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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, October 19, 2021

Mr. Warren Pearce, Chairperson called the Tuesday, October 19, 2021 meeting of the Community Planning Commission to order at 7:30p.m. via Virtual Meeting (Zoom, participants may call 1-929-205-6099, meeting code 985 430 0926.

MEMBERS

PRESENT: Warren Pearce, Chairperson
Ryan Carroll, Clerk
Jeremiah Johnston
David Rudloff

STAFF

PRESENT: Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Debra Savarese, Administrative Assistant

Mr. Pearce informed all present that the meeting is being recorded.

Winter Street & Main Street – Abacus Architects - Discussion

Mr. David Eisen of Abacus Architects stated that there are two components to what they did. One was an exploration of all the wonderful things that could happen and another was sort of after talking to a series of developers – talking about a more realistic approach to development if there was a private sector development partner, so what he's done is put these two components together to kind of tell a more complete story, so he thought he would run through this presentation. (See attached) The idea is that this is for the Select Board, CPC meetings, landowners, and anyone who's interested in this process. It's for the whole town with the idea that there is a kind of vision here for what this corner could be. It's still called town center and he know that they have talked about not calling it town center because there is already a town center. It didn't seem like down town was quite what this might be, so that's something to think about and he's happy to change it to whatever shows it in relationship to the town. Main Street is running horizontally, (page 2) so north is to the right. We talked about the planning study and what we were asked to do, and what we've accomplished, to bring people up to date on that. We've talked about the fact that at one point, this might have been a thriving area, but at this point, maybe there are higher and better uses of the land as the town has grown. We talked about the fact that there's an overlay district here, (page 5) so the kind of density that we're talking about was anticipated in the zoning ordinance, it's not like this is zoned just for commercial, or zoned for residential. He doesn't know when the overlay district was initiated, but that's in place. We talked about wetlands topography, rooting this in the realities of this site. Martin's Brook on the left, the potential of flooding. It's certainly there but, not an imminent threat, they don't believe and there are virtues of having natural areas around the site. (page 6) They talked about the multiple ownerships, but have two sites under one ownership, so that's perhaps a challenge associated with this. (page 7) We've talked about the opportunities of this site, because of the location near Martin's Brook. It's a prominent thoroughfare. All the reasons the town said "Well, why don't we see what can happen there". We also talked about the challenges: 1) high speed traffic 2) no sewer service, although that's potentially a little out of date. 3) Private ownership. 4) No public transportation. These are some of the challenges, no properties are without its challenges. We looked at package treatment plant and said for 3 million dollars we could put it in someday. Whether it's a public sector or private sector, put in a package sewage plant that would really allow development to proceed. However, there's a plan in place for doing a "real sewer system". He knows the town is doing the study and the blue line is where we're running, and the property is in orange. (page 11) A package treatment plant could really help jumpstart appropriate development which he's assuming is why the tax payer said "Well, let's study installing that". There's a town center, but there isn't a lot of vitality and activity happening there. The kind at least, that would be associated with a downtown. (page 12) So, they looked at some options for creating at Main and Winter Streets. That the kind of civic spaces that have life and vitality, we talked about town greens, pedestrian streets, market squares. These go back hundreds and, in fact,

thousands of years, this is what people have done to create centers of civic life. So, we talked about Option A - town green, and you can see it sort of tucked in back. (page 14) Option B - town green, where it's right off of Main Street, and you can see, sort of a conceptual development shown here and then some pictures of what it could be. (pages 15, 16, and 17) This is a little different than what's there now. You want a center, this what other cities and towns have done. Maybe it's not a slam dunk, but let's dream about what the town wants, and we have not done public outreach. Often projects like this, they will reach out really big public meetings and ask a room with 200 people on it. But, there aren't many people who wouldn't like this kind of activity in their neighborhood. Another opportunity is Option B - Pedestrian Street, so everything isn't automobile oriented. There's open space to the left that community building, there's open space to the right with stores and restaurants, and housing up above lining it. Pedestrian Streets photo – showing older buildings, but they could be new buildings, as well. (page 20) Market Square is another possibility, rather than a pedestrian street or green could be oriented around in Market Square. It has the Christmas market, food trucks and flea markets, a band on Saturday night. (page 23) This is where people come in, they're shopping and there's restaurants and all of that. It's primarily green space here, the ideas it's surround by retail and commercial areas. It can be a lot smaller too, there are a lot of different ways of doing this and then given the fact that there's a big industrial/commercial building on the property that may offer opportunities. Example: Colorado and old industrial building that was redeveloped in sort of not a particularly auspicious location for it. Not a market square outside, but a market square inside and in some more pictures, so that's the kind of opportunities, we talked about. (pages 26, 27 28 and 29) And then we started talking to developers, because the conclusion was the town wasn't going to pay for all of this. Maybe the tenant can pay for some of it, but to harness the power of the private sector. So they talked to a series of developers and first thing they said, is the three things that are appropriate here, housing, housing and housing, and yes they could do commercial, a community space, but that's a money loser. If the town wants to do a community space, the community needs to pay for it. Yes, if they get enough housing, they can do retail, but no bank is going to have that work towards our bottom line and we talked about some of the financials in the 4th bullet point, on page 30, 3-story development will not provide return on investment needed. 4, 5 and perhaps 6 stories will be necessary. When they first from this committee people didn't want a 4 or 5 story development. We need to accommodate cars and it might change the order of this because when they had done, some of these comments are in response to what they haven't seen yet. But, we're talking about parking and where it might go, we've referenced a package treatment plant, maybe this time next year, no one will even be talking about that, because of sewer. Build support among landowners, that was a critical point the town does not own this land, you're completely dependent on the willingness of private landowners to buy into this vision, whether it's the town's vision or private developers, or some combination. Some suggestions about how to increase the perceived value of the land for potential developers and the landowner you can get. Bikes, charging stations, bus service, walking trails, improvements to Rte. 28, which has been investigated and get some activities on the site. Put a great big tent and have some cool stuff happening underneath. Jumpstart the public perception of the land.

Some of those realties, but not all of them made their way into a revised version of the plans that you saw before. These are more, call it "real" if you expect a private developer to pay for it. There's a lot less retail, it's a lot more housing and a lot more parking because this is kind of the reality, and we still have the idea of on the left, you have a public use and what that might be, depends. Green space adjacent to Martin's Brook and green space on the corner. Heavenly Donuts located on the corner is doing quite well, so that may be able to stay there. The thought is to look at this as if it were a clean slate. Although, we completely understand it's not a clean slate. He's assuming anyone who sees this and maybe we need to preface it is. These are conceptual plans and there is going to be no taking of private property. Owners need to be respected. Plan shown on (page 35) shows three-story buildings, some are three-stories with housing and some are three-stories with housing over retail. This is how it lays out with the kind of parking it's generally expected to go with this amount of residential development. So, it's still retail and what he showed before were photographs filled with people, (pages 36 & 37) and these are just very conceptual photographs. Could get some life, could get some vitality. This could be great, especially with retail on the ground floor, not unlike some of the things he showed in the photographs. Recommended next steps: (see page 39)

Mr. Rudloff asked Mr. Eisen if he could describe what kind of building the 18,000 sq. ft. is being used for. (page 41)

Mr. Eisen stated that is a nice size for a Community Center that's probably a multi-generational center with activity rooms, gymnasium and health club. If it's just a senior center, it would be more limited to 11,000 sq. ft.

Mr. Rudloff asked Mr. Eisen when he mentioned working with the public facilities study, just in general, what kind of scope do they have him doing.

Mr. Eisen stated that it's been 1½ years since the last meeting. This Thursday is the first meeting and it's a survey of all the buildings in town.

Mr. Rudloff stated that he's aware of that, but he thought Abacus Architects was doing some actual design or trying to consolidate some design ideas for what buildings they may need, or where they are doing the inventory.

Mr. Eisen stated that the Fire Department is the highest priority. He has the exact same question and will know more at the meeting.

Mr. Rudloff stated that he thinks with the CPC study, and one of the slides touched on it and because of the complexities of the property, he thinks, often that there's a marriage potential, with the existing building that's there, on being repurposed with its size of the bays and its heights. It could be conducive to a reuse that is similar to some of this. He thinks that could maybe be the foot in the door that provides the public side, the community space and then

some other interesting spaces, so that we have the building, it's already built. You have an owner or an ownership group that probably it seems like is more interested in leasing than selling, perhaps. Then the town becomes more of a tenant to a space among others, perhaps. Its 70,000 sq. ft., so move town hall there, and the Community Center and the whole inside would just be really interesting and open. Use the same concept as the high school – Main Street lobby, and there's a lot that you could do with the façade, that might turn people off just thinking of it, but we've got a really good shell there and a parking lot, and that could interest developers, because we have all that program happening in that building.

Mr. Eisen stated that they're planners and also architects and we know from experience that adaptive reuse of existing buildings is often more expensive than new construction; by the time you meet the energy code and the functional requirements, you're left with nothing but a steel structure that's probably not up to existing codes. So, the reality is it might be cheaper to tear it down than to reutilize it. However, we need to study, we need to study the existing building and what you want to do with it, so to hold that as a possibility is certainly a good thing. But, you don't want to go too far down that road, without doing an evaluation, and in some ways they've worked on a lot of complex sites. He thinks the biggest complexity in this site is the ownership. If the town owned the site, it would be a pretty simple site.

Mr. Pearce stated that the other things about looking at that particular building and trying to get some development to happen there, without anything else happening is without enough people close enough or within walking distance, or within travel distance to it, it won't be a successful situation, and that's why the housing is so important. It's all part of the package. Without the development of the rest of the site in some fashion to provide the customers this location, it could fail.

Mr. Rudloff stated that he agrees with Mr. Pearce, but he just meant that if we got the first one in perhaps that then drives in the developer to by the other parcels of land and develop the other parcels.

Mr. Pearce stated that one of the bullet points in the PowerPoint was to create some excitement on the site, with things like a flea market and other things like that, and he thinks that's a possibility. Many years ago the business association did something similar for the residents at the Walmart parking lot, but at the time it was owned by a Siemens. The EDC could put something like that together.

Mr. Eisen stated that is one thing if you had an event, you put up lots of boards saying that you're having an event, but be aware, this is the first teeny tiny step in a long term vision, look where we're going to go and combine today with what's planned for tomorrow, and the next year and the year after. There's a point where people rethink all of their assumptions and you can reach a tipping point.

Mr. Pearce stated that if a couple of things could happen on that site to associate that site with events. They begin to see the validity of an indoor site and then we can begin to get some public support for it and then maybe get the owner's support.

Mr. Eisen stated that someone has to take ownership, because all of the things we're talking about, don't just happen on their own.

Mr. Johnston stated that this makes him think of the food truck park that they've done in Middleton, which was an empty plot. He drives by there often and it's got a nice vibrant bit of activity there, and with the popularity that we've seen with outside dining since Covid and the push from restaurants, trying to get more outdoor space, that parking lot is a good opportunity to try to tap into that kind of community desire for those kind of things and assuming Stop & Shop and others support it. He doesn't know who initiated the Middleton project, but is curious to know if the town initiated it, or if it was a private kind of project. If it works over there, he would imagine that it would work better in a parking lot like that. It's closer to businesses, a lot of lunch crowds, stuff like that, and then, if you tied together with a theme, we'll get a weekend and evening crowd too.

Mr. Rudloff stated that he believes the Middleton project was started by the owner of the lobster truck. He owns the property and lobbied the town to allow them to do more, and now they have approximately five trucks. We would have to work with Stop & Shop, but the key is perhaps from the town's perspective that we support it because they would stand to make rent off it, but what we'd be doing is creating a space, much like what they've done in Middleton.

Mr. Johnston stated that we'd have to put together a solution, to kind of take care of some of the logistic problems. The bathrooms, porta potties, and things like that. If the town puts up the money to put together little things like that, and signage, he thinks people will fill the space.

The CPC members agreed to review the presentation and provide any edits/feedback for Abacus.

39 Chestnut St. & 9 Flint Street/Crestview Estates – Definitive Subdivision – P.H. 8:00PM

Mr. Rudloff moved, seconded by Mr. Johnston and voted 3-0: (Mr. Hayden and Mr. Carroll absent)

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 39 Chestnut St. & 9 Flint St. until November 2, 2021 @ 8:30PM.

Mr. Pearce asked for a roll call: Mr. Johnston, Mr. Rudloff and Mr. Pearce in favor, none opposed.

72 Main Street/Bark & Roll – Site Plan Review - P.H. 8:00PM

Mrs. McKnight read the public hearing notice into the record.

Mr. Johnston stated that there was a discussion about the nature of which the dogs are going to be let out in the back area. Since it's not going to be fenced in, it sounds like there was a conversation to address that, but the details are not really in there. He asked if the dogs were going to always be on a leash because and there are going to be cars going back there, time to time, so, without a fence, what kind of safety precautions will there be.

Francine Coughlin of Bark & Roll stated that the dogs will have to be on a leash, and trucks aren't allowed back there during the operating hours. She thinks they're only allowed there overnight. They will inform their clients to keep an eye out, just in case any vehicles should happen to go by, but it's pretty quiet and empty behind that building from what she's experienced. If they have any further concerns they'll address them, but for now walking on leash to the area that they allowed them, back there, which is really just a hydrant like area, with some grass that they keep maintained, which is very apropos for the dogs, as long as she maintains it. At their current location, when they have clients come in for class and when they go out for potty breaks they take their own dogs out on leash and walk to the designated areas, even though they have a fenced yard. They will be doing the same at the new location.

Mr. Pearce stated that the site seems a little restrictive for this, with the conditions that are there.

Francine Coughlin stated that it's a second location for her. It's for a training class, so really she just needed an open space where they can have chairs around the room and have clients come bring their dogs on leash and have puppy class. They have built up a pretty large business right now and with everybody getting pandemic puppies etc. they have a large demand, as everyone else in her profession right now has, so they're trying to get a second location, so they can accommodate and get their training off their 211 Main Street location.

Mr. Pearce stated that there is a lot of foot traffic in that area and he's wondering about the interaction between a lot of people, bringing the dogs back and forth.

Francine Coughlin stated that it's not too much of a concern for her because most of the dogs coming in are puppies and they don't really have any serious behavioral things going on. If we do have a client that needs behavioral consideration for some reason they would go out to the car and walk them in. She doesn't really foresee that being something that's like a regular occurrence for them, because they have so many people who just want to bring their puppies in, or want to bring their dogs in are already in the intermediate or advanced level, so their manners are actually quite good. Their main focus is on humane education, so they make sure that their clients are also handling their dogs appropriately.

Mr. Pearce stated that their job is to do a site plan review and since that site is pretty well developed and landscaped, everything is all done, and he doesn't see them looking too much at that. Primarily it's just looking at the site plan to get a look at where it is in relation to other things, and then take comments.

Francine Coughlin stated that it's the space is currently occupied by GNC. She is going to put up a half wall with a door, as an extra barrier for the dogs. Through the door there is an open space that will be used for the dogs training, towards the back there's a breakroom area and two bathrooms and then the exit door to the parking lot.

Mr. Rudloff stated that this doesn't really change the site, so he's not very concerned about this.

Mr. Johnston stated that he has no concerns.

Mr. Carroll joined the meeting at 8:39PM

Mr. Carroll moved, seconded by Mr. Rudloff and voted 4-0 (Mr. Hayden absent)

that the Community Planning Commission vote to approve the Site Plan Review Special Permit for a change in use for Bark & Roll on the plan entitled, "Bark & Roll, 72 Main Street, Unit 3, North Reading MA 01864"; dated 9/10/2021; drawn by Summit Design. Subject to the terms and conditions of the Certificate of Conditional Approval dated October 19, 2021 as amended this evening.

Mr. Pearce asked for a roll call: Mr. Johnston, Mr. Carroll, Mr. Rudloff and Mr. Pearce in favor, none opposed.

Minutes

Mr. Carroll moved, seconded by Mr. Rudloff and voted 4-0: (Mr. Hayden absent)

that the Community Planning Commission vote to accept the minutes dated September 7, 2021 as written.

Mr. Pearce asked for a roll call: Mr. Johnston, Mr. Carroll, Mr. Rudloff and Mr. Pearce in favor, none opposed.

Mr. Carroll moved, seconded by Mr. Rudloff and voted 4-0: (Mr. Hayden absent)

that the Community Planning Commission vote to accept the minutes dated September 21, 2021 as written.

Mr. Pearce asked for a roll call: Mr. Johnston, Mr. Carroll, Mr. Rudloff and Mr. Pearce in favor, none opposed.

Mr. Carroll left the meeting at 8:45PM

Planning Administrator Updates

Affordable Housing Overlay District– Next steps

Mrs. McKnight stated that there's a possibility of a discussion with the Select Board for the Affordable Housing Overlay District on November 1st.

June 2021 Town Meeting - zoning amendments

Mrs. McKnight stated that the Attorney General's office approved all of the zoning amendments from the June Town Meeting. This is good news with regard to the housing article for Mr. Wheeler's project for that one, everything remained, and is approved, but they were cautioned on a few items having to do with fair housing so, for example, the restriction on two bedrooms per unit may or may not be fully allowable, but it was not stricken, so she discussed that with Town Counsel and they have recommended to just leave it as is. Also for 55 and over the manager of the condo complex or condo association is required to send in certain information every two years just to be sure they're complying with all of the regulations for 55 and over, and also the local preference scheme that was put into the zoning was also somewhat called into question, so those are all things we'll need to review and we may need to potentially make a few changes with special permits as the time comes for us to review that project.

Upcoming Projects

92 Concord Street – Building Inspector has really been struggling with this site. There have been a number of violations on that site having to do with CPC conditions, among other things, and one of the requirements that was negotiated with Town Counsel and the owner's attorney was filing with the planning commission to attempt to address the issues and the changes that were made on the site that we're not approved, so we are likely to be having that hearing scheduled for November 16th.

86 Main Street – An application for East Coast Tree was submitted, they were looking to locate at 86 Main Street site, but unfortunately didn't get their permit from the ZBA, so they'll be withdrawn, but it's already been advertised, so this will be on the next agenda, just for withdrawal.

Age Friendly Action Plan

Mrs. McKnight received a notice that there will be a presentation for the age Friendly Action Plan that Mr. Wallner has been working on with some folks in town, on Thursday, October 28th at 6:30PM. It will be in the Distance Learn lab will also be accessible on ZOOM, so she will try to

attend that. She thinks there are a lot of planning related issue with regard to the demographic changes that are happening.

Community Impact Grants

Sewer

North Reading gets two more Community Compact grants, this cycle. For one of those grants, she believes the Town will be applying for some funds to offset the money to be spent on a sewer planning and would with regard to financing betterments and assessments. She's been working with the DPW director to come up with a draft scope which she will share with the CPC, once they have that, but they've made a log of progress; it especially was really helpful hearing the CPCs input a few weeks ago about what was not as successful about the first time, a study like that done, and this is really a very different approach and actually the focus is more on how to pay for it, how to finance it, what will the impacts be, not just with tax revenue impact to the users and what.....

Mr. Pearce stated that he'd like to know, because again, all the time, he spent with Weston & Sampson and they downplayed the issue of financing as something that was routinely done and it was done through the State revolving fund, the SRF and they explained it a number of times that you could put the whole thing into a package and take it to the SRF, and then, there's the act of the legislation which sets up a commission for the sewer. He's afraid that the town is trying to take this on as a town thing, instead of a district and a commission which would then be responsible to pay the bills, because if you could stand in the front of town meeting and say there's going to be a district, there's going to be a commission that's run by stakeholders in the district and there'll be officers and everything and they will build, the will people use it, the money that comes in, from the billing is what's used to pay the SRF back, not your tax dollars, and the only thing the tax dollars is going to do is pay for the town's use of it. Hooking the town, schools, fire department, police department, or any of those, and then you get treated similar to a person with a home that wants to hook up the pipes out front, but they have to pay for that kind of thing, so he doesn't know what has to change.

Mrs. McKnight stated that she can try to find out what's changed. It could at that time we were talking about a project that was a few million dollars and now we're talking about one that's so much more.

Mr. Pearce stated that it's about 53 million and now it's double that. Still, something that we can access to fund this project and how much of the project will they fund. Does it fund the whole thing, or does it only fund specific parts of it.

Mrs. McKnight stated that the fund itself doesn't fund. It charges someone.

Mr. Pearce stated that what happens is the State revolving fund lends the money. He's not sure, but it may that we have to wait until we get a pipe in the ground to create it, but he doesn't think so. He thinks once the plans are drawn up, and where were going to go with that pipe, he thinks that's when you sit down and begin to put together a district, and then you take the district to the legislature, because the reason it takes an act of the legislature is because the commission has the ability to tax. They have to get permission from the State to tax and take money from people and to take whatever actions are necessary if the people do not pay their sewer bill, liens and all those things that are available to any municipal service are made available to the commission because they collect the money from the stakeholders and users of the system and they pay the SRF.

Mrs. McKnight stated that she thinks it's a matter of figuring out how much that tax bill is going to be, because we know we're going to tax people for it. So it's a matter of figuring out if it was only on the users, she thinks they were assuming the bills would just be so high.

Mr. Pearce stated that it's a 30 year payback. The only issue that we have are the betterments. If it goes by a house, they were projecting that the resident would have to pay \$16,000.00. Now it gets added on to the tax bill for what whatever time frame. Technically taxpayers only pay taxes to cover what the town uses. The only thing the town would be responsible for which would end up in anybody's tax bill, whatever the portion they paid that pays for the town schools and the municipal buildings. The town has the ability and the setting up of the commission for the town to mitigate that betterment, so let's say it's \$20,000.00 which goes by a house, the town can mitigate that by saying the towns going to pick up 25% of it, so it's only going to cost the resident 15 or 30 years.

Mrs. McKnight stated that's what they're trying to figure out, how much of a share we as a town would take on, because otherwise the betterments will be so astronomical. She will get more information about this.

Assessment of North Reading becoming a green community

Mrs. McKnight stated that the other Community Compact project they're looking at as potentially an assessment of whether North Reading could be, or what it would take for North Reading to become a green community and how that would impact us, financially and environmentally.

Accessory Dwelling Units

Mrs. McKnight stated that she hasn't forgotten about discussion accessory dwelling units with the development team, they had to cancel the last meeting, but the November 3rd meeting in the morning is probably when she'll be getting some feedback from them which she'll share with the CPC.

Nutter Road - 9 Shay Lane

There are a few issues coming from Nutter Road. 9 Shay Lane has had some pretty significant issues with runoff and sedimentation going onto abutting properties. EPA was out recently and she's been working with Dave Giangrande to try to make sure that that's being handled, but it has been difficult.

Mr. Pearce asked what's going on. Are they losing the siltation control or the grades that keep getting overwhelmed?

Mrs. McKnight stated that the silt fences do keep getting flattened, but the pond over there keeps filling up with silt, so DCI feels it's not always functioning correctly because of that. There was an issue with the septic system at #9, the grading is very different from what was approved on the original subdivision plan, because when she released a lot, she only saw the first septic plan, she never sees the subsequent plan. So there was a subsequent plan which Dave Giangrande did look at and there was a swale added to it, but it hasn't been enough and the runoff has been going on both, we think from the detention pond, up on that side and also from the lot itself coming around where it's supposed to be managed by a swale, and then go off into the woods, there's a wet area, but instead it's been spilling onto those properties on Nutter Road. She thinks that it has improved, because there have been some fixes that have been put in place, each time there's a storm, but it's still not where it should be. So, Dave is continuing to monitor it. The neighbors have been understandably, unhappy.

Mr. Pearce stated that one would think after the first time an assessment of what caused the issue wouldn't be that hard to make and then mitigating repair should have been done, or a change in the plan to solve the problem. You don't get runoffs like that unless the grades are wrong. Is there a faulty engineering there?

Mrs. McKnight stated that is what DCI wants to look at next. Just to see what's not working.

Mr. Pearce stated that his point is that in order for these radical things to happen, it has to be a radical situation. In other words, if you have a nice 3 to 1 slope you're not going to get high speed runoff, but if you have a slope that's severe, then you can get high speed runoff there and that can over top siltation controls, or anything like that. So, did we miss something in the initial review?

Mrs. McKnight stated that she doesn't think so. She thinks it's more of the way that the lot has been built out and also the way the site's been managed during construction. That project really looks carefully at pre and post, but not really during, and so the during has gone on longer and has been more disturbed and less well managed than was expected and so there's so much more silt. But there are other things to, heavier storms and more expected. The retention pond has been allowed to silt up a little too much and has not been draining as well.

Mr. Pearce stated that the drainage system is not really complete at this point.

Mrs. McKnight will keep working with Dave Giangrande to make sure things don't get worse.

Mr. Pearce stated that if you're hearing from the neighbors there, they probably are hoping that we do something. We should probably provide them with a little input to say we're working with the peer review engineer, to come up with some solutions.

Mrs. McKnight stated that she's met with them out on the site with Dave and have heard their concerns, and Dave has made some suggestions.

Mr. Pearce stated that when the original plan was done by peer review all of these slopes, all these things are taken into account, so the only way were having a problem is if it wasn't built according to that plan, in which case you know what the solution is make it conform to the plan, or re-engineer it, bring it back, stop doing whatever their doing until they re-engineer it and fix it. In process is when your drainage system is somewhat incomplete and there is no grass on the yards, so rain does wash off silt, so you can lose the ability of the infiltration system to handle things because it'll silt in. So, there were some issues, but once the first time happens then it's time to put a silt fence around everything,

Mrs. McKnight stated that the silt fences are up, but it's the volume of water has just exceeded what was expected. Is this the kind of thing where the CPC would like to talk to DCI about what the issues have been and what we need to ask further from the developer?

Mr. Pearce stated that the board should know what's going on.

Mr. Rudloff stated that it's unacceptable. You can see by just driving by the challenges that Mrs. McKnight mentioned. There's no grass and everything is running off. It's very difficult for them, but it's just so much has been altered that you're dealing with 100% generated run-off.

Mr. Pearce stated that it would be good if Dave can get the CPC up to date on what's going on. What the proposed fixes are and if the plan needs to be re-engineered.

Adjournment at 9:12PM

Respectfully submitted,
Ryan Carroll, Clerk

