



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION  
DEPARTMENT

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**Planning Board Minutes  
October 6, 2015**

The Planning Board met on Tuesday, October 6, 2015 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Randi Holland Acting Chair; D. Shedd; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation, and Michael Vivaldi, Assistant Planner, were also present. Michael Sorrentino was absent.

**Minutes**

The Planning Board reviewed Minutes of March 3, 2015.

Upon motion duly made and seconded with three in favor and one abstention (S. Hennigan) it was

VOTED: To approve the March 3, 2015 minutes as drafted.

The Planning Board reviewed Minutes of September 8, 2015.

Upon motion duly made and seconded with three in favor and one abstention (D. Shedd) it was

VOTED: To approve the September 8, 2015 minutes as drafted.

**Form A**

There were no ANR Plans to review.

**Matters of Appointment**

**Continued Public Hearing - Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222**

A request to extend the deadline for action and continue the public hearing was received.

**MATERIALS CONSIDERED:**

PLAN "Wilmington, Massachusetts, Chestnut Street" dated June 11, 2015 and last revised July 15, 2015 and August 13, 2015

SUMMARY SHEET received July 6, 2015

LETTER from Joseph A. Langone, Northeastern Development Corporation dated May 7, 2015

COMMENTS - DPW dated July 30, 2015,

LETTER from Doug Lees dated August 13, 2015

LETTER from Attorney Daniel J. Brown dated August 17, 2015

E-MAIL from Paul Alunni dated September 8, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action to November 30, 2015 for Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222 to November 3, 2015 at 7:45 p.m.

**Continued Public Hearing - Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E - James R. Brothers, Trustee of JRB Realty, Applicant**

A request to extend the deadline for action and continue the public hearing was received.

**MATERIALS CONSIDERED:**

PLAN "Nelson Acres, Ava Lane, Wilmington, MA" dated August 10, 2015

**PROJECT NARRATIVE**

LETTER from Stephen R. Dresser dated August 12, 2015

LETTER to Planning Board from Stephen R. Dresser dated August 10, 2015

COMMENTS - DPW dated September 1, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to November 30, 2015 for Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E to to November 3, 2015 at 8:00 p.m.

**Board of Appeals**

At its meeting on Tuesday, October 6, 2015 the Planning Board voted to recommend as follows:

Case 15-2015 / 7 Adams Street

Map 52 Parcel 50

Upon motion duly made and seconded, it was unanimously

VOTED: To uphold the decision of the Inspector of Buildings.

Case 16-2015 / 203 Lowell Street

Map 48 Parcel 73

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval as the Planning Board has completed its Site Plan Review for the project.

Case 17-2015 / 203 Lowell Street

Map 48 Parcel 73

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval as the Planning Board has completed its Site Plan Review for the project.

Case 18-2015 / 4 Isabella Way

Map 74 Parcel 1D

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend the applicant reduce the amount of impervious cover on the property to achieve the 15% baseline. Three (3) alternatives that the Planning Board suggests:

- Move the garage closer to the driveway so to reduce the amount impervious cover.
- Reduce the areas of the driveway that are not absolutely needed.
- Gravel a portion of the driveway to reduce the impervious cover.

**Old Business**

**Decision for Sign Special Permit #15-03 for 201 Lowell Street - Map 48 Parcel 73A  
Northstar for Textron, Applicant**

**MATERIALS CONSIDERED:**

PLAN "Textron Systems, Environmental Graphics, 205 Lowell Street, Wilmington, MA" dated June 16, 2015

MEMORANDUM from Northstar dated July 8, 2015

Upon motion duly made and seconded, with three in favor and one abstention (S. Hennigan) it was unanimously

VOTED: To table the decision and extend the action deadline to November 30, 2015 for Special Permit for 201 Lowell Street due to the fact the same four members of the Board were not in attendance.

