direction of travel and be 4 to 6-inches tall at the center, tapering to allow drainage. He stated that it cannot be avoided like a regular speed hump.

Sheryl Guglielmo questioned how a speed hump isn't just a variation in how the roadway is paved.

Mr. Ayrassian explained that it is creating a roadway obstruction.

Mr. Campbell added that technically it is a violation of the required cross-section for the road.

Mr. Ayrassian noted that the standards are in place to protect emergency vehicles and their ability to traverse the roads.

Mr. Campbell stated that if the Board wants reference, the proposed speed hump is similar in size to the one outside of the Chestnut Green apartments in Foxboro. He went out to explain that there are not a great deal of substantive changes to the site plans, rather primarily technical corrections. He stated that they will be awaiting another peer review on the changes.

Jim Lewis sought to confirm the limit of disturbance on the house lots.

Mr. Campbell pointed out the disturbance envelope, which will not be exceeded.

Ms. Davies questioned whether some sort of no-cut buffer would be appropriate. She noted that although the developer can be required to respect those limits, it doesn't prevent future homeowners from clearing their lot.

Mr. Campbell agreed that he has no control over what vegetation future homeowners remove.

Mr. Ayrassian sought to confirm whether the lot topography will remain as approved by the Board when the building permit is submitted.

Mr. Campbell stated that if the owner changes the design of the house they want to build, the topography will have to change. He asserted that housing construction is not under subdivision control and that as each lot has its own stormwater conveyance on it, minor future changes to the lots should be irrelevant. He stated that the lots are designed for water to flow towards the road and the houses will also have roof drains.

Mr. Ayrassian asked whether restrictions could be built into the homeowners' deeds to prevent them from removing trees in the future.

Ms. Guglielmo asked why the Board would do that.

Ms. Davies stated that the Subdivision Committee decided that mechanism wouldn't work.

Mr. Ayrassian noted that he wasn't privy to that discussion. He suggested that a split rail fence could be built to signify the rear of the property line to discourage owners from allowing their lawns to creep further.

Mr. Campbell stated amenability to that suggestion.

Mr. Ayrassian questioned why the Board couldn't require deed restrictions to prevent tree removal if a policy is enacted by the Board to preserve trees.

Scott Jones stated that he was hesitant to put restrictions of that nature on a private property owner.

Jim Lewis agreed that he felt it would be an overreach to try to limit homeowners in that manner. He asked how the Board would enforce such a requirement into the future anyway.

The Board scheduled another Subdivision Committee meeting for July 16th.

Mr. Ayrassian raised concerns with the sight distance when pulling out of Paisley Way and looking South.

Chairman Danesi stated that he was not concerned, as drivers will be sighting diagonally across the road.

Mr. Campbell added that the true sight line is at a height of 3.5 to 4-feet while in a car.

The Board read the Form P2 - Request for an Extension of Time to July 17, 2019, from Pike Avenue Acquisitions, LLC, received June 7, 2019, relative to the "PIKE ESTATES" definitive subdivision application.

Bert Buckley made a motion to grant an extension of time to July 17, 2019. Melinda Kwart seconded the motion and all voted in favor.

Speaking in opposition was Ronald Morin of 246 Bishop Street who cited concern with the speed of drivers in the area.

Chairman Danesi asked whether Mr. Morin would like to see a speed table installed on Bishop Street.

Mr. Morin expressed concern with the subdivision entrance on Pike Avenue as it is on a curve that people take quickly. He stated that with nearly 50 houses being constructed, there is going to be a lot more traffic brought to the area and will make traveling the surrounding streets very dangerous. He stated that he has grave concerns about the extensive size of the project and the potential traffic implications. He stated that Bishop Street should have had sidewalks by now and should be prioritized above those suggested for this development.

Chairman Danesi noted that the developer will potentially be paying to have sidewalks installed from the subdivision to Bishop Street. He added that traffic studies have been performed and efforts made to maximize sight lines at the proposed new intersections.

Jim Lewis stated that now that the sight lines have been completely cleared, the Board intends to visit the site again to decide whether it is sufficient for drivers. He agreed that there are concerns with traffic in the area, but that much of it is pre-existing.

There being no one else to speak, the public hearing was continued.

The Board heard the application of W.B. Construction & Development, Inc. for the proposed amended forty-three (43) lot definitive subdivision entitled Brigham Hill Estates, as shown on the plan entitled "Phase II - 'Brigham Hill Estates' Definitive Residential Subdivision Modifications" filed pursuant to MGL Ch. 41 §81W, said premises being located off Smith Street and 29 Brigham Hill Road, more specifically Assessor's plat #218, lots #7 and 7B, surveyed by Byron J. Andrews, R.L.S. and engineered by Richard M. Mainville, R.P.E. of Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760, dated May 2, 2014 and revised through October 15, 2018. The subject premises are located in the Single Residence-D zoning district due to a lack of quorum (Jim Lewis recused himself) .

