

Agenda

Town of Seekonk, MA Planning Board

03/11/14
7:00 PM
Seekonk Town Hall
BOS Meeting Room

Type of meeting:

Planning Board Regular Meeting

Agenda topics – More information on each item can be found on our website – www.seekonk-ma.gov under Departments>Planning>Agenda Items

7:00 PM

Site Plan Review: Ledgemont Country Club

Joseph S. Ruggiero, Sr.
and Paula A. Ruggiero

Zoning Bylaw Amendment: Medical Marijuana
Overlay District – continued deliberations from 2/11

Planning Board

Discussion: Approval of Continued Use of SRPEDD
Assistance

Lee Dunn

Discussion: Subdivision Rules and Regulations
Amendment – Surety Releases

Planning Board

Correspondence:

Approval of Minutes: 2/11/14

Adjournment



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: February 26, 2014

SITE PLAN REVIEW
Ledgemont Country Club – 225 Brown Ave.

Summary: The applicant has submitted a request for Site Plan Review.

Findings of Fact:

Existing Conditions

- Golf course with tennis courts and outdoor pool

Proposal:

- Relocate tennis courts and construct new outdoor pool
- **Section 10.6.1 - Parking**-21-29 parking spaces required for a 5 tennis courts and pool (25 parking spaces proposed). **10.6.2**-Two detention basins proposed; **10.6.3**-Greater than 30% shading of parking areas proposed (30.8% required); 10' buffer along front of site proposed; 17' buffer proposed along property line abutting residential use (25' buffer required); **10.6.4**- No lighting proposed; **10.6.5**-No drive-thru facility proposed; **10.6.6**-No Architectural designs submitted.

Waivers Required:

- None

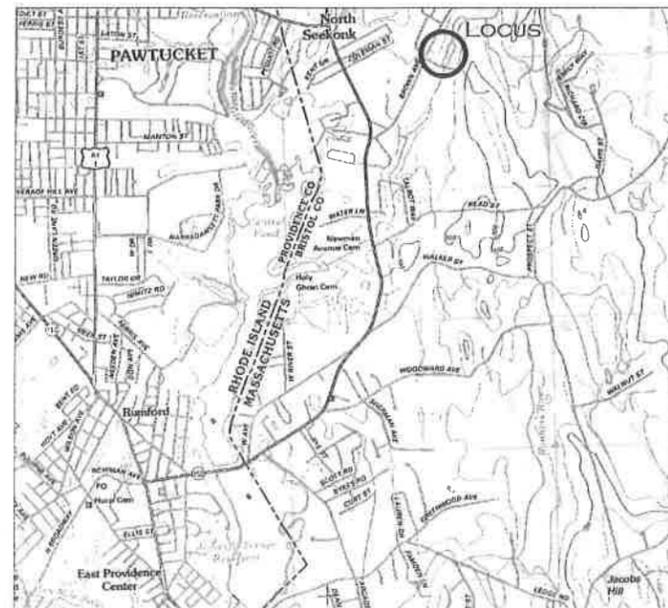
Recommendation:

The landscaped buffer standard in the Zoning Bylaw (sec 10.6.3.1) states that a **25' buffer containing landscaping, a grassed earth berm, a fence, masonry wall or some combination of these screening devices, shall be provided on each side which adjoins or faces the side or rear lot line of a parcel in residential use or in a residence district to buffer non-residential sites from residential areas.** The 25' landscaped buffer should be adhered to along the property line adjacent to the residential use. At a minimum a fence, other than the one surrounding the tennis courts, should be installed, along with additional plantings (double row of arborvitae) to create a buffer that screens the proposed uses, both visually and from noise. Once that is satisfied, along with any outstanding concerns from the Board's reviewing engineer, it is recommended that an approval of the Site Plan for Ledgemont Country Club be given.

Tennis and Pool Facility for "Ledgemont Country Club"

on
Brown Avenue
Seekonk, Massachusetts

Date: January 27, 2014



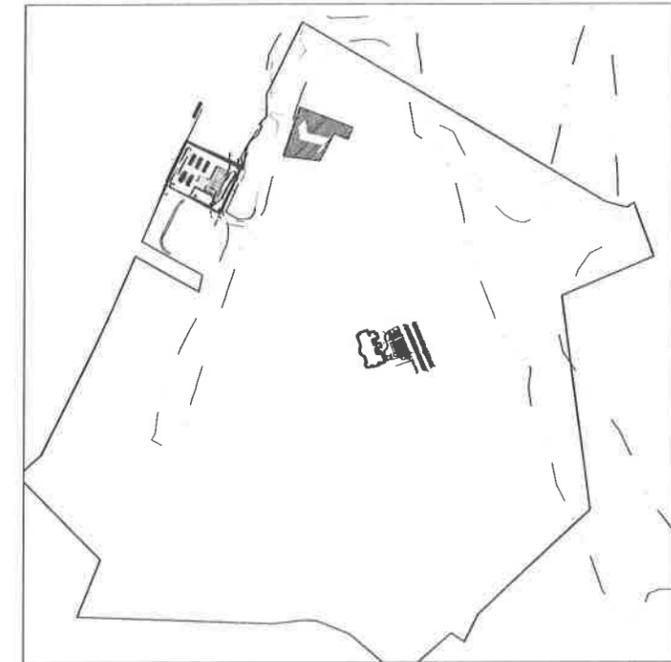
USGS MAP
NTS

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	Cover & Index Sheet
2	Existing Conditions Plan
3	Site Grading Plan
4	Site Layout Plan
5	Landscaping Plan
6	Erosion Control Plan
7 & 8	Detail Sheet
9	Landscaping Details

NOTES:

- OWNERS/APPLICANT: JOSEPH S. RUGGIERO, SR. AND PAULA A. RUGGIERO
131 BROWN AVE, SEEKONK, MA 02771
- ASSESSORS DESIGNATION - MAP 25 LOT 217
- TITLE REFERENCE: DEED BOOK 21492 PAGE 276
- SITE SHOWN IS LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
- SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0210F DATED JULY 7, 2009.
- SITE IS LOCATED IN ZONING DISTRICT "R-4"
- PLAN REFERENCES: BOOK 90 PAGE 59, BOOK 128 PAGE 64.



OVERALL MAP
SCALE 1"= 500'

TOWN OF SEEKONK

SEEKONK PLANNING BOARD
APPROVED UNDER SITE PLAN REVIEW

DATE APPROVED _____

REVISION	DATE	COMMENTS

PROFESSIONAL STAMPS

PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

PROFESSIONAL STAMPS

PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

COVER SHEET

"LEDGEMONT COUNTRY CLUB"
225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT 217

APPLICANT: JOSEPH S. RUGGIERO, SR. AND PAULA A. RUGGIERO
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

Job # 13065 SCALE: AS-NOTED DRAWN BY: SCA DATE: JAN 27, 2014

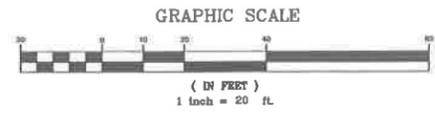
REVISIONS:

PROFESSIONAL SEAL

InSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET 1 OF 9



- NOTES:**
- OWNERS/APPLICANT: JOSEPH S. RUGGIERO, SR. AND PAULA A. RUGGIERO
131 BROWN AVE. SEEKONK, MA 02771
 - ASSESSORS DESIGNATION - MAP 25 LOT 217
 - TITLE REFERENCE: DEED BOOK 21492 PAGE 276
 - SITE SHOWN IS LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
 - SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0218F DATED JULY 7, 2009.
 - SITE IS LOCATED IN ZONING DISTRICT "R-4"
 - PLAN REFERENCES: BOOK 90 PAGE 59. BOOK 128 PAGE 64.

