

PLANNING BOARD

DATE: February 29, 2024
TIME: 6:00 P.M.
PLACE: Large Meeting Room/Zoom
FOR: Public Hearing
PRESENT: Brandee Nelson, Chair; Pedro Pachano; Jonathan Hankin; Jeremy Higa; Malcolm Fick, via Zoom
Jackie Kain, Associate Member
Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:00 P.M. She read the opening statement. She said the meeting was being recorded. Ms. Nelson also read Section 241-1 of the Town Code.

Roll call attendance: Mr. Fick, present; Ms. Kain, present; Mr. Hankin, present; Mr. Pachano, present; Ms. Nelson, present
Mr. Higa had not yet arrived.

Ms. Nelson said the meeting is a continuation of the public hearing held on February 20, 2024 for review of the application for a Subdivision at 0 North Plain Road (Route 41), Map 26 / Lot 53A, on the 7.25 acre parcel owned by the Great Barrington Affordable Housing Trust Fund, and for which Central Berkshire Habitat for Humanity is the designated developer of 20 new homes on the site. The subdivision proposes to create the road and infrastructure in accordance with the Special Permit issued by the Selectboard in 2023.

Mr. Higa arrived at 6:03 PM.

Mr. Hankin made a motion to open the public hearing, Mr. Pachano seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was opened at 6:04 PM.

Those present to discuss the plan include, Carolyn Valli, Central Berkshire Habitat for Humanity; Erin O'Brien, Central Berkshire Habitat for Humanity; Joe Trybus, Central Berkshire Habitat for Humanity; Attorney Elizabeth Goodman, Central Berkshire Habitat for Humanity
Brent White, White Engineering for the Town of Great Barrington
Fred Clark, Chair of the Great Barrington Affordable Housing Trust

Mr. Rembold introduced those present. He said there was an overview project at the last meeting. He said he didn't think the information needed to be presented again.

Mr. White said the plans show the work done over the last 4 years. The Selectboard approved a Planned Unit Residential Development (PURD) special permit last year for 20 homes. He shared the plans on the screen.

Mr. White said the project is located on the west side of North Plain Road. The configuration shown is what was approved by the Selectboard. The entrance is at the northeast end of the property. It was determined that the driveway location shown has the best sight lines.

Mr. White said Housatonic Water Works will provide water for the site. The water connection will be made in a main just south of the Main Street intersection. The main in this area provides the best flow rate.

Mr. White said there is a slight change in the footprint of the houses. He said the change is driven by the potential homeowners.

Mr. White said there is no sewer connection yet. He said a pump station will be constructed for the connection to the Town's system. He said there is a proposal for a low pressure grinder pump. He said the DPW will approve the system.

Mr. White said the open space in the center of the road will be accessible to all to bring the neighborhood together.

Mr. White said there are two styles of houses proposed, two story and ranch. Modular homes are proposed. The first phase of building will be on lots 13-20.

Mr. White said the utilities will be installed underground. There will be 8 street lights along the road. The lights will be LED. The lights will illuminate the traveled way and the open space in the center of the road.

Mr. White said the soil on the site is gravel and sand. He said it is a well draining site. The drainage plan has the water draining to sub-surface catch basins and an infiltration system. The Town will take over maintenance of the drainage system.

Mr. White showed elevations of the proposed home styles. He said a homeowners association will be established. The Town will own the land. A 99 year lease for the homes will be part of the agreement. The home buyers will own the buildings. The Town will retain ownership of the road, the sanitary sewer system and the drainage system. Housatonic Water Works will provide the water.

Mr. White concluded his presentation. He thanked the Board for their time.

Ms. Valli said she was unable to attend last week's meeting because she was meeting with 26 families who attended an orientation. She said that three quarters of the families wanted a two-story home. The remaining quarter of families wanted the ranch style home. She said the project was well received. She said the goal is to get the project going especially after hearing stories about how expensive rents are and some of the conditions people are experiencing.

Ms. Goodman said ultimately the project is a condominium. The buyers own the structure. There is an easement for all of the land. Lots are not being created by the project. She said we don't need a definitive subdivision plan but it is required by the PURD bylaw.

Ms. Nelson said it is good to understand that this will be condominiums.

