

**Westwood Planning Board  
Meeting Minutes  
Tuesday, October 20, 2015  
50 Carby St., Champagne Meeting Room  
7:30 P.M.**

**Call to Order**

The meeting was called to order by Chairman Pfaff at approximately 7:32 p.m. WestCAT was granted permission to videotape the meeting. (Meeting coverage began at 8:10 p.m.)

**Present:**

Planning Board members: Chris Pfaff, Steve Olanoff, John Wiggin, Trevor Laubenstein and Bruce Montgomery. Staff members: Town Planner Abigail McCabe, Community & Economic Development Director Nora Loughnane and Janice Barba Planning & Land Use Specialist, who recorded the minutes.

**Old Business:**

**1. University Station, Development Area B – Public Meeting for Project Development Review**  
*(Item continued from 9/1 & 10/6 meetings)* Proposal for 130 guest room, four-story Courtyard Marriott with business center, indoor pool, bistro and 152 parking spaces.

Present on behalf of Applicant was Paul Cincotta from New England Development, Legal Counsel John Twohig, Nate Cheal of TetraTech. Phil Paradis and Matt Crowley of BETA Group as well as Mike Sinesi of KAO Design were present as the peer review professional consultants for the Planning Board.

- Mr. Cincotta gave a brief summary of the responses to Peer Review Comments as written in the TetraTech letter dated 10-02-15, related to missing specifications on the plans; design details on a sidewalk, bike rack added, identification of plantings, stormwater model review and elevation changes.
- Mr. Paradis provided comments on the review of the updated stormwater model and with the revised infiltration rates, which he determined to be adequate infiltration rates and consistent with the Master Plan Stormwater Model.
- Mr. Sinesi reported that he is satisfied with the improved building elevations.

**Board Questions & Comments:**

Board members exchanged comments with the development team regarding revisions to the landscaping originally proposed along the easterly property line; also the importance of safe pedestrian access and offered suggestions for reducing redundancy. A board member reviewed suggested changes to the sidewalk and walkway layouts. The Board asked for the landscape plan be revised so the white pines aren't located along the easterly property line because there does not appear to be enough room in the planting area adjacent to the sidewalk.

Town Planner Ms. McCabe recommended the application be approved with the following suggested 11 conditions including an updated landscape plan be submitted for final approval by the Town Planner with new plantings to replace the ~5 white pines.

**PROJECT DEVELOPMENT REVIEW  
WESTWOOD ZONING BYLAW SECTION 9.7.12.2.2**

**COURTYARD BY MARRIOTT HOTEL  
UNIVERSITY AVENUE**

At a meeting of the Westwood Planning Board held on October 20, 2015:

Bruce H. Montgomery moved that, pursuant to Sections 9.7.12.2.2 of the Westwood Zoning Bylaw, that the Planning Board:

- (1) Approves a Courtyard by Marriott Hotel as shown on plans entitled "Development Area B of the University Station Proposed Hotel – PDF Submittal, University Avenue, Westwood, MA," dated July 2, 2015, as revised September 14, 2015, and as most recently revised October 1, 2015; and
- (2) Makes the following findings:
  - a. The hotel project materially conforms to the Approved Master Plan; and
  - i. No previously developed portion of the UAMUD project has resulted in a material adverse impact that does not comply with regulatory requirements or is substantially detrimental to public health, safety or the environment, and
  - ii. The hotel project does not pose new material adverse impacts or exacerbate existing impacts that have not previously been addressed; and
  - iii. The hotel project complies with the requirements of Section 9.7 of the Zoning Bylaw.
- (3) That the aforementioned approval be subject to the administrative conditions set forth on the document entitled, "Exhibit A – Courtyard by Marriott PDR Administrative Conditions" dated October 20, 2015.

Motion seconded by John J. Wiggin.

*Voting in favor:* Christopher A. Pfaff, Trevor W. Laubenstein, John J. Wiggin and Bruce H. Montgomery

*Voting against:* Steven H. Olanoff

**Exhibit A – Courtyard by Marriott PDR Administrative Conditions  
October 20, 2015**

1. An ANR plan creating the Applicant's lot will be recorded prior to issuance of a building permit;
2. The outdoor speakers shall be turned off at midnight and the volume shall be controlled on site;
3. Emergency communications shall be adequate for Westwood Police and Fire Departments with bidirectional amplifier or other satisfactory means;
4. The street address for Courtyard Marriott shall be displayed on the monument signs located closest to University Avenue;
5. A final Operations and Maintenance Plan shall be submitted for review by the Town Planner, Fire Chief, and BETA prior to issuance of a final certificate of occupancy for the hotel;
6. The lights proposed to be ground mounted and directed towards the hotel building shall be "dark sky" compliant, and specifications for such lights shall be submitted to the Town Planner for review prior to issuance of a building permit;

7. A final signage package with lighting, material, color, and dimensional details shall be submitted to the Town Planner for review prior to submission of a sign permit application to the building department;
8. A video inspection of the sewer system confirming property operation shall be provided to the Town Engineer prior to issuance of a final certificate of occupancy for the hotel; and
9. Plans, equipment details, and specifications related to the bistro, pool, and spa shall be submitted to the Board of Health prior to issuance of a final certificate of occupancy for the hotel.
10. A revised landscape plan (sheet L1) shall be submitted to the Town Planner for approval showing the replacement of the white pines proposed along the easterly property line to a tree species adequate between the sidewalk and property line.
11. The Proponent shall provide three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director (AutoCad and PDF) for compatibility with the Town of Westwood GIS database.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin the Board voted unanimously in favor to close this meeting.

**2. ANR – (Approval Not Required Plan) – Courtyard Marriot parcel in Development Area B, University Station**

*This agenda item was reserved as a placeholder. Ms. McCabe reported that the ANR Plan for Courtyard Marriot has not been submitted yet.*

**3. 75-85 Providence Highway - Public Hearing for EIDR & Special Permit** *(continued from 8/18, 9/1, 10/6 meetings)* – Shell Station Redevelopment proposal for new service station with convenience store and coffee shop with drive through

Attorney for Applicant, Mark Vaughn, was present to give a summary on the project proposal since the 10/6 meeting.

Al Micale , Project Engineer from Ayoub Engineering, Inc. and Jim Schemer, owner, for Colbea Enterprises and Bill Fusco Project Traffic Engineer were also present to discuss the responses to peer review comments received from Matthew Cote of Beals & Thomas. Mr. Micale submitted a letter to Ms. McCabe at the meeting detailing the responses and clarifications requested by Beals & Thomas.

Ms. McCabe reviewed her memo to the Planning Board dated 10/20/15 with the following summarized points:

- The pavement markings were shown on the revised plans (arrows for the drive-thru lane, truck directional signage at entrances and exit routes)
- Fire dept. is okay with the plans – no sprinkler system required for the building
- Directional signs were added
- The areas for sidewalk repair were shown
- Snow storage areas shown
- Guard rail added around the basin
- Sidewalks around building increased

- The existing r-o-w access documentation for the hotel in the northern corner of site was provided (and is shown to on the plans to remain)
- The existing r-o-w over the Dunkin Donuts property submitted, but what if that were eliminated? The existing r-o-w is only for the existing parcel with the fireplace store, once combined All vehicles exit through middle entrance
- Outstanding Stormwater Management Comments (B&T's memo): Drainage analysis, finalize stormwater checklist

Ms. McCabe further explained that these changes have not been fully reviewed by peer review consultant Matthew Cote of Beals & Thomas but were provided earlier this evening.

Mr. Cote reported that all comments have been addressed with the exception of the mounding analysis.

**Board Questions & Comments:**

Board members exchanged comments with the development team regarding the detention basins, easements and adjacent access and an alternate exit; waivers and suggested conditions of its decision.

The Applicant responding to Board questions by saying that the detention basin would be grassed with a seed mix, licensed site professional (LSP) would be on site during the tank removal and fire department requires permits, and that the easements were granted with language to allow for all future use and were submitted in recent packet.

In addition to the standard conditions, Ms. McCabe recommended the following conditions:

- The Applicant shall submit an Approval Not Required Plan to the Planning Board to combine the two lots prior to applying for building permits.
- The Applicant shall submit a revised mounding analysis to verify proper groundwater drainage under the infiltration systems prior to the issuance of building permits.
- The standard Board of Health Conditions.
- The exterior dumpster shall be screened as shown on the approved plans and be maintained pursuant to the Westwood Board of Health Dumpster Regulations.
- The Applicant shall submit proof of MassDOT cub cut approval to the Planning Department for the new curb cuts on Providence Highway (Route 1) prior to the issuance of building permits.
- The Applicant is responsible for all other local and state permitting such as the permits from the Sewer Commission, Zoning Board of Appeals, Conservation Commission, Selectmen and the Earth Material Movement from the Planning Board before work.

Upon a motion by Mr. Montgomery and seconded by Mr. Laubenstein, the Board voted unanimously in favor to approve the EIDR & Special Permit for 75-86 Providence Highway.

Upon a motion by Mr. Montgomery and seconded by Mr. Laubenstein, the Board voted unanimously in favor to continue this hearing until a date after the Applicant's public hearing for earth material movement special permit, which is scheduled for November 17, 2015, and to allow the Zoning Board of Appeals and Conservation Commission reviews to be completed.

#### **4. 580, 582, 590 High Street and 72 & 90 Deerfield Avenue – Public Hearing for Definitive Subdivision & EIDR** *(Continued from 9/15, 10/6 meeting)*

Extend and reconstruct Deerfield Avenue, parking lot redesign, construction of a new police station and associated site improvements as part of the Westwood Police Station Redevelopment Project.

Ms. Loughnane explained that the EIDR public hearing was continued to allow for a public information forum held for the residents by the Public Safety Task Force on the Police Station Redevelopment Project while the Board voted to approved the Subdivision plan at their last meeting on October 6 with conditions.

Marc Gabriel of Pare Corporation was present to discuss the revised plans. The following information was added to the plans: a 4 ft. landscaped area between the Westwood Glen Road sidewalk, expansion of the new parking lot with 24 ft. aisle widths, curbing and landscaping was added to the Deerfield Avenue Extension parking area, no parking signs added, granite curbing added, and a school zone pavement marking has been added to Deerfield Avenue Extension.

#### **Board Comments & Questions:**

- Landscape buffer to block headlights – parking bank was shifted to add a short hedge line. The Board requested two minor sidewalk revisions in the sally port area to continue sidewalk behind the town hall lot and to remove a portion of sidewalk that doesn't connect with another between the Deerfield Extension and police station parking area. Between the parking bays – still 24' (as required).
- Speed hump was added – but will allow the police to exit without the hump
- Vertical granite Curbing was added (sheet c.2.0)

Ms. McCabe suggested the following conditions be considered by the Board: the final Operation and Maintenance Plan for the fuel delivers and spill containment, final design for the landscape irrigation system, the requested board of health conditions, and the two modifications to the sidewalks in fig. 1 be included as conditions for the EIDR.

As outlined in writing in the Board's meeting packet, the full conditions are described below.

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. A final plan set shall be submitted to the Planning Department including the final revised Sidewalk Revision Fig. 1 sheet showing the revisions to the sidewalks and sidewalk ramp in the parking lot behind the Town Hall and Police Headquarters building, and landscape screening along Westwood Glen and the new parking area behind Town Hall at 580 High Street to screen the parking spaces area from residential properties on Westwood Glen Road.
3. The final design for the landscape irrigation system shall be submitted to the Town Engineer and Town Planner for approval prior to the final certificate of occupancy.
4. A final Operation and Maintenance Plan for fuel deliveries and spill containment shall be submitted to the Town Planner and Town Engineer for approval prior to the final certificate of occupancy.
5. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the Federal government, the Applicant shall make an

appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.

6. Prior to demolition of any existing structure [the Police Station and the Girl Scout House] on the Property, the Applicant shall hire a pest control company to inspect the premises for rodents and/or wildlife, and to exterminate if necessary, and shall provide a copy of the invoice and the inspection report to the Health Department.
7. Prior to demolition, the Applicant shall provide an asbestos survey for the Police Station and Girl Scout House in compliance with the Department of Environmental Protection Asbestos Regulations.
8. The portable toilet company and the waste company providing the construction dumpster shall be licensed by the Westwood Board of Health.
9. The dumpster for Police Headquarters shall be screened from view in compliance with the Board of Health Regulations.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
11. The Applicant shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in accordance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
12. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

The following waivers were considered by the Board:

1. Waiver from the application filing fee.
2. Waiver of submission of a presentation model under Section 7.3.7.7 of the Westwood Zoning Bylaw.

Chairman Pfaff asked if there were any comments from the public and there were none.

Upon a motion by Mr. Montgomery and seconded by Mr. Laubenstein, the Board voted unanimously in favor to grant the Environmental Impact and Design Review Approval along with the two waivers and the discussed conditions.

It was noted that the changes to the Definitive Subdivision plan have been accepted and should be submitted in a final revised plan set to the Board.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the Board voted unanimously in favor to continue both the Definitive Subdivision & the EIDR hearings until November 3rd, at 7:30 p.m., in the

Champagne Meeting Room, 50 Carby Street, to allow for the modified plans to be reviewed by the Conservation Commission at their meeting next week.

**5. Continued Public Hearing – Planning Board Rules & Regulations (Subdivisions) –**

Ms. McCabe requested this be further continued to allow more time to work on this.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the Board voted unanimously in favor to continue this public hearing until December 1<sup>st</sup> at 7:30 p.m., in the Champagne Meeting Room, 50 Carby Street.

**6. Morgan Farm Subdivision – Consideration for Minor Modification Request for grading changes on the east side of Morgan Farm Road up to Little Boot Lane.**

Lou Petrozzi was present to discuss his request to remove the stone walls and grade a 3:1 slope up to the berm. This work can be done by hand mostly on property but will have to work in the right of way (remove stone wall) grade to the berm. He said the slope will be a grass strip with mulch bed and drought resistant plantings. The purpose is for enhanced aesthetics.

Town Engineer Jeff Bina was present at the meeting and said that the Department of Public Works expressed no opposition with Mr. Petrozzi's proposal and stated that the maximum slope shall be as shown on the grading plans, and is considered a minor impact.

Upon a motion by Mr. Montgomery and seconded by Mr. Laubenstein, the Board voted four votes in favor and one abstention (Mr. Olanoff) to recommend support for the grade changes in the right-of-way to the Board of Selectmen as the Town's road commissioners.

***Addition to Agenda:***

***Request for Partial Bond Reduction for Morgan Farm Estates – Phase 1***

Ms. McCabe explained that Mr. Petrozzi is also seeking a reduction in the bond for Phase I of the Morgan Farm Subdivision project. The Board is currently holding \$52,633.00. Town Engineer, Mr. Bina, has reviewed the work and estimated the final figure for the remaining work in Phase I is \$24,979.00 and recommended approving a partial release of \$27,654 for work completed so that the total remaining amount held in the tri-party agreement is \$24,979.00. Ms. McCabe noted that the \$15,000 for the tree planting is in the phase II triparty agreement although it includes the street trees for phase I and phase II.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the Board voted unanimously in favor to approve the request for partial bond reduction to \$24,979.00.

**7. Far Reach Road – Public Hearing for Definitive Subdivision, Open Space Residential Development (OSRD), EIDR**

Proposal to construct a 170-ft cul-de-sac and to subdivide an 8.9 acre parcel (Assessor's Map 03, Lot 023) to create three buildable lots and one open space lot.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the Board voted unanimously in favor to open the public hearing and waive the reading of the public hearing's legal notice.

