



# Town of Northborough

## Planning Board

63 Main Street

Northborough, Massachusetts 01532-1994

(508) 393-5019 Office (508) 393-6996 Fax

[planning@town.northborough.ma.us](mailto:planning@town.northborough.ma.us)

Approved 7-11-06

### Planning Board May 16, 2006 Meeting Minutes

Members Present: Rick Leif, George Pember, Don Hewey, Bob Rosenberg, Michelle Gillespie

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Bill Farnsworth, Inspector of Buildings/Zoning Enforcement Officer; Mike Sullivan, Connorstone Engineering; Bob Moss, Moss Development; Mark Donahue, Fletcher, Whipple & Tilton; Daniel Clarey, The Guittierez Company; Robert Weidnecht, Beals & Thomas; Richard Kane, Robin, Mary and Mark Braveman, Theresa Hamilton, Linda Sarkisian, Marie Wyman, Mary Anne Breault

Chairman Rick Leif opened the meeting at 7:00 pm

**7:00 pm**      **Continued Public Hearing to Consider Special Permit Application of Andrew Silver for a common driveway to service five lots located at 333 Howard Street, Map 20 Parcel 1.**

**Applicant:**                      **Andrew Silver**  
**Date Filed:**                    **February 1, 2006**  
**Decision Due:**                **90 days from close of public hearing**

Mike Sullivan from Connorstone Engineering, representing the applicant, Andrew Silver, presented additional information on this project.

A meeting was held between Mr. Sullivan, Mr. Litchfield and Mr. & Ms. Braveman, who are abutters to this project and live at 328 Howard Street. They talked about a solution for the Braveman's property. Mr. Sullivan stated he checked with the Registry of Deeds and found there was no legal easement between the Braveman's property and the property at 324 Howard Street owned by Dave and Laura Guirleo. Mr. Sullivan noted Mr. & Ms. Guirleo had been invited to attend the meeting, but had declined. Mr. Guirleo, who was present, stated he did not want the drainage pipe on his property because he worried about the affect the pipe might have on his well.

Mr. Sullivan explained the proposed easement will be somewhere within the driveway area of 328 Howard Street and the pile will increase to 30 inches in diameter. The existing drainage pipe is 12 inches in diameter. Drainage will travel through a series of manholes and will be discharged in approximately the same spot as it does now. Everyone seemed to be in agreement with the proposed plan and the Braveman's requested their driveway be repaved after the work is completed. Mr. Sullivan will work with Mr. Silver to iron out specific details. A survey will be done to determine property lines and the discussion seemed to move in a direction indicating an easement could be obtained. A plan will be put together and submitted to the Board and town staff for review. Mr. Sullivan stated they will be creating a new trench and ledge may be involved. Mr. Silver is willing to do the work, but dollar amounts have not been discussed. Mr. Sullivan and Mr. Litchfield suggested Mr. Guirleo might want to have his well inspected prior to construction in the event he does have an issue with the well in the future.

Mr. Litchfield and Ms. Joubert explained the acquisition of the easement would not be a condition of the approval of the special permit for the common driveway. The plan submitted by the applicant meets the requirements of the bylaw. What Mr. Silver is proposing with an easement is above and beyond what is required. He is a willing developer who will help the town to rectify the existing drainage situation.

Mr. Litchfield stated he and Mr. Sullivan have agreed as to how the proposed drainage will work, but now they need Mr. Silver's agreement to pay for it. Mr. Litchfield explained if Mr. Silver finds the cost out of his range, the town would work through DPW to see if some portion of the work could be absorbed by the town, as was done with Brigham Street. This may not necessarily be done in terms of money, but through materials supplied or reduced cost of paving work.

Mr. Leif was concerned about the house across the street being negatively affected by this project. Mr. Litchfield stated the drainage will work as it always has and the property across the street will not be affected. At some time the town would be seeking an easement in order to have the ability to fix the pipe or take care of an emergency if one arose.

The Board reviewed the draft decision and changes were made.