Ms. Goodman said a percentage will be charged to each home owner to be paid to the HOA for the maintenance of the common area. The common deed will be reviewed by all.

Ms. Nelson asked if the Board members had questions or comments.

Mr. Fick asked if the water company will provide water lines to the houses.

Mr. White said yes. HWW will bring the lines to the house. Habitat will take the lines into the house.

Mr. Fick said condominiums are not PURDS.

Ms. Goodman said during the PURD special permit process it was made clear that these would be condominiums.

Mr. Higa asked how the road will be used. He asked if there will be speed bumps. He said there will be kids on bicycles and crossing the road to play in the common area.

Mr. White said speed bumps are not proposed. He said the road was widened to provide walking space and snow removal. He said the intention is to provide as nice a neighborhood feeling as possible.

Ms. Valli said people wanted to know if they will have control over the speed of the road. She said there will be signage on the road.

Mr. Higa said the Town will take over the road. If changes are desired, that would have to be negotiated with the Town.

Ms. Nelson asked what changes. She said it is a public road.

Mr. Rembold said the road is designed to be have a speed limit of 20-25 mph. He said the corners are not wide.

Mr. Higa said if the open space is used by children there could be a lot of bicycles around the loop.

Mr. Higa asked how dry will the middle space stay.

Mr. White said it will be very dry. He said there are catch basins proposed. There are 20 homes proposed for the site because the drainage is so good. He said there is not a lot of ground water which is the reason we can accommodate a project of this size. There are no wetland resource areas that would impact the ability to build.

Mr. Higa asked if the soil will still drain over time as the soils get compacted.

Mr. White said there will be very little compaction of the area because the underlying soils consist of sandy loamy soil. He said there won't be any compaction from the recreational use.

Ms. Kain asked about the lighting. She asked what the development will look like at night. How will the homes be impacted? She wondered if there are strategies to address impacts.

Mr. White said the fixtures are not typical municipal cobra head fixtures. The lights will be 15 feet in height with low foot candles. It is more likely there will be limits and restrictions on the lights on the front doors. The street lights will illuminate the road. The light will not be cast into windows or front porches.

Ms. Nelson asked if the light source will be LED.

Mr. White said yes. He said the light will be a warm yellow color.

Mr. Pachano said there is a detail in the plan showing the road will be crowned.

Mr. White said the road will be crowned. There will be a berm around the road to direct drainage to the catch basins. There is a construction bid package for contractors. Feedback from the DPW has been incorporated. Contractors can make last minute adjustments. It is likely that a paved berm will be added. An addendum to the plan will address the issue.

Ms. Nelson said she is not sure she is satisfied with that answer. Right now the road is crowned so the water will run toward the houses or the common area.

Mr. White said there would be berms on both sides of the road.

Ms. Nelson said a mono-sloped road would direct the water into the catch basins.

Mr. White said he would revisit the plan based on the Board's feedback.

Ms. Nelson said she doesn't want to add to the cost of the project.

Mr. Hankin asked to be shown the open space required by the PURD.

Mr. White said the road is owned by the Town. All of the other areas are in keeping with the open space requirements.

Mr. Hankin said the PURD requires open space and natural areas in addition to the central common area.

Ms. Nelson said all land areas are under the control of the HOA.

Ms. Goodman said the issue before the Board is the subdivision plan. There is open space. The PURD was issued a year ago. There was approval of the buffer around the outside of the lawns. There is a buffer for neighbors in the dogleg in the southwest portion of the site. She said if there is a requirement for open space it was part of the PURD not part of this definitive subdivision plan.

Mr. Rembold asked Mr. White to show shaded open space. Mr. White said there are not private yards. The lines shown on the plan around the houses give a relative sense of space around each house. The PURD bylaw says private yards cannot be used to apply as open space. There are not private yards. The lines on the plan are there to show the relative spacing of the homes.

Mr. White said the lines also show that each home has enough space.

Mr. Pachano said the granting of easements makes the land no longer in common.

Mr. Hankin asked if the open space will be open to the public.

Mr. Rembold said the space is not for the public. The open space is for the PURD.

Mr. Hankin said for this common area to be useful there should be foot paths around the perimeter for everyone to use.