Ms. Davies informed the Board that the applicant has submitted revised plans and stormwater calculations. She stated that she has requested an extension of time from the developer as the deadline is presently June 30th.

There being no one else to speak, the public hearing was continued.

The Board heard the application of City of Attleboro for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the construction of a parking lot, consisting of a total of 354 new off-street parking stalls, including associated grading and stormwater management systems; the subject premises being located on Berwick Road, more specifically Assessor 's plat #115, lot #1, located in the Single Residence-D zoning district.

Speaking in favor of the application was Jack Jacobi of the School Building Committee who stated that the peer review report for the stormwater had been received and that they dug some additional test pits the week prior. He stated that a work session to discuss the comments was held earlier that day and that he was told by the Conservation Agent that the Commission is likely to act favorably on the stormwater application Wednesday night. He stated that the primary change to the plan was the moving of a soil

stockpile further from the wetlands and that their new test pits confirmed similar soil types in the new placement area. He requested that the hearing be closed.

Ms. Davies confirmed Mr. Jacobi's statement, having spoken with Agent Wyllie herself.

Bert Buckley made a motion to close the hearing. Melinda Kwart seconded the motion and all voted in favor.

Bert Buckley made a motion to **APPROVE WITH CONDTIONS** the Major Project Site Plan Review application pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE for the construction of a municipal parking lot consisting of a total of 354 off-street parking stalls, associated grading, fencing, and a stormwater management system, the subject premises being located on Rathbun Willard Drive, more specifically Assessor's plat #115, portion of lot #1, located in the Single Residence-D zoning district, as shown on the site plan entitled "ATTLEBORO HIGH SCHOOL - BID PACKAGE #2", engineered by Alicja A. Zukowski, R.P.E. of Kaestle Boos Associates, Inc., 16 Chestnut Street, Foxborough, MA 02035, dated April 1, 2019, revised through June 12, 2019. Melinda Kwart seconded the motion and a discussion followed. All voted in favor and the Board attached conditions.

The Board held a business meeting.

The Board discussed the Form A plan submitted by Nodenem Development, LLC for 0 Mendon Road.

Mr. Ayraasian stated that he had spoken with the City Solicitor, who had concurred with his assessment that the applicant was skipping a necessary step to abandon the right-of-way. He asserted that a relinquishment plan needs to be prepared before the abandonment. He stated that attorney Casey was away at the time of the meeting, so they will be planning to meet with the Solicitor together upon his return.

There being no one else to speak, the matter was continued to July 16th.

The Board discussed the Form A plan submitted by G&K Realty Group, LLC for 574 Newport Avenue.

Ms. Davies stated that this property was granted frontage and lot width relief along with a common driveway special permit from the Zoning Board. She explained the applicant's intent to separate out the small single family home on the rear of the Victorian mansion's property so that it can be sold. She noted that as less than 50-feet of frontage is being provided, a waiver will be required from Section 41R.

Scott Jones questioned the current zoning of the property.

Ms. Davies replied that the front portion is GR-A and the back portion is SR-B. She stated that both lots meet the required area and that the sober house use occurring on the mansion property is allowed in any zoning district under the ADA.

Melinda Kwart questioned the parking situation.

Ms. Davies stated that there will be an easement recorded relative to the common driveway.

Mr. Ayraasian noted that this was a long process before the Zoning Board, as they had preferred that a separate driveway be installed for the single family home, and that there was a lot of opposition from the neighbors.

Jim Lewis made a motion to grant a waiver under Section 41R to reduce the required frontage for the lot from 50 feet to 30.12 feet. Melinda Kwart seconded the motion and all voted in favor.

Sheryl Guglielmo made a motion to approve the Form A for 574 Newport Avenue. Scott Jones seconded the motion and all voted in favor.

The Board heard the appointment to speak of Mark Rioux regarding the "ROLLING HILL ESTATES, VI" subdivision .

The Board reviewed the letter from Mark Rioux of Marette & Sons, Inc. dated February 1, 2019 (received June 6, 2019) to the Planning Board, requesting an extension of time for the water resource protection district permit issued for 46 Pheasant Hill Road, builder's lot #82.

Mr. Ayrassian stated that an extension has already been granted for that property's special permit, but that if a foundation permit is pulled, the Board will consider the permit exercised.

Mr. Rioux stated that he is working on pulling a foundation permit for Lot #82.

The Board read the letter from Mark Rioux of Marette & sons, Inc., dated June 13, 2019, to the Planning Board, requesting an extension of time to September 30, 2019 relative to the completion of Colonial Way and Pheasant Hill Road.

