



Mr. Skulte: so you guys were able to work that out.

Mr. Gillespie: Yes, it's fine.

Item #3: There was a question on another lot regarding 2 of the 27 street trees in the road lay out. One home owner had a question if they were in the wrong spot. The plan is specific to the locations, the engineer with the project stacked out where every tree was to be planted. (according to the plan) The As-built will show the locations of the trees as per approved plan. Mr. Millias: There was some question about the fact that they were between the back of the berm and the sidewalk, we looked at it and that is where they were proposed. It was asked if they installed now?

Mr. Gillespie: They were installed 4 – 6 weeks ago & watered 7 times since.

Mr. Skulte: the situation is that everything else in the neighborhood the trees are setback, out of the right of way. These are falling between the sidewalk and the curb and the same ornamental pears have a low canopy they grow wide instead of tall, so when right up to the street you have to duck underneath them when walking. You may have a problem with the trees encroaching into the street, but built to plan, so what we can do.

Mr. Gillespie stated that his contractor has installed trees (on a different project) and interacted with the homeowners, moved the trees, then went back to planning they had to put them back again. We do according to plan. If they want them relocated after the fact, then that's their responsibility, not ours.

All the trees are currently in the road layout (accordingly) however one homeowner was questioning two trees on their property. Mr. Gillespie and Mr. Sheeran confirms all the trees are in the strip between the road and sidewalk. Mr. Skulte also confirmed he has driven down and they are all in the strip, which is per plan.

Mr. Gillespie will take another look to ensure. Members discussed if the "board" asks to have them put behind the sidewalk, would they? Mr. Gillespie said they would have to look at the costs, 13 trees may cost a bit to remove and replant. Mr. Skulte stated they just wants the subdivision to function properly and not have the trees cutting off 10' of the roadway, would be in everyone's best interest. Mr. Gillespie stated that some residents want them in the strip, some don't, he will check with each home owner to find their preference. Mr. Sheeran wants to ensure if the trees are transferred now that they would be causing damage to them. Have had about 6 weeks of growth. Mr. Gillespie will get input from those homeowners that are affected. Mr. Skulte advised that the trees are on the owner's property thru out the rest of the development and no easements required. Mr. Millias said this is something to address in the future, but right now they have built it to spec and should be acceptable. It was agreed that the developer to reach out to the homeowners and contact the contractor to see if the trees are movable and get some idea of the cost.

(they will contact the secretary when they have more information)

Item #4 The engineer is currently working the As-Built. Meets and bounds for the roadway and basin are all installed. Grading on the basin and locating on it as existing conditions plan. Cost is \$2500. That is all of the items to complete the roadway

Members discussed with the developer: There was a letter from one of the homeowners, grading or ponding is behind one of the houses. 13 Sherwood has a single door that leads out of the back of the garage, grading was a little high and 3" step outside the door. That lot and one across the street, (11) completed end of November, usually do the following spring. There was wash out during the winter and has now been resolved with the home owner. The one with the garage door leading to back yard, they went back and did a retaining wall around the doorway, dropped the grade. Now has a 7" step and created a swale around the house. (about 2 months ago) The owner says the ponding is still and issue. (Talirico)

Asking for \$100,000 to be release of the \$120,000 of bond.

Mr. Millias advised considering what still needs to be done; he would be comfortable to hold \$20,000 for anything left uncompleted.

Mr. Soroko, He said all this is happening this coming week, he would like to have a progress report at the next meeting on November 2, advising that the items have been address and or completed. Also if the homeowners have responded. There are a lot of what ifs.

Retain what the board considers enough to resolve any issues. Typically will go back for re-seeding. It was asked when the catch basins were last cleaned out? Mr. Gillespie advised he didn't think they were re-cleaned recently. Would probably be cleaned before the winter, within the next few weeks.

They will speak with the neighbors regarding the trees and speak with the contractor on the transplant and a cost on that work. If it is reasonable, they will do it at their expense but, they need to make sure the trees are not going to die. Members just want to ensure this is a good road that the Town can maintain down the road. Mr. Gillespie would also like it clear and have something in writing from the homeowners, once the trees are moved to a new location, they understand they will not be moved again. Being moved to the other side of the sidewalk and still be in the road layout (will be private property at that point) Will it require easements from the neighbors. It will not if they are in agreement with it.

Make a Motion to release \$100,000.00 of the \$120,000.00 surety to Welby Builders.

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

**Jordiss Rain Estates: Release of Covenant:**

It was discussed at the last board meeting and voted to release all the lots due to the developer has posted a bond (cash surety with the Town Treasurer). Signatures of board members that voted.

**Correspondence from the other developer within Highland Estates.**

Ed Johnson, advised he will be back to loam and seed, if he can't do it now, he will do it in the spring. It was also discussed that the trees in the development are/should consistent throughout. Highland Estates (Highland Cr, Rye Meadow, Split Rail, Bayberry) has the tress outside the road layout, whereas Sherwood Dr. (Ext.) has the trees within the road layout... between street and sidewalk. The trees grow out sideways as opposed to up will present an issue with growth (tree cover) over the sidewalk and possibly in to the street. Members discussed that any future developments that the trees are located outside the road layout on the property of the homeowners. Sidewalks could become an issue with the root systems.

Meeting Minutes:

Motion to accept the Meeting Minutes of September 21, 2017

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Terri Renaud

Planning Board Secretary

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_