**7:00pm Public Hearing to Consider Scenic Road Application of Andrew Silver for property located at 333 Howard Street, Map 20 Parcel 1.**

**Applicant: Andrew Silver**  
**Date Filed: April 19, 2006**  
**Decision Due: Within 21 days from close of public hearing**

Mr. Sullivan presented the plan for the stone wall at 333 Howard Street. He explained there is an area of the wall that has been rebuilt and the top of that area, as well a portion of ledge, obstruct sight distance at the proposed common driveway and Howard Street. They are proposing to take that part of the wall down and removing the ledge, which will clear the sight distance. Only about 30 feet of the wall will have to be replaced. There will be very little disturbance and none of the original wall will be disturbed. Some portion of the drainage pipe may have to go through ledge. A portion of the ledge on the wall at the site driveway will have to be removed to accommodate the drainage system. The wall in that area will be dismantled and reassembled once the pipe is in place. A tree in this location, which could be in the middle of the proposed swale, will probably be removed because if it remained, the root system could be damaged during construction and the tree would then become unsafe. Mr. Sullivan stated this is the only tree he believes will be impacted.

Mr. Rosenberg asked Mr. Sullivan if there was another driveway proposed for the project.

Mr. Sullivan stated in the most current plan, the other driveway has been taken off. It doesn't need another permit because it's a single, individual driveway.

A discussion between the Board, Mr. Farnsworth, Mr. Litchfield and Ms. Joubert was held regarding conditions in the draft decision to approve the scenic road permit and the special permit for the common driveway, and changes were finalized by the Board.

Mr. Guirleo, 324 Howard Street, stated Mr. & Mrs. Braveman said the Town Engineer issued assurances that the proposed construction and drainage system will not impact their wells. He stated he was concerned that the water table and aquifer would be affected.

Mr. Litchfield stated they will try to explore the depth of the well. Mr. Guirleo was not able to obtain information for his well, but the Braveman's well is 225 feet down and, since the two homes were built at the same time, he assumes Mr. Guirleo's well will be down the same amount of feet. If this is so, the pipe will only be 10 feet down and the well would not be impacted.

Mr. Guirleo asked Mr. Litchfield what would happen if there was a negative impact on his well.

Mr. Litchfield replied in the worst-case scenario, like all construction projects, it would have to be determined that the actual work done directly contributed to the malfunction of the well. If that was the determination, the homeowner could hire a lawyer and take the developer to court. Mr. Litchfield told Mr. Guirleo it would be in his best interest to have a water quality test run prior to construction for documentation. It would be similar to a pre-blast survey.

**Motion to close Common Driveway hearing:** Mr. Hewey moved to close the hearing for the common driveway special permit. Ms. Gillespie seconded the motion and the vote was unanimous in favor of closing the hearing.

**Motion to close Scenic Road application hearing:** Mr. Hewey moved to close the hearing for the scenic road application. Ms. Gillespie seconded the motion and the vote was unanimous to close the hearing.

**Motion for Common Driveway Special Permit:** Mr. Pember moved to approve the Special Permit for the proposed common driveway at 333 Howard Street, with the amended conditions discussed at the hearing. Ms. Hewey seconded the motion and the vote was unanimous to approve.

**Motion for Scenic Road application:** Mr. Pember moved to approve the Scenic Road application for 333 Howard Street, with the amended conditions discussed at the hearing. Mr. Hewey seconded the motion and the vote was unanimous to approve.

**7:30pm Continued Public Hearing to Consider Site Plan Review Application of Omnipoint Communication Inc. to install and operate a wireless communications facility of up to nine panel antennas and the placement of ancillary radio equipment on the rooftop of 4 West Main Street, Map 63 Parcel 72.**

<b>Applicant:</b>	<b>Omnipoint Communications Inc.</b>
<b>Date Filed:</b>	<b>January 24, 2006</b>
<b>Decision Due:</b>	<b>May 31, 2006</b>

The applicant's representative submitted a letter requesting a continuation of the hearing to July 11, 2006 at 7:05 pm while they work on revising their plans.

Mr. Pember moved to continue the hearing to July 11, 2006 at 7:05 pm. Mr. Hewey seconded the motion and the vote was unanimous to approve.

**7:35pm Discussion with Dan Clarey, The Gutierrez Company RE: Proposed Site Plan for A. Duie Pyle at 210 Bartlett Street**

Attorney Mark Donahue, of Fletcher, Whipple & Tilton, and Dan Clarey, of The Gutierrez Company, and Robert Weidnecht, of Beals & Thomas, were present.

Mr. Donahue presented information on the proposed site plan for construction of a building for an A. Duie Pyle distribution facility. A formal plan will be submitted for Site Plan approval in a week or so, and is part of a TIF agreement passed at the recent Town Meeting.