**Decision for Multi-Family Special Permit #15-02 for 13-15 Church Street - Map 41 Parcels 108 & 109 - Joseph Langone, Applicant**

**MATERIALS CONSIDERED:**

PLAN "Proposed Site Plan, 13 & 15 Church Street, Wilmington, Mass" dated March 17, 2008 and last revised December 29, 2008

Upon motion duly made and seconded, with three in favor and one abstention (S. Hennigan) it was unanimously

VOTED: To table the decision and extend the action deadline to November 30, 2015 for Multi-Family Special Permit #15-02 for 13-15 Church Street - Map 41 Parcels 108 & 109 due to the fact the same four members of the Board were not in attendance.

## New Business

### **Decision for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street - Map R2 Parcel 27A - William & Anne Saurman, Applicant**

#### MATERIALS CONSIDERED:

PLAN "269 Ballardvale Street, Site Plan Improvements, Wilmington, Massachusetts" dated June 11, 2015 and last revised August 24, 2015

BUILDING ELEVATIONS June 2014 and last revised June 2015

STORMWATER MANAGEMENT REPORT dated June 11, 2015 and last revised August 24, 2015

LETTERS from Christopher Iannuzzi dated July 24, 2015, August 24, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To issue a Stormwater Management Permit and approve with conditions Site Plan Review Application #15-04 for 269 Ballardvale Street as shown on plan entitled: "269 Ballardvale Street, Site Improvements, Wilmington, Massachusetts, August 24, 2015"; dated June 11, 2015 and last revised August 24, 2015, prepared by Professional Engineer: Christopher M. Iannuzzi, TTI Environmental, Inc., 13 Branch Street, Suite 111, Methuen, MA 01844. Said property is located at 269 Ballardvale Street, Wilmington, MA 01887 and shown on Assessor's Map R2 Parcel 27A. The decision is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 7, 2015 and closing on September 8, 2015, by a motion duly made and seconded, it was voted:

"We, the Wilmington Planning Board, as requested by 269 Ballardvale Street LLC, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 269 Ballardvale Street (Assessors Map R2, Parcel 27A), as shown on the plan set entitled: "269 Ballardvale Street, Site Improvements, Wilmington, Massachusetts, August 24, 2015" prepared by Christopher Iannuzzi, P.E of TTI Environmental, Inc., scale 1" = 20', dated June 11, 2015 and last revised August 24, 2015, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

#### **MATERIALS:**

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. June 11, 2015	Stormwater Management Report, Site Improvements, 269 Ballardvale Street, Wilmington,

MA. Prepared by Christopher M. Iannuzzi, P.E of  
TTI Environmental, Inc. dated June 11, 2015 and  
last revised August 24, 2015.

**FINDINGS:**

1. The Project site is shown on Map R2 Parcel 27A on the Site Plan.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning ByLaws and the Board's Site Plan Review Rules and Regulations.
3. The redevelopment of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning ByLaws and the Board's Site Plan Review Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.
5. The submission of the Site Plan and application for this project proposes 5,070 square foot addition and a parking lot expansion for 18 vehicle parking spaces.

**CONDITIONS:**

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

**GENERAL:**

1. The Project shall be constructed and operated in accordance with the Site Plan.
2. The Project shall obtain approval pursuant to, and be constructed and operated in accordance with, all applicable local, state and federal bylaws, statutes, ordinances, rules and regulations.
3. If no substantial construction has commenced within two (2) years of a site plan approval, the approval shall lapse and a new application, fees and public hearing will be required, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. The Wilmington Fire Department shall review and approve all building plans prior to construction to be certain all systems for fire detection and suppression are adequate to cover the proposed occupancy. Further, the plans shall demonstrate review by a fire protection engineer.
6. Signage shall conform to zoning unless a Special Permit has been granted by the Planning Board as authorized section 6.3.2. of the Wilmington Zoning Bylaw.
7. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.
8. All maintenance responsibilities for any drainage structures installed for this project that are within its property lines will remain with the Owner.

**PRIOR TO ENDORSEMENT OF THE SITE PLAN AND ISSUANCE OF THE BUILDING PERMIT:**

9. Following review by the Wilmington Conservation Commission, the applicant must revise the plans to show all changes required by the Commission, these Planning Board conditions and any conditions of the Stormwater Management Permit, if required. Revised plans to be submitted to the Planning Board for endorsement at a regularly scheduled meeting.
10. The Site Plan shall be revised so that the Planning Board endorsement block is located at the lower right hand-side of each page. The endorsement block should be titled "Approved by the Wilmington Planning Board".
11. Considering the scope of the project, the applicant should consider repaving the extent of the parking area.
12. The Board encourages the applicant to implement Low Impact Development/ Sustainable Development techniques for this project. The applicant shall provide the Director of Planning and Conservation with an itemized list of the Low Impact Development /Sustainable Development techniques to be utilized.

**PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

13. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineering Director shall be submitted to the Engineering Director and Director of Planning and Conservation.
14. In the event weather conditions beyond the Applicant's reasonable control delay the completion of landscaping or similar aesthetic site features shown on the Site Plan, the final Certificate of Occupancy shall be issued provided the Applicant posts a bond, in a form reasonably acceptable to the Planning Board and the Town Engineering Director, covering the costs of completion of the unfinished site work.
15. The property owner will be responsible to remove and dispose of the existing catch basin at the southwest corner of the property. Then, install a new deep sump catch basin. The contractor shall perform a video inspection of the existing pipe from inlet to outfall and prepare a written summary of the video inspection for submittal to the Town Engineer. Any sections of pipe determined to be deteriorated, damaged, or severely filled will be replaced as necessary.
16. Any work within the Right-of-Way of Old Ballardvale Street will require a Road Opening Permit from the Department of Public Works.

**POST OCCUPANCY:**

17. Applicant shall maintain or replace landscaping, fencing and lighting as indicated in the Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
18. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. To accomplish this, any dumpsters located on the exterior of the buildings shall be enclosed by a fence.
19. Snow shall not be pushed into or stored in the landscape areas. Excess snow is to be removed from the site within five days of an event

**Request to endorse plans for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street - Map R2 Parcel 27A - William & Anne Saurman, Applicant**

A request to endorse plans for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street, Map R2 Parcel 27A was received.

**MATERIALS CONSIDERED:**

PLAN "269 Ballardvale Street, Site Plan Improvements, Wilmington, Massachusetts" dated June 11, 2015 and last revised August 24, 2015

BUILDING ELEVATIONS June 2014 and last revised June 2015

STORMWATER MANAGEMENT REPORT dated June 11, 2015 and last revised August 24, 2015

LETTERS from Christopher Iannuzzi dated July 24, 2015, August 24, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street, Map R2 Parcel 27A.

**Decision for Site Plan Review #15-07 for 110 Eames Street - Map 47 Parcel 17 - Eames Street Realty Trust, Applicant**

**MATERIALS CONSIDERED:**

PLAN "110 Eames Street, Wilmington, MA" dated May 7, 2015, last revised August 24, 2015

LETTER from Attorney Robert G. Peterson, dated May 7, 2015

LETTERS from Eugene T. Sullivan, dated December 6, 2014, July 31, 2015, and August 31, 2015

LETTER from Planning Department dated May 27, 2015

E-MAIL from Eugene T. Sullivan dated June 29, 2015

STORM DRAINAGE MANAGEMENT REPORT dated August 24, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To approve Site Plan Review approve with conditions Site Plan Review Application #15-07 for 110 Eames Street as shown on plan entitled: "Parking Expansion Plan"; dated May 7, 2015 and last revised August 24, 2015, prepared by Professional Engineer: Eugene T. Sullivan, Eugene T. Sullivan, Inc. 230 Lowell Street, Suite 2A, Wilmington, MA 01887. Said property is located at 110 Eames Street, Wilmington, MA 01887 and shown on Assessor's Map 47 Parcel 17. The decision is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on June 2, 2015 and closing on September 8, 2015, by a motion duly made and seconded, it was voted:

"We, the Wilmington Planning Board, as requested by Eames Street Realty Trust, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 110 Eames Street (Assessors Map 47, Parcel 17), as shown on the plan set entitled: "Parking Expansion Plan" prepared by Eugene T. Sullivan, P.E of Eugene T. Sullivan, Inc., scale 1" = 20', dated May 7, 2015 and last revised

August 24, 2015, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

**MATERIALS:**

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. July 29, 2015	Storm Drainage Management Report, 110 Eames Street, Wilmington, MA. Prepared by Eugene T. Sullivan, P.E of Eugene T. Sullivan, Inc. dated July 27, 2015.

**FINDINGS:**

1. The Project site is shown on Map 47 Parcel 17 on the Site Plan.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning By-Laws and the Board's Site Plan Review Rules and Regulations.
3. The redevelopment of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning By-Laws and the Board's Site Plan Review Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.
5. This submission of the Site Plan and application for this project proposes a parking lot expansion for approximately 18 parking spaces on approximately 8,500 square feet of asphalt pavement.
6. All previous conditions of Site Plan #12-5 issued March 8, 2013 remain in full force and effect as part of this decision.

**CONDITIONS:**

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

**General:**

1. The Project shall be constructed and operated in accordance with the Site Plan.
2. The Project shall obtain approval pursuant to, and be constructed and operated in accordance with, all applicable local, state and federal bylaws, statutes, ordinances, rules and regulations.
3. If no substantial construction has commenced within two (2) years of a site plan approval, the approval shall lapse and a new application, fees and public hearing will be required, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property.
5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.



6. The Wilmington Fire Department shall review and approve all building plans prior to construction to be certain all systems for fire detection and suppression are adequate to cover the proposed occupancy. Further, the plans shall demonstrate review by a fire protection engineer.
7. Signage shall conform to zoning unless a Special Permit has been granted by the Planning Board as authorized section 6.3.2. of the Wilmington Zoning Bylaw.
8. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.
9. All maintenance responsibilities for any drainage structures installed for this project that are within its property lines will remain with the Owner.

**Prior to Endorsement of the Site Plan:**

10. Following review by the Wilmington Conservation Commission, the applicant must revise the plans to show all changes required by the Commission, these Planning Board conditions and any conditions of the Stormwater Management Permit, if required. Revised plans to be submitted to the Planning Board for endorsement at a regularly scheduled meeting.
11. The Site Plan shall be revised to be consistent and accurately reflect the amount of Office area on the Site Plan and parking calculations table. Future buildout shall be specified by a note on the plan.
12. The Site Plan must be revised to show additional snow storage areas on the plan.

**Prior to the Issuance of Certificate(s) of Occupancy:**

13. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineering Director shall be submitted to the Engineering Director and Director of Planning and Conservation.

**Post Occupancy:**

14. Applicant shall maintain or replace landscaping, fencing and lighting as indicated in the Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
15. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. To accomplish this, any dumpsters located on the exterior of the buildings shall be enclosed by a fence.
16. Snow shall not be pushed into or stored in the landscape, stormwater or wetland areas. Excess snow is to be removed from the site within five days of a snow event.
17. At no time shall storage of salt be permitted to be stored exterior to the building. Heights of yard material to be no more than 10 feet. In order to properly evaluate the height limitation, the applicant must install a rod staked in the ground to demonstrate the 10 foot height restriction from the ground at each bin.

**Request to accept surety for Rhode Island Road Definitive Subdivision #08-01 - Map 36  
Parcels 186 - Kristen Costa for James Mangano, Applicant**

A request to accept surety for Rhode Island Road Definitive Subdivision #08-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept surety for the completion of Rhode Island Road in the amount of sixty-five thousand eighty-five dollars and zero cents (\$65,085.00).

**Request to extend the completion deadline for Rhode Island Road Definitive Subdivision #08-01 - Map 36 Parcels 186 - Kristen Costa for James Mangano, Applicant**

A request to extend the completion deadline for Rhode Island Road Definitive Subdivision #08-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the completion deadline for Rhode Island Road Definitive Subdivision #08-01 to November 21, 2016.

**Request to extend FORM H deadline "Covenant to Secure the Construction of Ways" for Murray Hill Definitive Subdivision #14-01 - Map 4 Parcels 4K, 6 & 7 - Craig Newhouse, Applicant**

A letter requesting to extend FORM H deadline "Covenant to Secure the Construction of Ways" for Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for Form H "Covenant to Secure the Construction of Ways" for Murray Hill Definitive Subdivision #14-01

**Request to waive Site Plan Review for 625 Main Street - Map 40 Parcel 2A - Jeffrey Barbadora, Agent for T-Mobile, Applicant**

PRESENT IN INTEREST – Jeffrey Barbadora, Agent for T-Mobile

J. Barbadora told the Board the applicant will be adding new antenna mounts but will not go above the existing elevation. J. Barbadora said the mounts exist for other carriers. R. Holland asked if access to the tower is behind the Salvation Army and J. Barbadora said yes.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for T-Mobile for the property located at 625 Main Street. The proposal is to replace three (3) antennas and adding six (6) new antennas for a total of nine (9) antennas. T-Mobile will also be adding three (3) remote radio units and one (1) fiber cable to the existing tower.

**Request to waive Site Plan Review for 65 Industrial Way - Map 56 Parcel 122 - Amber Debole for T-Mobile, Applicant**

A request to waive Site Plan Review for 65 Industrial Way was received.

V. Gingrich told the Board that nothing will change on the site. The applicant is adding the antennas and associated equipment on an existing tower with exiting equipment.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for T-Mobile for the request to waive Site Plan Review and filing fees for T-Mobile Northeast LLC for cell tower located at 65 Industrial Way. The proposal is to add three (3) antennas to the existing facility along with three (3) RRH (remote radio heads) mounted to antenna mounting pipe as shown on plan entitled "Site Number : 4DE6016A, Site Name: BO016/65 Industrial Way" dated May 24, 2015.

**Certificate of Compliance - Stormwater Management Permit #13-03 for 10-12 Bond Street - Map 22 Parcels 29 & 29A**

Upon motion duly made and seconded it was unanimously

VOTED: To issue a Certificate of Compliance – Stormwater Management Permit #13-03 for 10-12 Bond Street (Map 22 Parcels 29 & 29A)

**Planning Director's Comments**

V. Gingrich talked to the Board about potential changes that could be made to the bylaw for mixed use. She talked about Perry's corner and handed out a map. V. Gingrich told the Board there are not many areas in Town that have places where you can walk to different businesses but Perry's corner is one area that has potential. She suggested changing the existing general business district in that specific area to allow Multi-Family use by Special Permit (SP). She said there is a lot of retail and adding housing would be good. D. Shedd said the infrastructure is not there but V. Gingrich said the Town will be using traffic mitigation to redesign the intersection and look for state money to supplement construction. D. Shedd said there is a need for sidewalks and traffic lights. He asked if the town will be able to use the ball field and tennis court owned by Textron. V. Gingrich said that the recreational area is currently private, but possibly in the future. D. Shedd asked if sewer is in that area of Lowell Street and V. Gingrich that area is in the sewer district but the sewer line stops short of that location. She said she would like to discuss these possible changes at the next couple of Planning Board meetings and would like to invite the public to come. She said she would like this to go before Town Meeting in May. T. Boland expressed concern that the Board doesn't know if it will be successful. V. Gingrich said there has been interest in the Walpole Woodworker site and that is what prompted the idea. She asked the Board if she could invite some property owners in the area to a future meeting and the Board agreed.

There being no more business to come before the Board, it was unanimously

VOTED: To adjourn the meeting at 8:47 p.m.

NEXT MEETING is November 3, 2015

Respectfully submitted,

Cheryl Licciardi  
Recording Clerk