Mr. Hankin pointed out to Mr. White that the boiler plate legend on about five of the drawings states that the SD shown on the plans, presumed to mean storm drain, is defined as water pipe. That is a change order waiting to happen.

Mr. Hankin said the floor plans need to be tweaked and the buildings rotated 90°. He said none of the houses has been set up for solar. He said he would love to see front porches on the houses so people will speak to their neighbors.

Mr. Hankin said the gable end of the proposed homes should be turned toward the street for roof top solar.

Mr. Hankin asked about the grass island in the intersection of the road coming from North Plain Road and the loop road.

Mr. White said that was added after the suggestion made at the Planning Board meeting held last year. The intent was to delineate traffic.

Mr. Hankin said the road width is shown to be 17 feet on both sides.

Mr. White said this is a two way road.

Mr. Hankin said if there is a left turn at the intersection there should be a stop sign. The road should be wide enough to make the left turn and there should be stop signs.

Mr. Rembold said that is useful comment.

Mr. Hankin suggested a 20 foot road.

Mr. Rembold said the subdivision bylaw could allow a smaller road but also a bigger road which would be over built.

Mr. Hankin asked where the school bus drop off will be.

Mr. White said the school bus will pick up and drop off on North Plain Road.

Mr. White said he is not opposed to the elimination of the grass triangle.

Ms. Nelson asked why not make a T at the intersection instead of a big area for the intersection.

Mr. Rembold said it will allow a fire truck to access the site.

Ms. White the decision was made a while ago. He said he couldn't remember the reasoning.

Mr. Hankin asked if the propane tank on the site will be buried.

Mr. White said yes.

Mr. Hankin asked about the stone wall.

Mr. White said it will be a retaining wall.

Ms. Valli said the abutters didn't want a walking path around the property. She said the abutters did want trees planted around the property.

Mr. Hankin said the catch basins in the central common area should be taken out as they are a danger to those using the common area as a playing field.

Mr. White said the catch basins will be below grade and they will be covered. He said he would revisit what cover we use in that area.

Mr. Hankin said no one has said what will be in that area.

Mr. White said the plan is for the common area to remain grass. The homeowners will decide.

Mr. Hankin said he doesn't want a catch basin in the middle of a soccer field.

Mr. White said the catch basins are for collection. He said he will make sure solid covers are put in.

Mr. Rembold said the catch basins could be moved toward the edge.

Mr. Hankin said on page 2 of 7 there is a landscape plan showing 20 plant types but no indication of where the plants will be planted. He said usually there is plan showing where the plants will go.

Mr. White said the neighbors prefer to have plantings along the buffer. The PURD has more of a vegetated buffer. He said maybe the existing trees will be left so we prevent cutting to plant new. He suggested there could be a plan to preserve the natural vegetation.

Ms. Nelson said she would like to keep the natural buffer and limit the clearing. She said street trees should be planted as that will add value to the community.

Mr. White said he would like the homeowners to have a say in the tree planting. He asked the Board to give some flexibility to the homeowners and the HOA. He said it would be a great enhancement along the road. It is a great recommendation

Mr. Rembold said it would be great to leave the trees along the edge.

Ms. Nelson agreed. She suggested pulling in the natural vegetation. She suggested not clearing to the property line and to leave a 30 foot buffer. She suggested that whatever was budgeted for the buffer might be used for the street trees. She said she would like to have people to have roots here. She said she wanted to be more efficient in prepping the site.

Mr. Hankin said he would also like to see street trees. Not a single street tree has been proposed.

Mr. Hankin said there is a holding tank upstream from the pumping chamber with a vent with a carbon filter. Might there be odor issues?

Mr. White said the intent of the carbon filter is to prevent issues. The pump station may revert back to a low pressure grinder pump system. The grinder pump system still has to be discussed with the DPW.

Ms. Nelson the generator would be for pump station back up. The pump stations are basically unattractive so screening would be an asset.

Mr. White agreed.

Mr. Hankin said it looks like the street lighting will illuminate house #4.

Mr. Rembold suggested a rear cut off in that area would be appropriate in that location.

Ms. Nelson said a shield might be able to be used to cast the light in the desired direction.

Mr. Hankin said there two construction entrances shown, are both needed?

Mr. White said it is the intention to utilize the existing road into the property for the initial phase of construction of the infrastructure.