Mr. Rioux stated that he has been doing his best to complete the subdivision. He stated that one of the residents has expressed concerns about his inability to landscape without the roadway complete. He stated that he intends to have his engineer stake out the remaining limits of work so that the resident can proceed with planting.

Sheryl Guglielmo sought to confirm that the reason for the extension request is that the houses have not all been sold. She noted that other extension requests have been denied for this reason and that the Board must remain consistent.

Ms. Davies requested that details need to be provided to the Board on what has been completed to date and what work remains.

Mr. Rioux replied that the binder has been installed, but the granite curbing, sidewalks, and final coat of pavement are outstanding.

Mr. Ayrassian questioned whether there are trees that need to be installed.

Mr. Rioux answered yes, but that they cannot be installed until the granite bounds are in.

Mr. Ayrassian assessed that there is a significant amount of work to be completed in only three months.

Bert Buckley noted that other developers have been required to submit letters justifying their extension requests.

Mr. Ayrassian questioned why Mr. Rioux is requesting only a 90-day deadline. He asked whether he had contractors lined up to get the work done in that time frame.

Mr. Rioux replied that he is doing his best as a small developer and the City should know that he's not going anywhere. He stated that the road is not in bad shape and only one person has complained.

Mr. Ayrassian countered that he is not before the Board because anyone complained. He stated that the Board is responsible for ensuring the public improvements are completed in a timely manner. He stated

that infrastructure construction should not be contingent on selling lots and building homes. He stressed that developers cannot take ten years to finish a road.

Mr. Rioux countered that if he finishes the road, it's going to get destroyed when the rest of the houses are constructed.

Chairman Danesi questioned whether Mr. Rioux can realistically get all of the work done by the end of September.

Sheryl Guglielmo asked if the houses don't sell is he going to ask for another extension.

Mr. Rioux answered no. He stated that the last house on that side of Colonial Drive has been sold and that five houses are left on Pheasant Hill Way.

Ms. Davies noted that the Board has historically kept developers on short leashes to ensure progress is being made. She noted that in six months, it will be December and work will have to halt for the season.

Jim Lewis noted that this is a special case, as there was a land court lawsuit that went on and dragged things out.

Mr. Ayrassian asked whether Pasture Brook Drive is complete.

Mr. Rioux answered yes. He stated that the only remaining work is on Colonial Drive and Pheasant Hill Way.

Mr. Ayrassian questioned when the binder course was last inspected by Public Works.

Mr. Rioux replied that he was unsure, but estimated 1.5 years.

Mr. Ayrassian reminded Mr. Rioux that the Board's deadlines require all of the as-built and street acceptance plans be submitted to the City.

Bert Buckley made a motion to grant an extension of time to October 31, 2019 for Rolling Hills, VI. Jim Lewis seconded the motion and all voted in favor.

Mr. Ayrassian requested that Mr. Rioux appear at the end of August with an update.

Mr. Rioux agreed.

Ms. Davies questioned the status of the "Deer Run Estates" subdivision.

Mr. Rioux stated that he was unsure and that he has been greatly hindered by the weather.

Ms. Davies noted that the deadline for that subdivision will be reviewed. She noted that the situation there is different, as no one is living there.

Mr. Ayrassian stated that the Board has been discussing a potential policy to limit clear cutting. He stated that such a policy may allow better phasing for large projects, as it will limit the amount of work that can be done at one time.

Chairman Danesi stated that development needs realistic deadlines.

Ms. Davies questioned why the concerns about damaging the road with equipment is not a concern when constructing on a Form A lot.

Mr. Rioux replied that there is a difference in the volume and that concrete trucks traversing the street once or twice is different than back and forth a number of times to construct ten houses.

Mr. Ayrassian stated that with roads that have been accepted, the City can go after the contractor's insurance to ensure repairs, but while the developer owns the road it is his responsibility. He stated that just because it would be an added expense is not a valid reason to delay things.

Sheryl Guglielmo indicated that if the subdivision is not complete by October, she would be hesitant to vote for future extensions.

Bert Buckley left the meeting at 8:15 p.m.

The Board heard the appointment to speak of Thomas Robinson of 385 Slater Street relative to "PHASE III - BRIGHAM HILL ESTATES" subdivision.

Mr. Robinson stated that he has had no issues with his property until the last two to three years during which time development of various phases of the "BRIGHAM HILL ESTATES" subdivision has been occurring behind his home. He stated that his septic system did not pass Title V inspection and that the comment from the inspector was that there is a water issue in the leeching field preventing it from draining properly. He stated that he has spoken with engineers who affirmed that the water table may have risen due to the infiltration basins associated with the subdivision behind his property. He stated his understanding that a number of other neighbors have been negatively impacted over the past 18 months, which has been the impetus for the most recent 81-W filings. He stated that he has already sold his house, but is having an estimate performed for the repairs to the septic system and it is likely to devalue the property. He stated that so far, his basement has remained dry, but his backyard has become a swamp. He stated that he is not necessarily in a position to prove the connection with scientific evidence, but he thought it was a pretty clear sequence of events using good judgement. He stated that he didn't know what to do or what remedies the Board has to lessen his burden as a result of this development. He stated that other homeowners on Slater Street are likely to run into similar problems when they go to sell their homes.

Mr. Ayrassian asked Mr. Robinson if he's followed up with the DEP. He stated he understands that the health agent is out on medical leave, so he is unavailable for consult.

Mr. Robinson stated that he has to perform the repairs regardless.

Mr. Ayrassian asked whether Mr. Robinson has approached the developer, Bill Ward at all.

Mr. Robinson replied no, and stated that he feels it is the responsibility of the Board to address things. He stated that he is concerned that his buyer could back out and he will have to try to carry two mortgages at the same time.

Chairman Danesi sought to confirm that the septic system is in the front yard.

Mr. Robinson replied yes. He stated that he is about 150-feet behind the largest basin.

Scott Jones questioned the age of Mr. Robinson's septic system.

Mr. Robinson answered that it is the original system installed back in 1985. He stated that he could accept if the system had failed due to age, but he will have to spend an extra \$20,000 for a particular design due to the water, which he feels is an unfair burden.

Melinda Kwart noted that it has been an inordinately wet year.

Mr. Robinson countered that that fact should not affect the seasonal high water table. He stated that such systems are designed to the highest point of the water table and that it takes time for it to increase. He stated that he is not going to hire an engineer on top of everything else to prove fault. He stated that he has the finances to afford the septic repair, but felt someone else should be held responsible.

Chairman Danesi stated that he was unsure how the Board could help Mr. Robinson.

Mr. Robinson charged the Board to hold the developer accountable to build the subdivision to design. He stated that issues should have been caught in the construction process to prevent things from getting to this point.

Chairman Danesi noted that Mr. Ward is not amending Phase III, which is what abuts Mr. Robinson's property.

Mr. Robinson reiterated that he wants to see accountability for his neighbors.

Mr. Ayrassian stated that the purpose of the subdivision bond is to ensure that the developer completes the improvements as approved by the Planning Board. He stated that the subdivision is not yet done being constructed so the developer can only be brought in to determine the status. He stated that he is hesitant to assume that the design is defective when it was designed by a professional engineer and reviewed by a third party engineer. He stated that the issue could be a matter of maintenance, which he will inquire about with the developer.

Mr. Robinson said that he would like to see some sort of relief plan put in place for the developer to be held responsible if the water is not infiltrating as designed.

Mr. Ayrassian questioned what this would have to do with the water table.

Mr. Robinson replied that the ponding water can create hydrostatic pressure, which in turn, affects the water table and surrounding properties. He stated that he is not a professional, but suggested that this could be the case, based on his understanding. He stated that he knows the developer will want to do right by his name and reputation and that maybe if he feels he is in the wrong, it will take steps to remedy the situation.

Chairman Danesi suggested that Mr. Robinson dialogue with him directly.

Mr. Robinson stated that bartering his own deal could be complicated while being in the midst of a sale.

The Board reviewed the memorandum from Public Works Superintendent Michael Tyler, dated October 17, 2016 (received June 17, 2019), recommending a PARTIAL release of funds in the amount of \$134,843.03 relative to the "STONE FIELD ESTATES" subdivision.

Scott Jones made a motion to approve a release of funds in the amount of \$134,843.03 for the "STONE FIELD ESTATES" subdivision. Melinda Kwart seconded the motion and all voted in favor.

The Board reviewed the memorandum from Public Works Superintendent Michael Tyler, dated October 17, 2016 (received June 17, 2019) recommending an updated bond amount of \$737,091.09 for the "COOPER FARM" subdivision.

Sheryl Guglielmo made a motion to accept the recommended bond amount of \$737,091.09 for the "COOPER FARM" subdivision. Jim Lewis seconded the motion and all voted in favor.

The Board reviewed memorandum from Senior Land Use Planner Stephanie Davies, dated June 10, 2019, to Planning Board Chairman Paul Danesi, soliciting comment on the flood plan special permit application of Crugnale Properties, LLC for 95 South Main Street.

The Board had no comment on the application.

The Board reviewed all remaining correspondence.

Melinda Kwart made a motion to hold a Joint Public Hearing on July 16th with the Municipal Council. Scott Jones seconded the motion and all voted in favor.

The Board tabled the pending minutes of April 22, 2019, May 6, 2019, May 21, 2019, and June 3, 2019.

The meeting adjourned at 9:10 p.m.