Attorney Chris Milton was present for the Applicant, Old Grove Partners, LLC. John Bensley of Beals & Thomas gave a presentation of the plans and project narrative submitted for the proposed OSRD.

Subdivision Plan shows 3 lots with open space within the wetland resource areas – development areas – cul de sac – 170' long, 3 lots – 60,000 s.f. – (abutters of Far Reach wanted the houses to be similar to

what exists already.) 80' turn around diameter – in compliance with Fire Dept. Utilities are underground. Drainage – extensive storm water management. The Applicant said that they will respond to all comments raised by BETA, the Planning Board's selected peer review consultant. Just grading and stormwater – will file with the con com

Mr. Bensley requested the following waivers:

1. Waiver of traffic study
2. Waiver of requirement to locate major site features, including existing trees with a caliper of ten (10) inches or larger, to allow the Applicant to show only those trees with a caliper of 24 inches or greater.
3. Waiver of requiring a six (6) foot-wide sidewalk on both sides of the proposed roadway.
4. Waiver of requiring a six (6) foot grass plot on each side of the roadway.
5. Waiver of requiring open space for a park or playground for recreation purposes.
6. Waiver of requiring dead-end streets to have an outside street line diameter at the closed end of the cul-de-sac to be at least one hundred feet (100).
7. Waiver of requiring a minimum width of 26 feet for paved roadways (*added during the hearing at the Board's suggestion the pavement width was reduced to 22 ft. or possibly 18 ft., if adequate for fire department*).
8. Waiver the submission of a presentation model (EIDR requirement)
9. And waiver of lot width and frontage for lot 2.

Peer Review Consultant Phil Paradis of BETA Group, Inc. provided a summary of his review comments in the letter to Ms. McCabe, dated 10-20-15. Mr. Paradis recommended that the soil infiltration rates be verified in the field and reminded the Board that this small subdivision is a good candidate to follow the draft "Lane Policy" the Board has previously worked on for subdivisions, which encourages low impact development by reducing pavement and impervious surfaces. He suggested the a longer narrower road (possibly without a sidewalk) to provide the frontage and lot width for lot and also reduce impervious area and reduce stormwater runoff.

The Town Engineer was present and summarized his comments outlined in his staff memo dated 10/19/15 and asked that the plans be revised so the catchbasin be connected to a new drain manhole.

### **Board Questions & Comments**

The Board asked the Applicant to revise the plans so the driveway to lot 2 is not over the lot line, the Board felt the driveway for lot 2 should be fully on one property and not straddling the lot line.

Chairman Pfaff opened the hearing to public comment.

### **Public Comments:**

D. O'Dea – of Far Reach Rd. and President of the High Ridge Owner's Association commented that she, and others, really enjoy the undeveloped open space and forested buffer and emphasized the importance of maintaining the visual buffer for the neighborhood. She also asked about how much fill would be brought to the project site.

The Applicant responded that they need to apply for a Special Permit for Earth Material Movement from the Planning Board because they will need to do a significant amount of grading and filling for this project.

B. Waterhouse – 136 Far Reach Road and 510 Far Reach Road, asked if the open space will be used as a visual buffer and asked the proposed trees be planted as big as possible, suggested at least 4-5" caliper as she did not think the 3" was big enough.

Director of Community and Economic Development Ms. Loughnane clarified that the required open space component of this definitive subdivision must be usable land – not just land.



There were general public comments on dissatisfaction that there will be a loss of mature trees.

In response, Ms. Loughnane suggested there be a landscape island in the cul-de-sac that has trees to help with landscape screening as one looks into the new road.

The Board expressed general support for the concept of this plan and said that the proposal overall meets the purpose of the OSRD and asked the Applicant for the following information:

- Landscape island in the cul-de-sac with mature trees
- More details on the open space and how that will be permanently protected (provide a draft Home Owner's Associated document)
- Address pedestrian access to the open space parcel area
- Reduce the road's width to 22 or 18 ft., to be verified for adequacy with fire dept.
- Label the open space on the plan "to remain in natural state"
- Increase landscape buffer at lot 3
- Add an additional tree on the outside of the cul-de-sac between lot 1 & 2

Upon a motion by Mr. Montgomery and seconded by Mr. Laubenstein, the Board voted unanimously in favor to continue this hearing until Tuesday, November 17<sup>th</sup> at 7:30 p.m. in the Champagne Meeting Room at 50 Carby Street.

**Other Business:**

**Meeting Minutes for Consideration – 09-01-15**

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted four in favor (and one abstention) to approve the minutes of September 1, 2015, as edited.

**Upcoming Planning Board Meetings:**

Tues. 11/3, Mon. 11/9 (Town Meeting), Tues. 11/17, Tues. 12/1, Tues. 12/15

**Adjournment:**

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the Board voted unanimously in favor to adjourn the meeting at approximately 11:10 p.m.

**List of Documents**

• Copy of memo to P. Cincotta dated 09-16-15 & revised 10-02-15 from TetraTech re: University Station Courtyard by Marriot PDR, Response to Peer Review Comments	PDF
• Document "Proposed Hotel Conditions" submitted by Planning Board Member S. Olanoff to Town Planner A. McCabe	PDF
• Courtyard Marriott Hotel – Revised Exterior Elevation Sheet A5-6	PDF
• Development Area B of University Station – Proposed Hotel, PDR Submittal Revised Plans 10-01-15	PDF
• Memo to PB from A. McCabe, dated 10-20-15 RE: Shell Station Update	PDF
• Letter to Beals & Thomas dated 10-06-15, from Ayoub Engineering, Inc. RE: response to comments for 75-85 Providence Highway	PDF
• Letter to Ch. Pfaff from Matthew Cote of Beals & Thomas dated 10-16-15, RE: Supplemental EIDR Review of 75-85 Providence Highway	PDF
• Memo to A. McCabe, Town Planner from Sgt. Sicard dated 10-04-15 RE: safety review of 75-85 Providence Highway	PDF
• Cover memo to A. McCabe from A. Chagnon of Pare Corp, dated 10-15-15 RE: revised updated plans to EIDR & revised plans dated 10-15-15	PDF

<ul style="list-style-type: none"> <li>• Fig. 1 Sidewalk Revision – Westwood Police Headquarters</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Letter to Planning Board from Wall Street Development Corp. dated 10-13-15 RE: Request for Reduction of the Amount Security for Morgan Farm Estates – Phase I</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Application for Definitive Subdivision Plan and EIDR, narrative and supporting material; prepared by Old Grove Partners, dated September 3, 2015</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Plans entitled “Open Space Residential Development Definitive Plan Off-Far Reach Road”, consisting of seven (7) sheets, dated September 3, 2015, prepared by Beals and Thomas, Inc. for Old Grove Partners, received by the Town Clerk and Planning Department on September 3, 2015.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Memo to A. McCabe from P. Paradis, BETA Group, Inc. dated 10-20-15, RE: peer review of Off-Far Reach Road OSRD</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Electronic Mail from Lou Petrozzi to Abigail McCabe, subject: Morgan Farm Road – Proposed Re-grading, sent October 6, 2015.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Morgan Farm Road – Existing Conditions plan dated 10/6/15 and Proposed Grading Plan dated 10/6/15.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Morgan Farm Subdivision Phase I Bond Request, from Wall Street Development, dated 10/13/15.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Estimated cost for remaining work, from Town Engineer, dated 10/16/15</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Application and Plan packet submission for Far Reach Road by Old Grove Partners, LLC.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• BETA Group Peer Review comments, nine page letter dated 10/9/15</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Staff comments for Far Reach Road from Town Engineer, Health Director, and Fire Department</li> </ul>	PDF