Mr. Hankin asked about a two foot shoulder along the road on both sides. He said he is not opposed to it. He said it is shown on detail sheet 1 of 2, but does not appear on any of the plan drawings.

Ms. Nelson said if the road section is going to change to accommodate the drainage it should be changed.

Mr. White agreed.

Mr. Rembold said a low speed narrow subdivision road would be good to slow the speed. He said he would err to a narrower road.

Ms. Nelson said we can come back to this.

Mr. Hankin asked about the curb stop 3 feet off every home.

Mr. White said it is a requirement of Housatonic water works.

Mr. Hankin said it would be in the vicinity of the curb but there won't be a curb. He said the project could be improved significantly if common driveways were used instead of individual driveways.

Ms. Valli said all of the prospective homeowners want their own driveways. They don't want to have to walk a distance like they have been living in apartment buildings. They want their own driveways so Ms. Valli said she is going along with the community.

Ms. Nelson said she can stand behind that reasoning.

Mr. Hankin said the application says that phasing is shown on the definitive plan, but it's not there.

Mr. White said we are not subdividing parcels. It is just the road.

Mr. Hankin said he is pointing out what the subdivision bylaw says.

Mr. White said the lot will stay with the Town. He said we need to get a bid to mobilize. We need to get a contract to get the infrastructure in by fall. The goal is to get the road in and phasing for the houses.

Ms. Valli said the goal is to get into the ground as soon as possible. Modular homes are proposed to speed up construction. We want to get the infrastructure in so we can build as fast and as best we can.

Mr. Rembold said there is a waiver request for the phasing plan so the road can be done and house sites prepared.

Mr. Hankin asked why the water line is around the center instead of on the outside of the road near the houses.

Mr. White said it is because of the location of other utilities. The definitive plan doesn't show all of the infrastructure in road. The Town will be granted an easement to access all utilities not in the road for maintenance. He said it will be part of the master deed from the HOA and the GBAHT.

Ms. Nelson asked if Town Staff will advise how big the easement will be so there are no issues. The storm water chamber should be included.

Mr. Rembold said he would look at the plan to see if there is a wider right of way needed. The storm water infrastructure is in the oval. There should be an ongoing discussion of maintenance with Habitat and the HOA.

Ms. Nelson said at some point everything fails and needs maintenance. The Town has the right to maintain but not the obligation. She said that should be considered.

Mr. Hankin said the application states there will be pedestals for electric meters in the common area across from each houses. He said that is not attractive.

Mr. White said that arrangement is directly from Habitat.

Ms. Valli said Mr. Trybus is not available right now. He needs to comment.

Ms. Nelson said it is unusual. She asked if that installation is a common practice in other developments.

Ms. Valli said no usually they are located behind the buildings.

Mr. White said it can be revisited and we can get back to Mr. Trybus who had a strong feeling that it had to be this way.

Ms. Nelson said the majority of her questions that were previously submitted have been responded to. She said she didn't have any additional questions at this time.

Mr. Hankin asked about the encroachments on the property which had been raised by an abutter. He said this is not part of our jurisdiction.

Ms. Nelson said to Ms. Valli that there are encroachments from some abutters.

Mr. Rembold said there is no intention to make people move things. The area is outside the area of work so the encroachments can stay.

Mr. Hankin said a simple way to deal with it is for the property owner to issue a revocable license. The opportunity to file for adverse possession is taken away when the license is signed.

Ms. Nelson asked if the public had comments.

Debra Herman, 373 North Plain Road asked if there is a plan to filter the water from HWW as there are water quality problems.

Mr. Rembold said yes.

Ms. Herman asked who is responsible for maintenance.

Mr. Rembold said there will be filtration systems in the homes.

Ms. Valli said the systems will be in homes. The cost will be built into the HOA fees.

Ms. Herman asked what the business relationship is between the condo association and HWW.

Ms. Valli said it is the same as everyone else. She said the whole house systems will be an extra charge that will go through the HOA.

Adam Dupont, 5 Comstock Lane, asked who will take care of the property if people don't own the land.

Ms. Valli said the people will be responsible to take care of their driveways and immediate area around the houses but the HOA will take care of the lawn. Habitat will teach the homeowners how to deal with the HOA requirements and contracts. There is a lot of decision making.