LEGEND

EDGE OF POND	---
100' WETLAND BUFFER	----
50' WETLAND BUFFER	- - - -
NETTING
EXISTING CONTOURS

EXISTING CONDITIONS PLAN

"LEDGEMONT COUNTRY CLUB"
225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT 217

APPLICANT: JOSEPH S. RUGGIERO, SR AND PAULA A. RUGGIERO
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

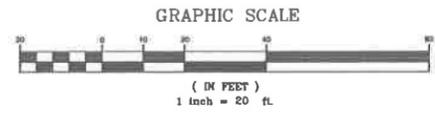
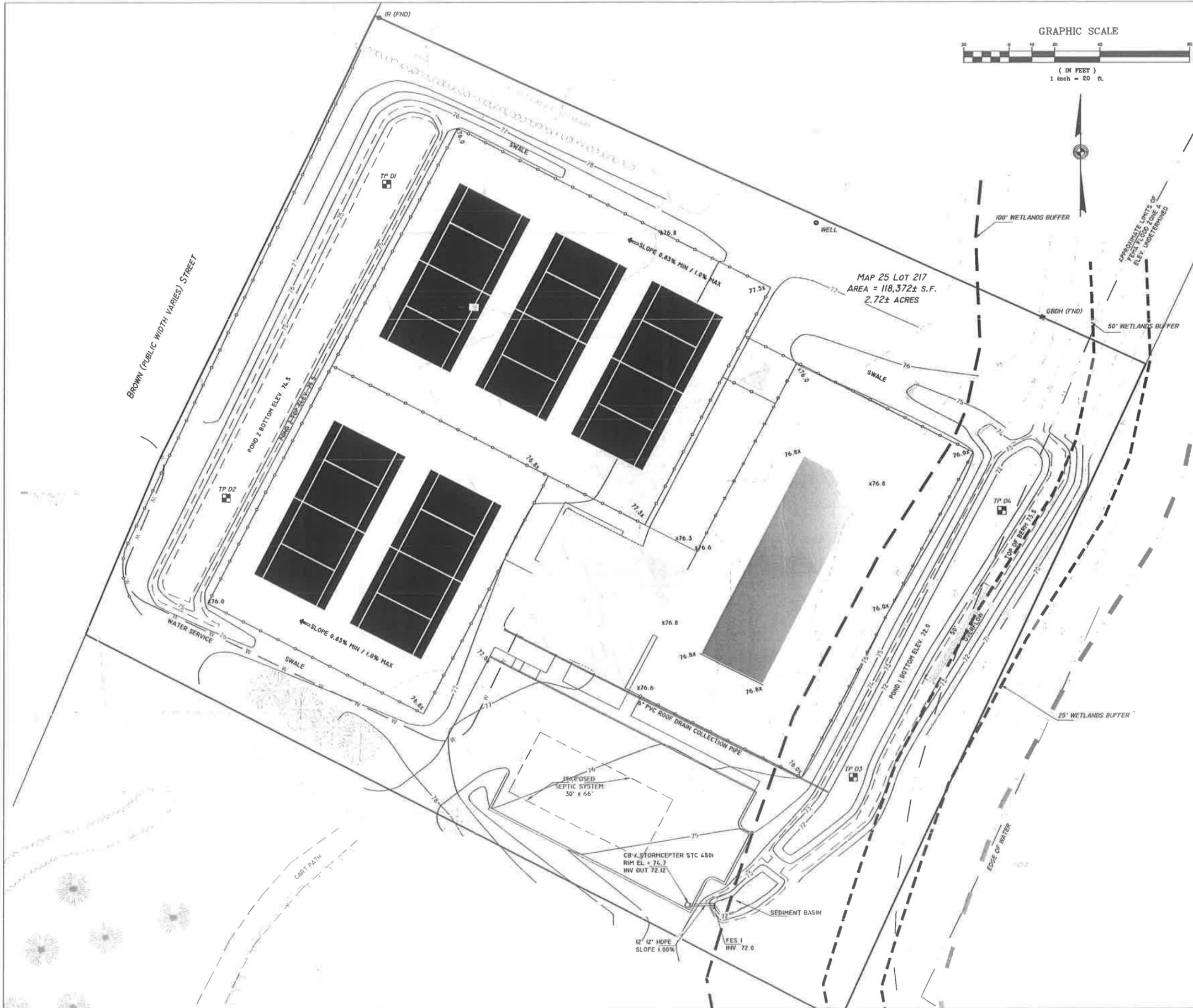
JOB # 13-065	SCALE: 1" = 20'	DRAWN BY: SCA	DATE: JAN. 17, 2014
-----------------	--------------------	------------------	------------------------

PROFESSIONAL SEAL

REVISED:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision, Clarity, Certainty.

InSite Professional Complex, Suite 1
1530 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4556
Web Address: InSiteEngineers.com



- NOTES:**
- OWNERS/APPLICANT: 131 BROWN AVE. LLC
LEDGEMONT COUNTRY CLUB
131 BROWN AVE. SEEKONK, MA 02771
 - ASSESSORS DESIGNATION - MAP 25 LOT 217
 - TITLE REFERENCE: DEED BOOK 9079 PAGE 182
 - SITE SHOWN IS LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
 - SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRN PANEL 25005C0218F DATED JULY 7, 2009.

LEGEND

EDGE OF POND	---
100' WETLAND BUFFER	-----
50' WETLAND BUFFER	- - - - -
NETTING
EXISTING CONTOURS

GRADING & UTILITY PLAN

"LEDGEMONT COUNTRY CLUB"
 225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
 ASSESSORS MAP 25 LOT 217

APPLICANT: JOSEPH S. RUGGIERO, SR AND PAULA A. RUGGIERO
 131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

JOB # 13-065	SCALE 1" = 20'	DRAWN BY: SCA	DATE: JAN. 17, 2014
-----------------	-------------------	------------------	------------------------

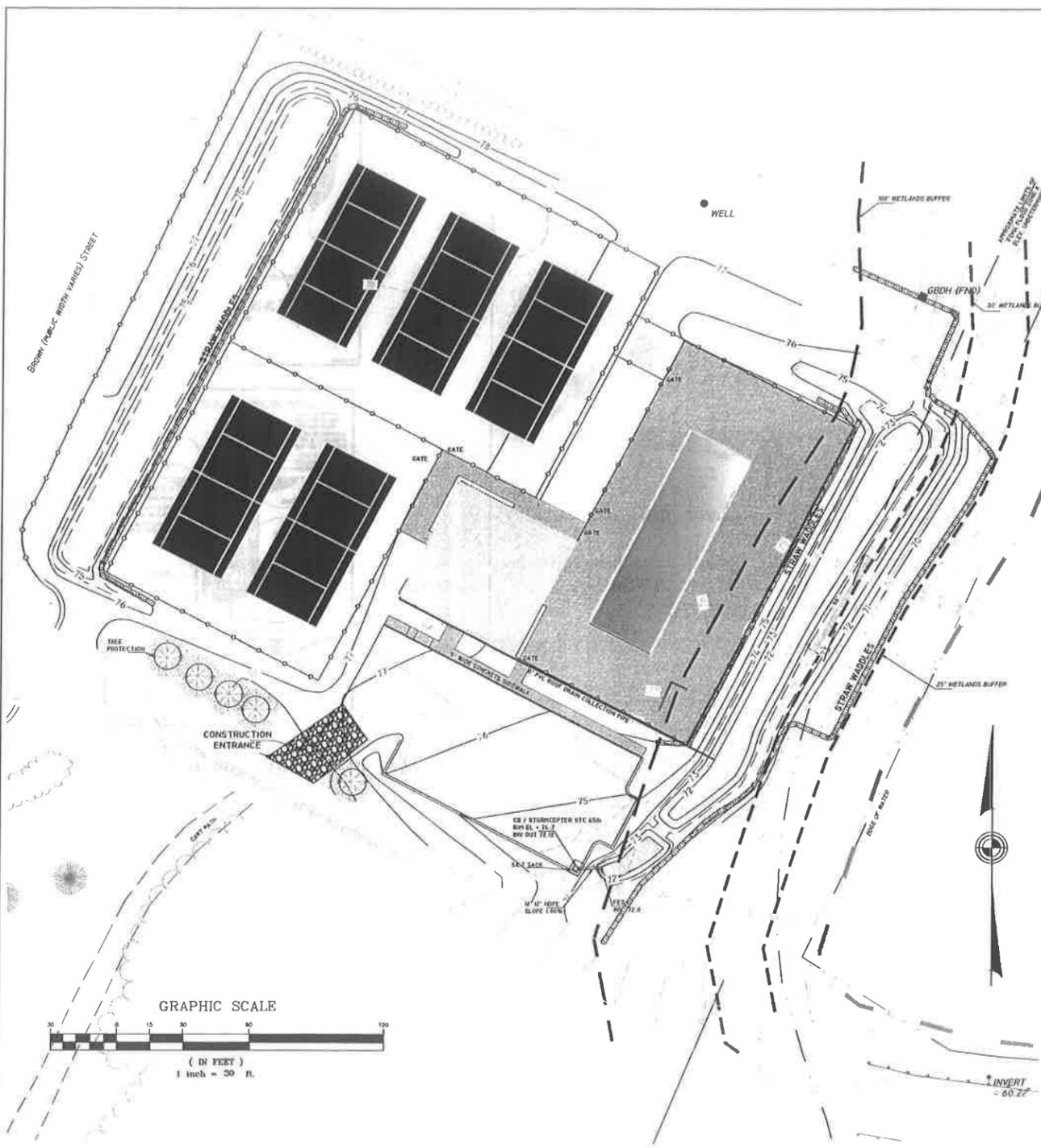
REVISED:

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
 1530 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4556
 Web Address: InSiteEngineers.com

SHEET
4
 OF 9



NOTES

CONSTRUCTION PROCEDURES AND SCHEDULING

THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.

THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.

PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SETUP PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, SEEKONK CON. COM., PLANNING AND DFW PERSONAL.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A LINE OF STAKED HAY BALES OR STRAW WATTLES, WILL BE PLACED AT ALL CONSTRUCTION TOE OF SLOPES IN THE AREA OF ROADWAY, PONDS, LANDSCAPED AREAS, AND ALONG PERIMETER OF PROJECT LIMIT OF DISTURBANCE WHERE INDICATED ON PROJECT PLANS.

RESERVE EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES.

THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS FOR THE PROPER STORAGE AND/OR REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY ACCUMULATION ON SITE.

IN STREAM CONTROLS SUCH AS HAY BALE CHECK DAMS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.

TO PROTECT THE INFILTRATION SURFACES (BENEATH AND ADJACENT TO THE RECHARGE SYSTEMS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:

1. PROVIDE DEEP ROTOTILLING OF VAIN FLOOR IMMEDIATELY PRIOR TO SEEDING WITH NO SUBSEQUENT TRAFFICKING ON SURFACE.
2. PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
3. PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
4. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION Dewatering ACTIVITIES INTO THESE FACILITIES.
5. PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

CONSTRUCTION INSPECTION

THE ENGINEER SHALL BE CALLED ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION BASIN.

THE ENGINEER SHALL PERFORM FREQUENT INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION, WITH CLEANING AND MAINTENANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION PERIODS, WEEKLY INSPECTION IS REQUIRED.

IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL, TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.

CLEARING

CONSIDERATION SHALL BE GIVEN TO PRESERVING SPECIMEN TREES. THE ENGINEER SHALL BE CONTACTED TO REVIEW DESIGN IMPACTS AND APPROVE METHOD OF TREE PRESERVATION.

BRUSH AND BRANCHES SHALL BE CHIPPED TO BE UTILIZED FOR WOOD MULCH WHERE FEASIBLE.

GRUBBING AND STRIPPING

SUITABLE TOPSOIL SHALL BE STRIPPED FROM THE AREAS TO BE GRADED AND STOCKPILED FOR SUBSEQUENT USE AND/OR FOR LANDSCAPE PURPOSES.

ROUGH GRADING

DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED SLOPES WILL BE MULCHED AND VEGETATION ESTABLISHED TO PREVENT SEDIMENT EROSION TO THE SATISFACTION OF THE ENGINEER.

MATERIAL VOLUME ESTIMATES

LOAM WILL BE STRIPPED AND STOCKPILED ON SITE
ROAD GRAVEL = 450 YARDS ±
PEASTONE = 5 YARDS ±
SAND (UTILITY BEDDING) = 20 YARDS ±

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONS AND MAINTENANCE PLAN DOCUMENT FOR LEDGEMONT COUNTRY CLUB JAN. 14, 2014.

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT FOR LEDGEMONT COUNTRY CLUB DATED JAN. 14, 2014. THE MAINTENANCE AND UPKEEP ON THE ROADWAY WILL INCLUDE THE FOLLOWING ELEMENTS:

CONSTRUCTION VEHICLES SHALL BE LIMITED TO ONE ACCESS POINT ON THE PRIVATE DRIVEWAY WHERE A CRUSHED-STONE CONSTRUCTION PAD ENTRANCE SHALL BE INSTALLED IN THE AREA OF THE PERMANENT DRIVEWAY TO ENSURE THAT MUD AND DEBRIS ARE NOT TRACKED ONTO THE ROADWAY. IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE REMOVED PROMPTLY.

GENERAL MAINTENANCE OF EROSION CONTROL ELEMENTS INCLUDING REGRADING, RE-VEGETATION, REPLACING RIP RAP, ETC., ON AN AS NEEDED BASIS.

THE BASE OF THE POND SHALL BE MONITORED FOR APPROPRIATE GROWTH. WOODY GROWTH SHALL BE CLEARED AS PART OF THE SEMI ANNUAL MAINTENANCE PROGRAM.

OPERATION & MAINTENANCE PLAN

ALL STORMWATER MANAGEMENT SYSTEMS MUST HAVE AN OPERATION AND MAINTENANCE PLAN TO ENSURE THAT SYSTEMS FUNCTION AS DESIGNED.

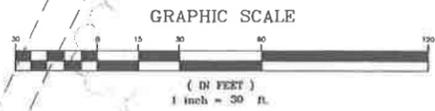
ALL MAINTENANCE BYPRODUCTS INCLUDING GRASS, BRUSH, SEDIMENTATION, ETC. SHALL BE REMOVED AND DISPOSED OF PROPERLY.

THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ALL OF ITS APPURTENANCES. THE FOLLOWING MAINTENANCE PROGRAM SHALL BE IMPLEMENTED:

- A. SEDIMENT FOREBAY**
1. FOREBAY SHALL BE INSPECTED MONTHLY.
 2. SILT/SEDIMENT SHALL BE REMOVED FROM THE FOREBAY FOUR TIMES A YEAR OR IF DEEP OF SEDIMENT REACHES BETWEEN 3 TO 6". ALL SEDIMENTS SHALL BE HANDLED PROPERLY AND DISPOSED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- B. GRASS SWALE**
1. MOWING: SET THE MOWER BLADES NO LOWER THAN 3 TO 4 INCHES ABOVE THE GROUND. DO NOT MOW BENEATH THE DEPTH OF THE DESIGN FLOW DURING THE STORM ASSOCIATED WITH THE WATER QUALITY EVENT (E.G., IF THE DESIGN FLOW IS NO MORE THAN 4 INCHES, DO NOT CUT THE GRASS SHORTER THAN 4 INCHES) MOW ON AN AS-NEEDED BASIS DURING THE GROWING SEASON SO THAT THE GRASS HEIGHT DOES NOT EXCEED 6 INCHES.
 2. INSPECTION: INSPECT SEMI-ANNUALLY THE FIRST YEAR, AND AT LEAST ONCE A YEAR THEREAFTER. INSPECT THE GRASS FOR GROWTH AND THE SIDE SLOPES FOR SIGNS OF EROSION AND FORMATION OF RILLS AND GULLIES. PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER IS NOT SUCCESSFULLY ESTABLISHED. IF GRASS GROWTH IS IMPAIRED BY WINTER ROAD SALT OR OTHER DEICER USE, RE-ESTABLISH THE GRASS IN THE SPRING.
 3. TRASH/DEBRIS REMOVAL: REMOVE ACCUMULATED TRASH AND DEBRIS PRIOR TO MOWING.
 4. SEDIMENT REMOVAL: CHECK ON A YEARLY BASIS AND CLEAN AS NEEDED. USE HAND METHODS (I.E., A PERSON WITH A SHOVEL) WHEN CLEANING TO MINIMIZE DISTURBANCE TO VEGETATION AND UNDERLYING SOILS. SEDIMENT BUILD-UP IN THE GRASS CHANNEL REDUCES ITS CAPACITY TO TREAT AND CONVEY THE WATER QUALITY EVENT. 2-YEAR AND 10-YEAR 24-HOUR STORM.
- C. INFILTRATION BASINS**
1. PREVENTATIVE MAINTENANCE: TWICE A YEAR
 2. INSPECT TO ENSURE PROPER FUNCTIONING AFTER EVERY MAJOR STORM DURING FIRST 3 MONTHS OF OPERATION AND TWICE A YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET ORIFICE.
 3. MOW THE BUFFER AREA, SIDE SLOPES, AND BASIN BOTTOM IF GRASSSED FLOOR. RAKE IF STONE BOTTOM. REMOVE TRASH AND DEBRIS; REMOVE GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER TWICE A YEAR
 4. INSPECT AND CLEAN PRETREATMENT DEVICES EVERY OTHER MONTH RECOMMENDED AND AT LEAST
- D. WATER QUALITY INLETS (STORMCEPTOR) - WOI**
1. THE WOI'S SHALL BE INSPECTED TWICE PER YEAR TO ASSURE THEY ARE FUNCTIONING PROPERLY, AND CLEANED BY REMOVING SEDIMENT AND DEBRIS ONCE PER YEAR OR ADDITIONALLY AS NECESSARY. CLEANING SHALL BE PERFORMED BY USE OF A VACUUM TRUCK OR OTHER METHOD AS RECOMMENDED BY THE WOI MANUFACTURER.
 2. ALL SEDIMENT AND HYDROCARBONS (PETROLEUM PRODUCTS) SHALL BE PROPERLY HANDLED AND DISPOSED IN ACCORDANCE WITH APPLICABLE GUIDELINES SIMILAR TO CATCH BASIN SEDIMENTS.
 3. ALL DRAINAGE SYSTEM OUTLETS SHALL ALSO BE INSPECTED FOR DEBRIS AND MAINTAINED ACCORDINGLY. INSPECTION AND MAINTENANCE SHALL OCCUR IN MAY AND DECEMBER OF EACH YEAR.
 4. ALL INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS. RECORDS OF THE INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR A PERIOD OF FIVE (5) YEARS AND SHALL BE MADE AVAILABLE UPON REQUEST.