The proposed location is part of a larger piece of land located on Bartlett Street. There are wetlands located on the western portion of the property, and it is in Groundwater Protection Overlay District Area 1 and 3. It is located on the right hand side of Bartlett Street, heading towards Cedar Hill. Access will be off Bartlett Street. The topography of the slope heads down towards Bartlett Street. There is one main access with the loading docks on both sides of the distribution facility. The first phase of development will be the two-story main office building. The second phase is the full building development. There will also be a maintenance facility for vehicles. Parking for trucks and for trailers will include approximately 175 spaces. The storm water management plans have been designed under best management practices and include catch basins with deep sumps and hoods, water quality inlets and 3 stormwater basins with infiltration systems. Clear roof runoff will travel through the infiltration system at the front of the site. The design meets requirements under DEP for stormwater management. Spill prevention measure and erosion control plans will be submitted. There will be 150 employees and most will work off-site. The sewer will be routed to a pump station with a gravity line that connects to a forced main at Cedar Hill Street. They will be asking for a waiver for a wider drive width at the right-of-way line. A 31-foot width will be required due to the large size of the trailers. A cross-dock facility is proposed with docks across the entire back of the site. One hundred twenty-one docks will be constructed as part of Phase I and fifty-eight as part of Phase II. A refueling protocol will have to be reviewed. There will be a truck-washing facility as part of the maintenance facility. They will have information on exactly how that will work when

they come back with the formal plan. It will be a contained system, not matter how they do it. They will also discuss directing traffic away from the center of town. The location to Rt. 495 is an advantage.

Mr. Rosenberg stated a cross dock implies a significant amount of truck volume.

Mr. Clarey stated they have a facility in Webster and have done a traffic study. Trucks leave in a 4-hour period in the morning and return during a 4-hour period in the afternoon. They are anticipating 150 trips a day, including employee trips. It will be quiet during the day.

Mr. Rosenberg asked what other companies will use the docks.

Mr. Clarey responded it will be A. Duie Pyle exclusively.

Mr. Rosenberg stated this is not a warehouse, but a cross dock and part of a distribution process. There will be constant traffic out of it.

Mr. Clarey suggested Mr. Rosenberg look at the Webster facility. VHB did the traffic study. This facility will be the same as Webster. A. Duie Pyle representatives will be attending the board meetings and they could arrange a site visit if desired.

Mr. Rosenberg stated he would like to hear what other cross dock facilities are in this town. There is a need to recognize what this is. It's not about the A. Duie Pyle business, but about the cross dock facility.

Mr. Donahue stated a cross dock facility is permitted in the district.

Mr. Pember stated he is concerned with traffic at Bartlett Street and Route 20. It's a tough turn for trucks to make from Route 20.

Mr. Donahue stated most of the traffic would be directed towards Rt. 495, but they would still want to have access to Route 9. They have worked with them to make them aware of the concern and to have them direct as much of their traffic away from the center of town. A. Duie Pyle wants to locate there because most of the business would make Rt. 495 a major asset. Their traffic study has a sense of how much traffic will go through town, and that will be submitted. The site plan will be submitted soon. They will only need a waiver for the width of the driveway. They are not aware of any other special permits they will need. Their schedule is to be in and operating by spring 2007. They need to start construction in the summer, before the fall.

Mr. Leif stated they will need to see what happens at their June 2<sup>nd</sup> meeting to know their schedule after that time.

Mr. Donahue stated they would have to advertise, but could ask for a continuance if the Board couldn't but them on their second meeting in June.

Ms. Joubert stated the ZBA is meeting on Tuesday, June 27<sup>th</sup>, so the Planning Board couldn't meet on that date, but possibly on June 26<sup>th</sup>.

Mr. Rosenberg asked if the sewer line for this facility will run down Bartlett Street.

Mr. Weidnecht stated it will run on their property and go across to an existing manhole.

Mr. Rosenberg asked if it could be done in the Town's right-of-way to make it more of a resource for the development of that area.

Mr. Weidnecht stated the Town wouldn't want to tie a forced main into that area.

Mr. Litchfield stated it's not an easy application for someone to tie into.

Mr. Rosenberg stated this project won't be doing anything to make the industrial area more valuable.

Ms. Joubert stated the applicant is working with the Town about this.

Mr. Rosenberg stated he is concerned with establishing an infrastructure in that area. Big chunks are getting carved off. There is low-value development because there is no infrastructure. He would like to develop an infrastructure if the Water & Sewer Commission has any interest in looking at it. He would like to see a master plan for this parcel.

Mr. Donahue responded that they are not "carving out". There are significant wetland issues and the parcels are bound by the aqueduct. They are unique parcels. There is no market for the uses Mr. Rosenberg is talking about. A forced main is being configured to service the hillside site. Meetings with State officials will be held in the future. It's not a matter of the lack of a sewer but of the sewer capacity at the plants. They had a discussion about the hillside site use and will be glad to come in to discuss their filings. They do not see this as project as low-value, nor should any aspersions be case on the types of jobs that will be available.

**8:30 pm Continued Discussion RE: Preliminary Subdivision Plan for property located on Winn Terrace. Five lots proposed for Map 64 Parcel 28.**

**Applicant: Moss Development Inc.**  
**Date Filed: March 29, 2006**  
**Decision Due: May 12, 2006**

Bob Moss, Moss Development, presented information requested at the previous meeting regarding his preliminary plans for a 5-lot subdivision on Winn Terrace.

Legal issues revolved around the rights of the current property owner, James Taylor, to use and improve Winn Terrace. Title information research and case work was done and submitted to the Town for Town Counsel to review. Both the researched information and Town Counsel's letter were submitted to the Board. Town Counsel's letter concurred with Mr. Moss' legal counsel's findings.

The plan originally proposed a 24-foot road with a sidewalk and using the entire right-of-way (ROW). After the last meeting, Mr. Moss met with some of the neighbors as a group, and some individually, to discuss their concerns. The following is information exchanged and changes Mr. Moss will incorporate into the subdivision plans.

All trees on the Taylor property and in the Winn Terrace right of way are considered valuable, and every major tree in these locations was marked on the plan. The Winn Terrace ROW was staked out for the use of the neighbors to see where it lies relative to their own property. Some neighbors would like it accepted as a public way and some would like it to remain private. Mr. Moss will work with the neighbors on this before submitting a definitive plan.

The neighbors do not want a sidewalk or a 24-foot roadway. Thompson-Liston Associates, engineers for the project, measured both Park Lane and Winn Street. Both are 18 feet and were recently paved. The neighbors questioned why the applicant would propose a 24-foot street at the end of an 18-foot street. A conceptual plan was designed to keep Winn Terrace as a private way and change the new roadway to 18 feet to match the existing roadways in the neighborhood. Mr. Moss stated he has committed to a 24-foot road and will donate the difference in the cost of the 18-foot road for off-site sidewalks.

All trees will be left as is with the exception of three currently paved around and a few behind houses. The cul-de-sac will meet the subdivision control laws and the requirements of the Fire Chief. A landscaped island with significant trees is proposed. Mr. Moss will meet with Kara Buzanoski, Acting DPW Director, to determine the minimal acceptable road size. All of the neighbors would have to deed their title of interest to the town in order to make it a public road and Mr. Moss believes it would be a waste of time to pursue this if the neighbors aren't in concurrence. Mr. Moss has no problem with the street remaining private.

Mr. Moss is proposing 9 housing units on 5 lots, comprised of 4 duplexes and 1 single-family home. An alternative for the empty lot could be another housing unit. A homeowners association would be formed

for maintenance and plowing. Those documents, similar to condominium association documents, would be submitted to the Planning Board for review.

Mr. Moss explained he is flexible on the sewer and water routing for the project. Bringing these lines up Winn Terrace would disturb tree roots. An alternative is a gravity sewer line on the property. The existing house is not connected to sewer.

Mr. Moss explained he is seeking input from the Planning Board and stated Town Counsel's review seems to support the requested information on the legal issues they have presented.

Mr. Leif stated the key point was to get concurrence by Town Counsel, and the letter submitted seems to indicate that is the case. At this point, Winn Terrace is a private way and Mr. Moss has to follow the rules and regulations for a preliminary subdivision plan not matter if the road is public or private. The subdivision road needs to be built to town standards but can still remain private. The only difference is a private road must be brought up to minimum town standards. Mr. Moss has proposed this and at this point, the Board can approve the preliminary plan or just offer comments. In the past the Board has provided comments on the plan. Approval of a preliminary plan does not mean approval of the definitive plan.

Ms. Joubert stated she spoke with Town Counsel and Mr. Moss has represented exactly what Town Counsel said. Town Counsel reviewed the legal issues and the developer has the right to do it. If the road were not made wider, it would require a waiver from the regulations.

Mr. Moss stated there is specific language in the subdivision rules and regulations that requires the Planning Board to decide what adequate access is for a safe egress to the cul-de-sac. He added they will probably not seek any other waivers for the definitive plan.

Ms. Joubert distributed information out of the Massachusetts General Laws (MGL) that describes official town maps. It states that official town maps include both private and public ways. Including Winn Terrace, there are several other private roads shown on Northborough's official town map.

Mr. Leif stated the Board should provide input to the applicant.

Ms. Joubert stated they Board has 45 days to act on a preliminary plan. The deadline has been extended to May 31, 2006, so the Board needs to make a decision tonight or provide comments.

Mr. Rosenberg wanted to know how the driveway on Lot 1 affects the abutting property owner's access to their own property.

Mr. Moss responded they have a driveway beside the driveway on Lot 1. There are actually 2 driveways, one belonging to each the properties. They haven't done legal research for it and may remove the drive and plant a lawn. They could provide a public access for neighbors to get to town. Some driveways are not needed any more. He will get a legal opinion before submitted the definitive plan. The exact houses, single-family and multi-family, as well as tree commitments discussed, will be shown on the definitive plan.

Ms. Gillespie asked if the historical house on the property could be moved.

Mr. Moss explained it would be very expensive to move because it's brick. It's not a realistic option.

Mr. Farnsworth stated he will work with the Board of Selectmen, but at this time there is no bylaw in place to preserve the house.

Mr. Moss stated he will give the Historic Commission a month to do whatever they want to do to save historical information or parts of the house and said they could have the house if they want to move it. Mr. Moss currently possesses a demolition permit but is not anxious to knock the house down.

Ms. Gillespie suggested the wood from the existing huge trees in the circle, which will need to be taken down for the cul-de-sac, might be used to build benches, or something along that line, to have something historical on the site.

Mr. Moss replied it was an interesting concept that he would entertain.

In response to a request from the Board, Mr. Moss explained the sewer on Winn Street is for two houses and suggested that, no matter what happens with the road, no one will want to dig it up again. Betterment issues would need to be addressed by the Water & Sewer Commission. He also explained utilities will be above-ground, except around the cul-de-sac, and overhead poles will not need to be relocated. They will be using the existing pole. Wiring in Winn Street may need to be upgraded.

Mr. Pember was concerned that some of the trees being preserved could grow into the roadway and wondered how the Fire Chief would react to that.

Mr. Moss explained there are trees in the ROW, but the engineers have routed the 18-foot roadway without damaging the trees. The branches are up about 30 feet before they branch out, but would have to be considered and more accurately inspected, and the Fire Chief will be one of the key reviewers.

Mr. Leif stated the Board's main concern was to if Mr. Moss had a right to do it. That has been confirmed by Town Counsel. Mr. Moss now needs to continue to work with the neighbors and design an acceptable definitive plan. He added he appreciated Mr. Moss' work with the historic commission.

Mr. Pember asked if Mr. Moss will grass over the skinny strip.

Mr. Moss replied he will get input from neighbors on that.

Ms. Joubert stated the only people who have access are the owners of the existing house. Winn Terrace stops and there is no access to the house. Park Lane is not a road, but sometime long ago it was given a name.

Mr. Leif stated abutters will have a chance to provide input at the public hearing.

The Board will provide comments and notify the Town Clerk.

**9:00 pm            Old/New Business**

**Maynard Woods Well Bond Release and Lot Releases**

Ms. Joubert stated a request was made by Steve Venincasa for release of one of the Maynard Woods subdivision well bonds. When this was last discussed, the Board asked for an update on the occupancy permits. Almost all of them have been issued. Two lots, (#26 & 30) have still not been release and #15 Beechwood Circle has been built but not sold, and an occupancy permit has not been requested. When #15 Beechwood Circle sells, they will request the occupancy permit. Mr. Venincasa would like either the money released or the lots. The Town has had the money for several years. The fourteenth house has been hanging for a while. At the last meeting it was noted that the majority of people have been in their homes for approximately two years. Holding on to the 14<sup>th</sup> house to test the well seems inappropriate at this point.

Mr., Litchfield stated he recommends release of the \$15,000 bond because the two lots are significantly worth more. In addition, a letter could be sent to abutters telling them they have a time frame of 60 days to get their wells tested if they want to, at their own expense, and after 60 days with no problems the lots would be released and the subdivision could be finished and the roads accepted at 2007 Town Meeting.

The Board reviewed correspondence from the developer.

Mr. Leif stated that, of the houses with occupancy permits, four have been occupied for less than a year and rest occupied for a year or more. The original theory was that when all the houses were occupied for

a year, they would give the owners a chance to get their wells tested. Another choice would be to wait until all the houses, except #15 Beechwood Circle, have been occupied for a year.

Ms. Joubert stated there is nothing scientific about the one-year period.

Ms. Gillespie stated the rationale is that no problems have appeared.

Ms. Joubert noted the only person who did send something to the Board was the Bakers and the problem with their well was not related to the subdivision.

Mr. Farnsworth stated that looking at the configuration of the subdivision, #2 is on the inner circle, away from the perimeter, and has no effect on abutters.

Mr. Rosenberg stated they talked with Mr. Venincasa about doing site work, which has been completed. Work was being done to see if there was any ledge to deal with.

Mr. Leif stated lots #26 and 30 were lost due to ledge. The septic systems are in, but that was the limit of the work.

Mr. Pember noted that, with all the rain, anyone with a well would have a good flow. He questioned if it would make more sense to get into the summer and then start the 60 days.

Ms. Joubert stated that, as Ms. Gillespie had said, no one has come forth declaring they've had flow or quality issues.

Mr. Litchfield stated another option would be to hold on to the last two lots.

Mr. Leif stated he would be agreeable to releasing the \$15,000 bond and sending the letter out. The rest of the Board was comfortable with that. The developer could expect everything would be ready to go after the 60 days.

Mr. Rosenberg moved to instruct the Town Planner to issue letters to abutters to have their well testing done and to release the \$15,000 bond to Mr. Venincasa. Ms. Gillespie seconded the motion and the vote was unanimous.

### **Meeting Schedule**

The next meetings to discuss the Stop & Shop site plan review will be June 6<sup>th</sup> and June 26<sup>th</sup>. The June 6<sup>th</sup> meeting will be held in the Melican Middle School Library and the June 26<sup>th</sup> will be held in the Town Hall, in Conference Room B.

The next regular meeting will be held on July 11, 2006. The 4 West Main Street WCF was continued to that meeting.

### **Election of Officers**

**Chairman:** Mr. Hewey nominated Mr. Leif as Chairman.

**Vice Chair:** Mr. Hewey nominated Mr. Pember as Vice Chairman

**Housing Partnership Appointee:** Mr. Leif

**Groundwater Advisory Committee Appointee:** Mr. Pember

**Central Mass Regional Planning Commission Appointee:** Mr. Rosenberg

**Design Review Committee Appointee:** Ms. Gillespie

**Open Space Committee Appointee:** Mr. Hewey

**Community Preservation Committee Appointee:** Mr. Rosenberg

The Board voted unanimously to approve all the nominations.

**Winn Terrace Subdivision – mitigation:** Mr. Rosenberg asked if the Board should be asking for money from Bob Moss. Mr. Pember stated it wouldn't have to be money, but could be another type of mitigation. It was suggested Ms. Gillespie might want to give Mr. Moss a plan for the wood from the historical trees. Mr. Hewey asked, now that AvalonBay has been approved, if there is a reason to look at everything that comes before the Board for some component to protect the town on a long-term basis.

Ms. Joubert stated that the Board has to keep in mind that there are other needs besides affordable housing. Not all departments see affordable housing as a critical issue.

Mr. Rosenberg stated they formed a mitigation committee for AvalonBay because they were not going to give them 150 extra units for free. There will be \$1.5 of \$2.5 million dollars coming from AvalonBay.

Mr. Leif suggested the Board, for all or some project proposals, could send a memo to various boards and departments asking what the project's impact might be on their departments.

The meeting adjourned at 10:00 pm.

Respectfully submitted,

Debbie Grampietro, Secretary  
Planning & Engineering Departments