Mr. Fred Clark, 388 Park Street North, said he is also the chair of the GBAHT. He said he is gratified by the support the Town has given to the project. He is also gratified that Habitat has come into the project. He said he worked with Habitat on a recent home renovation on Grove Street. He said Habitat has a process to teach people how to care for their homes. He said this is the first time they have come south of Pittsfield. He said he has so much respect for how they do their projects.

Laura Dupont, 5 Comstock Lane, asked what the time line will be for construction. She asked when houses 1-12 will be built.

Ms. Valli said she didn't know when we will break ground. The ranches will be stick built. The two-story houses will be modular. We hope to choose the families in the next month or so. The goal is to finish the project in five years or sooner. Right now interest rates are hampering financing.

Ms. Nelson said the infrastructure is the first part of the plan that will be done prior to the foundations.

Mr. White said we envision mobilization in the spring. The site will be graded even while the infrastructure is going in. The site prep for the homes on the south side will be done first. He said he hopes to have the homes closed in by late fall.

Mr. Rembold said ideally the clearing, grading and drainage will go in over the next 6 months. The goal is to have all substantial site work completed in this calendar year. The connections might not be done but we want to get the home sites prepped to get the work done as soon as possible.

Ms. Nelson asked if there is a way for keeping the neighborhood informed on what is happening.

Mr. Rembold notification can be built into the plan. The contractor can provide a look ahead at work to be done and when it is expected to be done.

Ms. Valli said people can sign up for text service through Habitat. Text messages will be sent out to let people know when work is happening.

Mr. Dupont, said there were surveyors crisscrossing his yard. He requested that people not be parking along his front yard to work on the site. He said he understands it is hard to get surveyors on the site.

Ms. Nelson said the Town and Habitat can make sure parking will be off of North Plain Road.

Betsy Clark, 18 Wyantenuck Street, asked how to get signed up for the text program.

Ms. Valli said the email contact is eobrien@habitat.org.

Ms. Clark said the southern end of the development abuts her property. She asked about trees to screen the properties.

Mr. Rembold said there won't be any clearing within 20 feet of the property line.

Mr. White said the base survey was done a couple of years ago. There are some plantings on the south side. He said he is happy to have a discussion about specific concerns.

Ms. Nelson said there is no clearing for at least 20 feet or maybe a more conservative plan. She said the plans are available to view.

There were no more questions from the public.

Mr. Hankin said when the original plan was discussed there was talk about bringing the sewer into the property. He asked if there is any potential for sewer access for the abutters.

Mr. White said there is hope to have a forced main. With a low pressure system it would be easier for abutters to eventually tie into the system.

Mr. Hankin asked if the lines can be bored to connect to the existing system so there won't be so much disruption in the road.

Mr. White said the intention is to bore the lines to reduce the disturbance of pavement. The intent is to encourage boring as much as possible.

Mr. Hankin said the sewer connection appears to be at a sewer manhole on Main Street. He said there isn't a manhole shown on North Plain Road. He asked how people will tie in.

Ms. Nelson said there is a possibility to create a tie in.

Mr. Hankin asked if a manhole could be dropped in for future connections.

Mr. White said he is happy to talk to the DPW to put a manhole in North Plain Road to allow tie in. He said this is an on-going discussion.

Ms. Nelson asked if the Board had received reports from other boards or Town departments.

Mr. Rembold said there were comments from the DPW but there were no other comments. The Fire Department commented on the original permit.

Ms. Nelson said the concerns are for the road width, increase of the roadway to encompass the utilities. She said she thinks an 18 foot wide road is sufficient. There needs to be room for shoulders.

Mr. Hankin asked about pedestrians.

Ms. Nelson said the Board previously had a whole discussion about not requiring sidewalks.

Mr. Rembold said the Burning Tree subdivision had 22 or 24 foot road widths. He said it is overkill. Those roads feel like super highways. The Board could narrow the road and cut back on the impervious surface.

Ms. Nelson said a narrow road forces cars to slow down. She said she doesn't think narrow is bad. The road is intended to be a low volume road. It is not intended to be a through street.

Mr. Rembold said it would be good to have some direction with the right of way easement for the utilities.