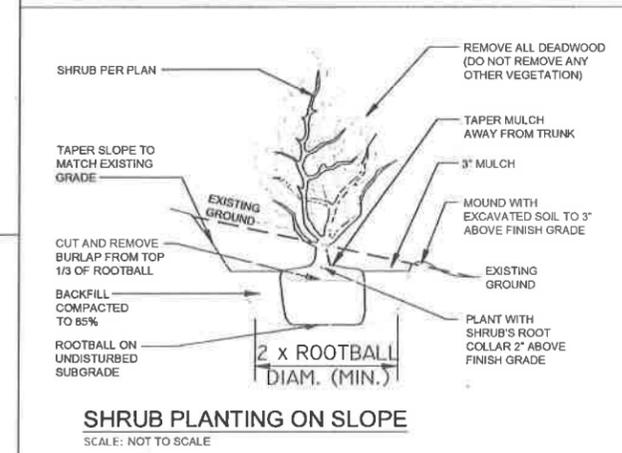
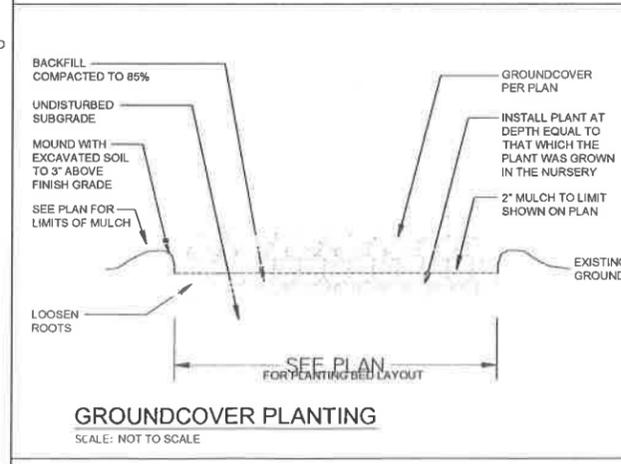
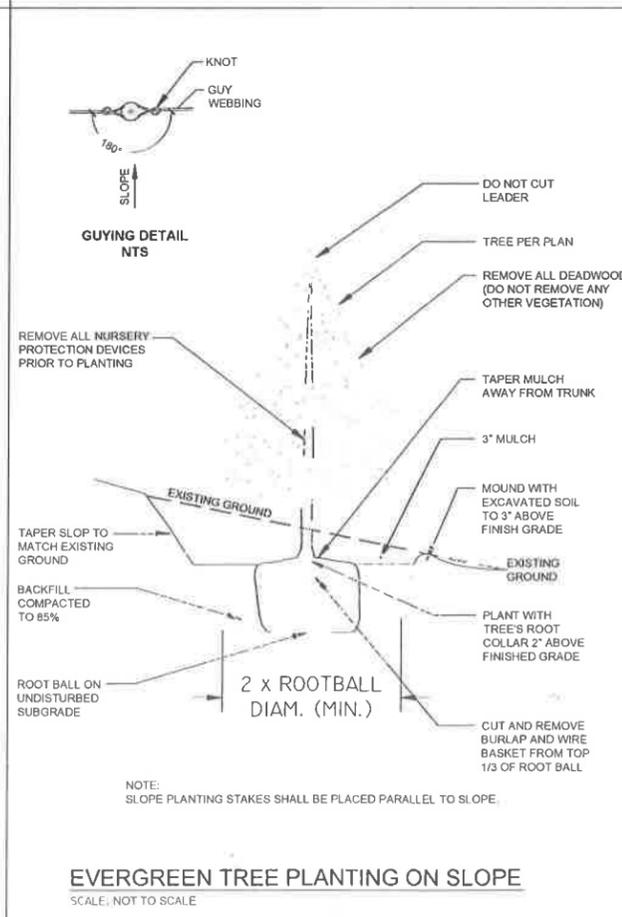
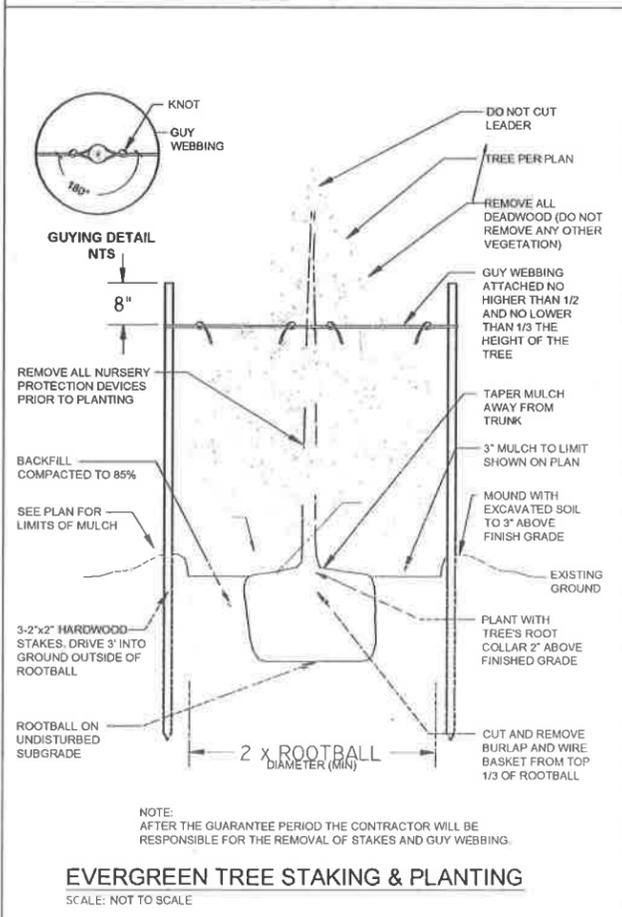
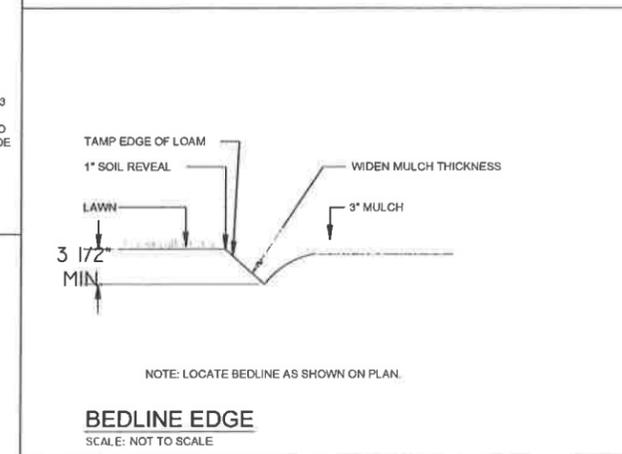
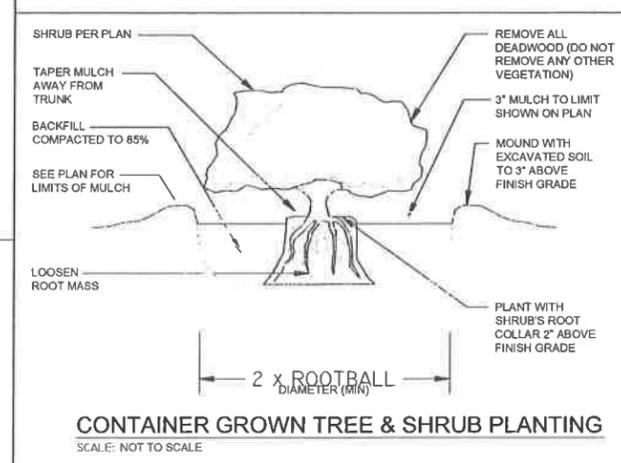
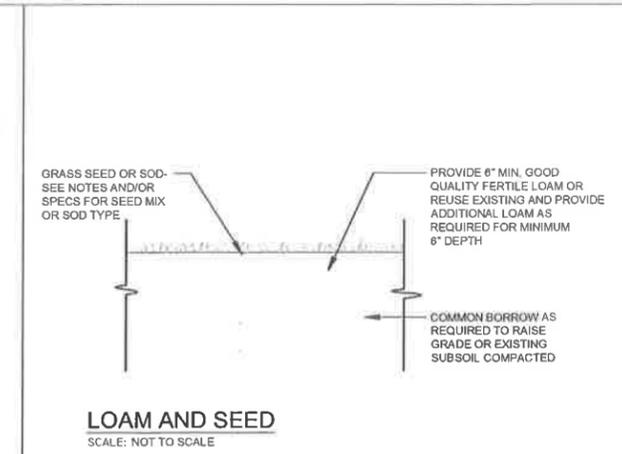
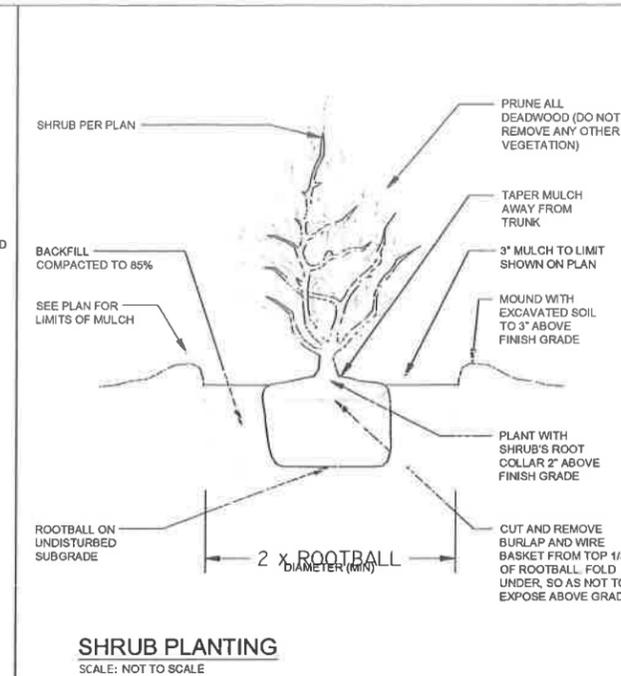
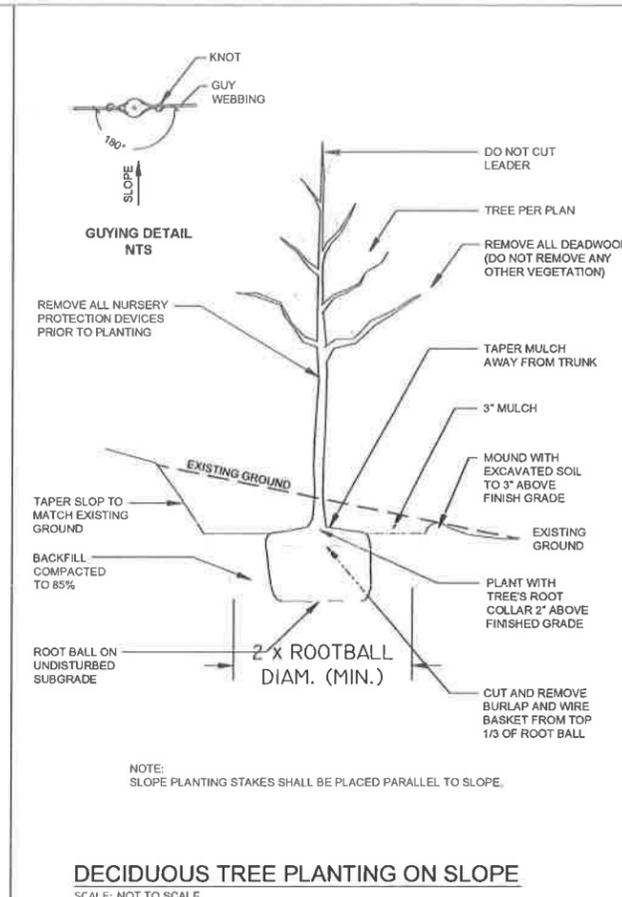
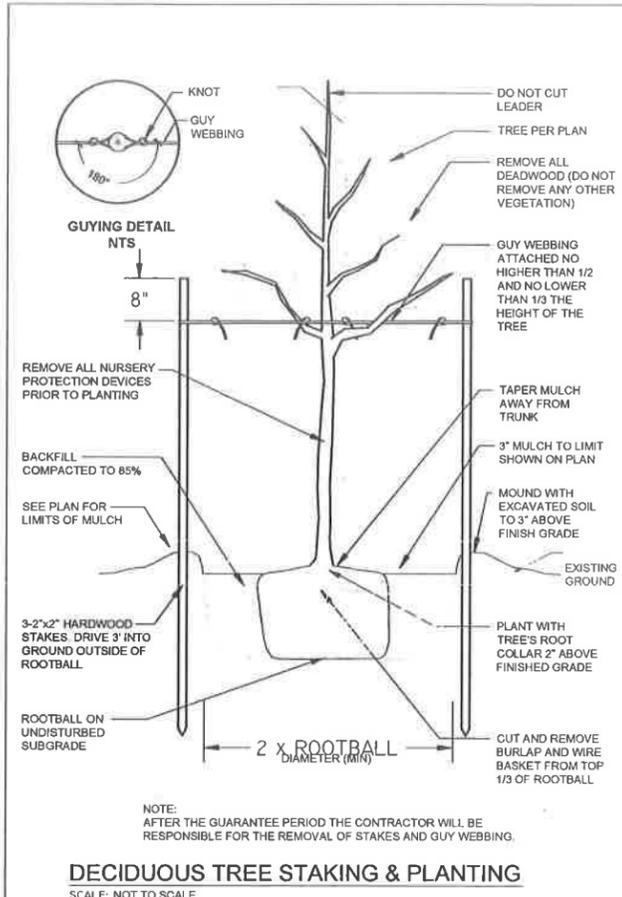
EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF SEEKONK REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
4. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
KENTUCKY BLUE GRASS = 45
CREEPING RED FESCUE = 45
PERENNIAL RYE GRASS = 10
SEED TO APPLIED AT A RATE OF 9 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL TO OCTOBER IS. AFTER OCTOBER IS AREAS NOT SEEDED SHALL BE STABILIZED WITH STRAW WATTLES, HAY BALE CHECK DAMS, FILTER FABRIC OR WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
5. AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED TO A RATE OF 2 LBS / 1000 S.F. AT A DEPTH OF 9/16" LIMESTONE (EQUIVALENT TO BE 50 % CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS / 1000 S.F. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 9 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COURSE MATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 985-275 LBS / 1000 S.F.
6. CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
7. THE CONTRACTOR SHALL REQUEST THE TOWNS ENGINEER TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE AGENT. THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE AGENT MAY FEEL ARE IN NEED OF SUCH.
8. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HALL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAY BALE
11. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
12. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
13. ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.



SEE DETAIL SHEET FOR EROSION CONTROL DETAILS

EROSION CONTROL PLAN			
"LEDGEMONT COUNTRY CLUB"			
225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771 ASSESSORS MAP 25 LOT 217			
APPLICANT: JOSEPH S. RUGGIERO, SR AND PAULA A. RUGGIERO 131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771			
Job # 13-065	SCALE 1" = 30'	DRAWN BY: SCA	DATE: JAN. 17, 2014
REVISED:			
 PROFESSIONAL SEAL		 InSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	
InSite Professional Complex, Suite 1 1530 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InSiteEngineers.com			SHEET 6 OF 9



LANDSCAPING DETAILS

"LEDGEMONT COUNTRY CLUB"
225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT 217

APPLICANT: JOSEPH S. RUGGIERO, SR. AND PAULA A. RUGGIERO
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

Job # 13065 SCALE: 1" = 20' DRAWN BY: SCA DATE: JAN. 17, 2014

REVISD:

InSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision, Clarity, Certainty.

InSite Professional Complex, Suite 1
1538 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
9
OF 9

John Hansen

From: John Hansen
Sent: Wednesday, February 12, 2014 12:35 PM
To: 'Dave Viera'; 'Mbourque@seekonkfd.com'; 'Mike Bourque (micbou55@gmail.com)'; 'Neal Abelson (NHA50@aol.com)'; 'Phoebe Lee Dunn (Phoebeled@gmail.com)'; 'Ron Bennett (rabconstructioncorp@hotmail.com)'; 'Russell Horsman (rshorsman@comcast.net)'; 'Sandra Foulkes (smfarcade@comcast.net)'
Subject: surety regulations

I asked Ilana for guidance on surety regulations, as requested last night. Below is her response, which we can discuss at the next meeting. I would say an adjustment we can make would include outlining exactly what our process will be, which is that partial surety releases will only be allowed if cash or a bond is submitted to cover the remaining surety (i.e. covenants only allowed over the entire subdivision to prevent building on lots, no individual lots with covenants).

The Planning Board could consider the following type of regulation and make any adjustments it deems appropriate.

Section X.0	SUBDIVISION SURETY	56
Section X.1	Surety shall be Provided Prior to Endorsement	
Section X.2	Required Form of Surety	
Section X.3	Amount of Surety	
Section X.4	Performance Bonds	
Section X.5	Supplemental Covenants	
Section X.6	Substituting Surety	
Section X.6.1	Determination of Extent of Work	
Section X.6.2	Estimate of Cost of Remaining Work	
Section X.6.3	Form and Type	
Section X.6.4	Planning Board Action	
Section X.7.1	Roadways and Improvements	
Section X.7.2	Drainage Systems	
Section X.8	Reduction of Surety	
Section X.9	Release of Security	
Section X.9.1	Submittal of Request for Release	
Section X.9.2	Release or Partial Release of Surety	
Section X.9.3	Denial of Release	

SECTION X.0 SUBDIVISION SURETY

X.1 Surety shall be provided prior to endorsement

Prior to endorsement of the definitive plan, the Applicant shall provide subdivision surety in accordance with G.L. c.41, §81U, ¶7 and these regulations and Appendix I. Forms E-1 through E-5.

X.2 Required form of surety

All surety shall conform to the requirements of G.L. c.41, §81U, ¶7 and Appendix I. Form E-1-E-5. Letters of credit shall not be acceptable. The form of the surety shall be acceptable to the Planning Board in consultation with Town Counsel and the Town Treasurer.

1. A covenant form of surety shall be executed by the Applicant, all owners of record and any and all mortgagees and lien holders of record and be accompanied by a certificate to the Planning Board from the Applicant's counsel that, based upon a title search, all such parties have signed and that certificate shall be updated by the Applicant's counsel just before the covenant is recorded. Such covenant shall state that the improvements shown on the definitive plan shall be completed no later than three years from the date of the endorsement of the definitive plan. Failure to so complete the improvements shall result in the automatic rescission of the approval of the definitive plan by the Planning Board, unless the Planning Board extends said period, for good cause shown, after the written request of the Applicant prior to the expiration of said period. The covenant shall be referenced on the definitive plan prior to recordation in the Registry of Deeds. The Applicant, after recording, shall promptly send a copy of the covenant, showing the Registry book and page number, to the Planning Board.
2. All surety instruments, other than a covenant not to build, shall be accompanied by a separate written surety agreement that has been executed by the Applicant, all owners of record and all mortgagees and lien holders of record, and that shall detail the rights and obligations of the various parties and assign the proceeds of the surety to the Town, by and through the Planning Board, in the event of a default and provide an easement to the Town to allow the work shown on the endorsed definitive plan to be performed, creating the right to perform such work, but not an obligation. The surety agreement shall be accompanied by a certificate to the Planning Board from the Applicant's counsel that, based upon a title search, all such parties have signed. The amount of the surety instrument shall be approved by the Planning Board, the form of the surety instrument shall be approved as to form by the Planning Board and Town Counsel and be acceptable to the Town Treasurer. The surety instrument shall provide that the required improvements shown on the endorsed definitive plan shall be completed no later than three years from the date of the endorsement of the definitive plan. Failure to so complete shall result in the automatic rescission of the approval of the definitive plan by the Planning Board, unless the Planning Board extends said period, for good cause shown, after the written request of the Applicant prior to the expiration of said period after holding a public hearing with notice.

X.3. Amount of Surety. In determining the amount of the bond or surety, the Planning Board shall be guided by the following formula in setting the sum of the security:

1. The Planning Board's estimate of the cost to the Town to complete the work, which, of course, shall take the requirements of prevailing wage and bidding requirements into account;
2. A twenty-five percent (25%) contingency amount for work that is not performed in accordance with the Subdivision Control Law, the Subdivision Rules and Regulations and the conditions of definitive subdivision approval, to provide for sufficient funds to guarantee the cost to remove deficient work and replace it; and
3. An appropriate amount reflecting the rate of inflation expected over the ensuing eight-year period or a greater period if the project is to be phased.

The Planning Board shall have the right to increase the required amount of surety if either the impact of inflation so requires or in those circumstances in which work is partially released, but then fails and needs to be replaced, and to demand different surety in the event of a failure of any surety instrument (e.g., bankruptcy of a surety company or bank).

X.4 Performance Bonds. All performance bonds shall contain the following provision:

If the Principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein specified all the covenants, agreements, terms and provisions set forth in the following:

1. The application for definitive plan approval (Form C);

2. The subdivision control law and the rules and regulations of the Planning Board that govern this subdivision (dated: (insert date:));
3. The Decision of the Planning Board dated _____ and attached hereto as Exhibit A; and
4. The definitive plan, as approved and endorsed by the Planning Board in the Decision;

then this obligation shall be void; otherwise, it shall remain in full force and effect and the aforesaid sum shall be payable to the Town, by and through the Planning Board, as liquidated damages in the event of a default.

X.5 Supplemental Covenants. The Planning Board may require, prior to the endorsement of the definitive plan, a supplemental covenant containing those conditions of approval that are intended to survive the release of the surety covenant. Such covenant shall be approved as to form by the Planning Board and, as necessary, Town Counsel. Such covenant shall be executed and duly recorded by all of the owners of record and any mortgagees and shall run with the land. The covenant shall be referenced on the definitive plan prior to recordation in the Registry of Deeds. The Applicant shall, after recording, promptly send a copy of the covenant, showing the Registry book and page number, to the Planning Board.

X.6. Substituting Surety An Applicant may substitute a new form of surety. If an Applicant desires that lots be released from a surety covenant prior to completion of the required improvements for the lots, then the Applicant shall provide alternate surety as set forth under G.L. c.41, §81U, ¶7 and shall send the Planning Board a formal written request regarding same by certified or registered mail which sets forth and includes:

X.6.1. Determination of Extent of Work. The extent and scope of remaining work to be completed to satisfy the requirements for the construction or installation of all required ways and municipal services.

X.6.2 Estimate of Cost of Remaining Work. An estimate, pursuant to the Regulations, which reflects all remaining costs related to the construction of all required ways and installation of all required municipal services.

X.6.3. Form and Type. The form and type of guarantee proposed to be given to the Planning Board to secure all remaining improvements.

X.6.4 Planning Board Action. The Planning Board or its agent will make a determination as to the sufficiency of the proposed surety, and, if acceptable, a new performance guarantee shall be given to and accepted by the Planning Board. Upon acceptance by the Planning Board of the new performance guarantee, all applicable lots shall be released from the covenant.

X.7 REDUCTION OF SECURITY

The penal sum of any such security, or the amount of any deposit held hereunder §8.1 may, from time to time, be reduced by the Planning Board and the obligations of the parties thereto released by the Planning Board in whole or in part.

X.8 RELEASE OF SECURITY

X.8.1 Submittal. Before the Planning Board will release subdivision surety, the Applicant shall submit written evidence that the required performance has been satisfactorily completed or partially completed and shall send a copy of this evidence to the Board of Health, Board of Selectmen, Board of Water Commissioners Conservation Commission, Drainage Committee, Fire Department, Highway Surveyor, Planning Board, Police Department and Tree Warden and include the following:

1. Certification by a registered professional engineer that the subdivision has been completed in accordance with the requirements of the endorsed subdivision plan and the Regulations.

2. Certification by a registered professional engineer that the final grading of the subdivision has been completed in accordance with the requirements of the endorsed plan.
3. Certification by a registered professional engineer or a registered land surveyor that all permanent monuments have been set in the locations shown on the approved plan.
4. A letter from the Town's Highway Surveyor indicating that the Highway Surveyor has inspected the roadways and other required improvements and determined the improvements conform to the requirements of the endorsed plan.
5. A letter from the Fire and Police Departments indicating that each has inspected the roadways and lots and each has determined that the signage conforms to 911 requirements.
6. Certification by the Applicant that all required easements have been recorded and the recorded instrument have been delivered to and accepted by the Homeowners Association and/or the Planning Board and/or other interested town agency, as appropriate.
7. A letter from the Water Department that the water supply has been properly provided.

X.8.2 Release or Partial Release of Surety. If the Planning Board determines that said construction and installation has been completed or partially completed in the proper manner as required under the Subdivision Control Law, the Regulations and conditions of approval, it shall release or partially release said security or bond or deposit and shall return same to the depositor, or release or partially release the subdivision covenant by appropriate instrument that shall be duly acknowledged and which may be recorded.

X.8.3. Denial of Release. If the Planning Board determines that the construction or installation has not been completed to its satisfaction and it receives written statement under G.L. c.41, §81U, ¶10 from the Applicant, it shall, within forty-five (45) days of the receipt of said statement, specify to the Applicant, in writing, the details wherein said construction and installation fail to comply with the Regulations and shall file a copy of same with the Town Clerk and deny the request for release.

Form E. Surety Forms.

- Form E-1. Performance Secured by a Covenant Not to Build.
- Form E-2. Performance Secured by a Deposit of Money or Negotiable Securities.
- Form E-3. Performance Secured by a Surety Bond.
- Form E-4. Performance Secured by a Lender's Agreement
- Form E-5. Release of Subdivision Covenant

John P. Hansen Jr., AICP

Town Planner | Town of Seekonk | ☎: 508.336.2962 fax:: 508.336.0764 | ✉: jhansen@seekonk-ma.gov | www.seekonk-ma.gov/ | 📍: 100 Peck Street, Seekonk, MA 02771

Follow us on Twitter: www.twitter.com/seekonkplanning



MEMORANDUM

Town of Seekonk: John Hanson, Town Planner
Bernadette DeBlander, Conservation

Agent

TO: Applicant representative: Paul Carlson, InSite Engineering
FROM: Dave Nyman, P.E.
SUBJECT: Ledgemont Country Club Tennis Courts and Pool
Preliminary Comments
JOB NUMBER: 261-8
DATE: February 26, 2014

As requested by the Seekonk Planning Board and Conservation Commission, CEI has conducted an updated review of plans and associated documentation for the proposed tennis court and swimming pool complex at the Ledgemont Country Club. This updated review is based on the following:

- A meeting attended by Paul Carlson, John Hanson, Bernadette DeBlander, and Dave Nyman on February 25, 2014 to discuss CEI's review memorandum dated February 18, 2014.
- Letter from InSite Engineering Services, LLC, dated February 20, 2014, addressing CEI's review comments.
- Drawings entitled "Tennis and Pool Facility for Ledgemont Country Club" dated January 27, 2014, revised through February 20, 2014, prepared by InSite Engineering Services, LLC. The drawings include 9 sheets.
- Stormwater Management Report for "Tennis and Swim Facility at Ledgemont Country Club" dated February 20, 2014, prepared by InSite Engineering Services, LLC.

CEI offers the following updated comments focused on the design of stormwater management measures for the proposed site. As most of CEI's original comments have been addressed, the comments below focus on the remaining issues. Comment numbers correspond to the numbering in our February 18 memo.

Stormwater Management Report and Drainage Calculations:

1. The project is located within a Zone II water supply protection area.
 - c. In the O&M Plan, the shut down and containment description should be expanded to address the following:
 - i. Specifically describe how the outlet from the Stormceptor will be "barricaded" to form a watertight barrier against the release of a spill.



MEMORANDUM

- ii. Stipulate the materials and equipment required for such a barrier, and designate the location on the site where these materials will be kept so they are readily accessible for deployment.
- iii. Stipulate that O&M personnel will be trained in spill response procedures and reporting requirements, including implementation of such a shut down.

Drainage System Design:

2. As discussed during the meeting with Planning Board and Conservation Commission staff, the Pond 1 design should be modified to lower the elevation of the bottom of the pond and the outboard embankment, so that the overflow spillway will be flush with existing grade. The spillway should be constructed along the contour, level for its full length, so that it serves as a level spreader during overflow events. The surface of this vegetated spillway should be protected during vegetation establishment by use of a slow-decomposition biodegradable erosion control fabric (such as coir mesh).
3. As previously noted, we recommend a condition of approval that requires Town inspection personnel to be notified when the infiltration basins are excavated, to allow them to observe that the excavation extends into the coarse sand layer as intended in the design.

Erosion and Sediment Controls:

1. The proposed work involves disturbance of greater than an acre. The project will require filing for coverage under the US EPA NPDES General Permit for Construction Activities. We recommend that the applicant provide the Town with a copy of evidence of filing for this coverage, together with a copy of the required Stormwater Pollution Prevention Plan (SWPPP) prior to initiating construction.

Long Term Pollution Prevention Plan (LTPPP) and Operation and Maintenance (O&M) Plan

4. The maintenance of the infiltration basin nearest the pond should include provisions to check the condition of the overflow spillway and the slope between the spillway and the pond, and implement repairs of erosion as warranted by such inspection. Any such repair work in this area should be coordinated with the Conservation Commission.
6. The O&M Plan section headed "Stormwater Operation and Maintenance Requirements" appears to need some additional explanation to clarify the seasonal nature of the proposed use, and how the stormwater O&M requirements are tailored to this schedule. The last paragraph refers to "time of facility closure" (which appears to apply to the closure of the facility in preparation for winter



MEMORANDUM

weather), but does not discuss this closure in context. While inspection of the Stormceptor is not required during the winter, periodic inspection of the infiltration basins should be stipulated, particularly after significant rainfall events..

7. The engineer has indicated the applicant will provide a signed Illicit Discharge Compliance Statement.
 - a. Under the O&M Plan discussion of illicit discharges, we note that the MassDEP list of allowable non-stormwater discharges includes de-chlorinated swimming pool water. As discussed at our meeting, any such discharge should be directed to Infiltration Pond 2 (near Brown Street), and at least 100 feet away from the private well located near the north property line. No pool maintenance activities should result in pool water or rinse water discharge within this 100-foot buffer to the well.

Wetland Resource Area Considerations:

1. Further clarification is required to confirm that the construction of infiltration Pond 1 does not result in placement of fill within Bordering Land Subject to Flooding. As we noted at our meeting, the refinement of the grading of the pond as discussed above (Drainage Design, Comment 2) may address this issue.

Please contact me if you have any questions regarding the above report.

David C. Nyman, P.E.
Senior Engineer
Comprehensive Environmental Inc.
225 Cedar Hill Street
Marlborough, MA 01752

Phone (508) 281-5160 X320
Fax (508) 281-5136
dnyman@ceiengineers.com

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: March 3, 2013

Re: February monthly report

BYLAWS

Zoning Bylaw rewrite

- PB recommended approval at Public hearing in February; To be on 2014 Spring TM

Medical Marijuana Treatment Centers Zoning Bylaw

- Public hearing held in February; PB to deliberate in Mar; To be on 2014 Spring TM

PLANS

Master Plan

- Implementation on-going
- Economic Development section to be focused on once EDC established
- New Landscaping standards being researched to produce better quality design of non-residential projects

MISC

Luthers Corners Safety Improvement Project

- Design on-going; To be constructed in 2017

SUBDIVISIONS

Orchard Estates

- Binder course of asphalt installed

Tall Pines

- Binder course of asphalt installed

Madison Estates

- Binder course of asphalt installed

Caleb Estates

- Binder course of asphalt installed

Ricard St. Extension

- Binder course of asphalt installed

Pine Hill Estates

- Drainage installed

Jacob Hill Estates

- Definitive Plan approved

Country Brook Estates

- Definitive Plan approved

Summer Meadows

- Definitive Plan approved

SITE PLANS

Swan Brook Assisted Living

- Applicant appealing DEP ruling on sewer treatment facility requirement; DEP decision due in late Apr; Response from applicant to consultant's drainage comments on hold until appeal heard.

Ledgemont Country Club

- Application received for new outdoor swimming pool and relocated tennis courts; Drainage report being reviewed by consultant; Site Plan Review by PB in Mar.

SEEKONK PLANNING BOARD
Public Hearing - Regular Meeting
February 11, 2014

Present: Ch. Abelson, S. Foulkes, D. Viera, R. Horsman, L. Dunn
R. Bennett
J. Hansen, Town Planner
Absent: M. Bourque with cause
7:02PM Ch. Abelson opened the meeting

Public Hearing- Zoning Bylaw Amendment: Zoning Bylaw Reorganization

Ch. Abelson opened the Public Hearing and read the order of business.

A motion was made by R. Horsman seconded by R. Bennett to waive the reading of the legal notice.

Introduction of Town Planner and Board Members

J. Hansen summarized the Zoning Bylaw Reorganization was a project the PB took on a year ago with consultant Horsley Whitten and gave a brief over view of the reorganization and noted that there weren't any substantive changes proposed. The reorganization was just making it a more user friendly document.

S. Foulkes commented that she would like to see the wording "formally section ..." so it would be easier for people to understand where a certain section had been reorganized to.

J. Hansen said he could have that information available on the website and to anyone who comes in and asks for it.

A motion was made by R. Horsman and seconded by R. Bennett and unanimously

VOTED: to close the Public Hearing

A motion was made by R. Horsman and seconded by D. Viera and unanimously

VOTED: to support the Zoning Bylaw Reorganization

Zoning Bylaw Amendment: Medical Marijuana Overlay District

Ch. Abelson opened the Public Hearing and read the order of business.

A motion was made by D. Viera seconded by R. Horsman to waive the reading of the legal notice.

Introduction of Town Planner and Board Members

J. Hansen summarized that this was a bylaw they have looked at several times. He noted a temporary moratorium was adopted for medical marijuana facilities at the 2013 June Town Meeting. The moratorium gave the town one year to come up with the overlay district. He noted that Kopelman & Paige drafted a boiler plate bylaw and the only input that was required by the town was where the overlay district would be located. He went on to say that over the summer the PB discussed it and thought the area in the industrial zone located in the southeastern part of town would be a good place for the district.

S. Foulkes stated if someone were to get a permit to grow plants on their property then it could be near a school noting that it doesn't have to be in the overlay district. She wondered how that would work in terms of monitoring.

J. Hansen said the Dept. of Public Health would monitor that.

A motion was made by R. Horsman and seconded by D. Viera and unanimously

VOTED: to close the Public Hearing

A motion was made by R. Horsman and seconded by L. Dunn and unanimously

VOTED: to continue discussion of the MMOD till the March PB meeting so S. Foulkes can bring in her written comments.

Discussion: Proposed Charter Amendments – Gary Sagar

G. Sagar presented the Proposed Charter Amendment

After much discussion

A motion was made by R. Horsman seconded by R. Bennett and unanimously

VOTED: that the Planning Board emphatically objected to the Proposed Charter Amendment

Discussion: Master Plan Implementation

J. Hansen summarized his recommendation going forward would be to work with the Economic Advisory Committee on the action items for economic development found on page 5 of the Master Plan. Also, as suggested by S. Foulkes, better landscaping design standards would be explored for non-residential uses, as per the Land Use section.

Approval of Minutes: 1/14/14

A motion was made by R. Horsman and seconded by D. Viera and it was unanimously

VOTED: to approve 1/14/14 Planning Board minutes.

Discussion

A motion was made by D. Viera seconded by R. Horsman and unanimously

VOTED: that the PB members and Town Planner get wooden nameplates after the April 2014 election.

Adjournment

A motion was made by R. Horsman seconded by D. Viera and it was unanimously

VOTED: to adjourn at 8:17 PM.

Respectfully Submitted by,
Florice Craig