Mr. White said the road will be 18 feet wide and the grass triangle will be eliminated. The DPW would have quite a bit of latitude with maintenance. The master agreement will be clearly defined.

Mr. Rembold said the agreement can easily be done with legal documents.

Ms. Nelson said 18 feet will be ok for the road width.

Mr. Hankin asked about utilities.

Ms. Nelson said the utilities will be underground.

Mr. Hankin asked if we can add a shoulder.

Ms. Nelson said there can be a 2 foot shoulder along the 18 foot road.

Mr. Higa asked about the yard space around the homes.

Ms. Goodman asked how wide the right of way will be.

Mr. White said the road will be paved with a pitch to one side. All areas with infrastructure will have easements for the DPW to access. The legal documents will address the access.

Ms. Goodman asked if the utilities will go in the 2 foot shoulder.

Mr. White said if the utilities are in the common areas the easements can be addressed in the master deed.

Ms. Nelson asked about individual yards.

Ms. Goodman said there is exclusive control around each house but there are certain things that can be done and certain things that can't be done. The area around each house is yet to be determined.

Ms. Nelson asked if people will be able to plant flowers and have bicycles in their yards.

Ms. Goodman said yes. She said there will be a master deed to deal with the entire property. The GBAHT will deal with the common areas.

Mr. Higa asked if the homeowners are responsible for the exterior of their houses.

Ms. Goodman said the homeowner is responsible for the entire structure and the driveway.

Mr. Rembold said Mr. Hankin wants street trees. He asked if the entire Board wants street trees. The entire Board responded yes.

Ms. Nelson said she thinks there should be street trees and a tree for each house.

Mr. Hankin said it would be stupid not to position the houses for solar.

Mr. Pachano said it would be totally feasible to position the houses for solar.

Mr. Rembold said respectfully, that is not something this Board can dictate.

Mr. Hankin said we also don't have to grant the waivers that are being asked for.

Ms. Goodman said we are requesting waivers that are in your jurisdiction. Positioning the houses for solar is not in your direction.

Mr. Rembold said a 1-2 foot shoulder will fit. He said he didn't think a 2 foot shoulder on each side will fit.

Ms. Nelson said the revisions needed are for shoulder along the road; correct the legend; show an 18 foot road; provide information about trees, how many and location; road position; drainage structures in the common area to be moved to the sides and check on the pedestals in the common area.

Ms. Valli said Mr. Trybus responded that there are pedestals for transformers. The request is from National Grid. He will talk to Mr. White tomorrow.

Mr. Higa asked what portion of the infrastructure will be taken over by the Town.

Ms. Nelson said the Town will take over the road, drainage and sanitary sewer.

Mr. Higa asked if a Town Meeting vote is required.

Mr. Rembold said he would clarify that.

There were no additional comments.

Mr. Higa made a motion to continue the public hearing to March 14, 2024 at 6:30 PM, Mr. Hankin seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was continued at 8:32 PM.

CITIZEN'S SPEAK TIME:

Claudia Shapiro, 78 Egremont Plain Road, was present to express issues about the airport and the lack of action from the Planning Board and the Selectboard. She requested that Mr. Fick and Mr. Pachano address runway rehabilitation with BRPC. She said her issues are deeper than the airport.

Mr. Pachano said he has issues with the process for the project being discussed. He said as the PURD bylaw as written is counterproductive. The original recommendation was for 30 units, the Selectboard reduced the number of units to 20. The definitive subdivision plan is the first review the Planning Board has had for 20 units. Most of the review has been site plan review.

Mr. Pachano said the process should be either to review the special permit and definitive subdivision in a joint meeting or the definitive plan should be reviewed first. He said he felt strong armed and bullied by the Town about making any changes during our review process. People on this Board are a benefit to the Town. He said he would like to review the process so we have an opportunity in the future to review the plans before a special permit review.

Mr. Hankin said the Planning Board can make changes to the subdivision bylaw in a normal meeting without going to Town Meeting.

Mr. Pachano said it needs to be modified to make a better process. The application before us is a subdivision not a PURD. The Selectboard didn't open a page of these plans before issuing the special permit. He said he didn't think the public understands the Planning Board's process. There are many issues with plans that we didn't get to comment on.

Having concluded its business, Ms. Nelson adjourned without objection at 8:40 PM.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary