

**Foxborough Planning Board
Meeting Minutes
June 9, 2011
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Shannon McLaughlin, Alternate John Rhoads

Member Absent: Ron Bressé

7:00 p.m. Review of old business

Mass Cruisers Traffic Monitoring Plan

The Board reviewed a draft of the Traffic Management Plan for the Mass Cruisers events at Patriot Place. There were no concerns with the plan outlined.

Motion by William Grieder to approve the Traffic Management Plan dated April 13, 2011 for Mass Cruisers' Cruise Night events. Seconded by Gordon Greene. Unanimous Affirmative Vote (5:0)

PWED Project

John Rhoads stated that he has reviewed the plans for the North Street improvements that are part of the PWED project. He stated that Highway Superintendent Swanson is willing to use Chapter 90 money to help the project. He stated that engineer Bill Buckley suggested that North Street could be resurfaced, also a berm, sidewalk and some drainage improvements would be part of the improvements plan. G.Greene stated that developer Vince O'Neill should pay for the difference. W.Grieder stated that Mr. O'Neill's liability has been released twice by PWED grants and feels that the balance of the costs should be covered by a combination of Town's Chapter 90 money and VinCo.

7:15 p.m. Discussion with Phil Moore concerning "Autumn Valley Estates" subdivision

Mr. Moore has requested that the discussion be moved to June 23, 2010.

**7:25 p.m. Public Hearing
Special Permit – Temporary Parking Lot
16 Washington Street
16 Washington Street LLC**

Motion by W.Grieder to waive the reading of the public hearing notice. Seconded by G.Greene. Unanimous Affirmative Vote (5:0).

Lot owner Michael Stanton was present. He stated that he would like the Board to consider a tri-annual permit for the temporary lots.

Kevin Weinfeld read comments received from the Town's departments:

- The Water & Sewer Commission wrote that they have no comments since the lot is not located within a Water Protection District.
- The Fire Department wrote that the plans are approved as submitted.
- The Board of Health wrote that in accordance with their requirements, toilet facilities and/or porta-johns (1/100) must be provided plus appropriately visible signage announcing toilet availability.

There were no comments from the public.

Motion by G.Greene to close the public hearing. Seconded by W.Grieder. Unanimous Affirmative Vote (5:0)

Motion by G.Greene to approve the Special Permit to allow the continued operation of the parking lot with the following conditions:

1. The temporary lot shall only be used for parking up to 89 vehicles during any single Stadium event through June 30, 2012.
2. The Planning Board, its designee or any Town official(s) withhold the right to count the number of vehicles parked within this temporary lot to ensure compliance with the 89 approved spaces. Other than being required to park additional vehicles by the Massachusetts State Police, or Foxborough Public Safety personnel, not more than the 89 vehicles shall be parked during any single stadium event.
3. Any access/egress issues or problems at the entrance of the site onto Route One shall continue to be resolved to the satisfaction of the Massachusetts State Police.
4. All requirements for Commercial Parking Lots licensed by the Board of Selectmen shall apply to this lot. Any other regulations of town Boards common to Commercial Parking Lots shall also apply (re: Board of Health portable toilet regulations).
5. Use of this property other than for commercial parking for stadium events is not allowed (re: auto sales/auctions, flea markets or similar uses). This condition shall not apply to the operation of the restaurant on site.
6. No porta-johns shall be located to the rear of any parking spaces. Access to them shall be clear with no obstruction(s) and subject to any other conditions of the Board of Health. The number and location of porta-johns shall comply with any decision of the Board of Health
7. To be employed for stadium events, each individual parking space shall be properly striped (pursuant to the approved site plan). No parking shall occur on those spaces/areas which are not striped to the satisfaction of the Planning Board or its designee.
8. The ends of the parking rows shall be properly marked and the spaces striped to ensure that the access widths are maintained.
9. A dumpster shall remain at the lot during stadium events and the site shall be cleaned and all loose refuse disposed of within twenty-four hours after each stadium event. Trash shall also be removed from the wooded areas abutting the lot. All waste material shall then be removed from the site.
10. All spills of fluids from any motorized vehicles shall be cleaned immediately. The applicant shall keep Speedy-dry or other material to absorb all fluids spilled on site.
11. The night lighting shall be tested and operational prior to the first night home game of the New England Patriots. Should the Planning Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street the Board reserves the right to require the applicant to adjust the level of lighting, the type of lighting fixtures or the location of individual lights.

12. Any proposed change(s) from this approval and its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).

13. This permit shall be valid for one year until June 30, 2012.

Seconded by Shannon McLaughlin. Unanimous Affirmative Vote (5:0)

**7:30 p.m. Public Hearing
Special Permit – Temporary Parking Lot
96 Washington Street
JYOTI LLC**

Motion by G.Greene to waive the reading of the public hearing notice. Seconded by J.Rhoads. Unanimous Affirmative Vote (5:0)

Lot owner Rasik Patel was present. He stated that there are no changes to the lot.

K.Weinfeld read comments from the Town's departments:

- The Department of Fire/Rescue and Emergency Services wrote that they approve the plans as submitted.
- The Board of Water & Sewer Commissioners noted the site lies within a Zone II and asked that a condition be included in the approval requiring that all spills be cleaned up.
- The Board of Health wrote that in accordance with their requirements, toilet facilities and/or porta-johns (1/100) must be provided plus appropriately visible signage announcing toilet availability.

W.Grieder stated that they need to ensure there is proper signage for the spaces reserved for hotel guests.

There were no comments from the public.

Motion by G.Greene to close. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

Motion by **W.Grieder** to approve the Special Permit to allow the continued operation of the parking lot with the following conditions:

1. The site shall only be used for parking up to 86 vehicles (**including** parking for motel patrons) during any single Stadium through June 30, 2012. Any deviations from this will result in enforcement action from the Zoning Enforcement Officer and a new public hearing to reconsider this Special Permit.
2. A total of 57 spaces may be employed for stadium events. 39 temporary spaces shall be allowed by this Special Permit. 18 permanent spaces shall be allowed to be used for stadium events. 27 spaces are dedicated for patrons of the Red Fox Motel and the applicant has been notified to monitor this situation. Additionally, two handicapped spaces are required by the Building Commissioner to meet the requirements of the Massachusetts Architectural Access Board, and may be utilized as approved by the Building Commissioner.
3. The Planning Board, its designee or any Town officials withhold the right to count the number of vehicles parked on the site to ensure compliance with the 86 approved spaces. Other than being required to park additional vehicles by the Massachusetts State Police,

- or Foxborough Public Safety personnel, not more than 86 vehicles shall be parked (**including** parking for motel patrons).
4. All requirements for Commercial Parking Lots licensed by the Board of Selectmen shall apply to this lot. Any other regulations of town Boards common to Commercial Parking Lots shall also apply (re: Board of Health portable toilet regulations).
 5. No public access shall be allowed to the south side of the main building. A barrier shall remain in place during all stadium events.
 6. Other temporary uses of this property other than for commercial parking for stadium events are not allowed (re: auto sales/auctions, flea markets or similar uses).
 7. All approved spaces shall be outlined on the ground with lime, paint or a similar product. These spaces shall be clearly delineated prior to each stadium event when parking will occur.
 8. The site shall be cleaned and all loose refuse disposed of within twenty-four hours after each stadium event. All waste material shall then be removed from the site.
 9. All spills of fluids from any motorized vehicles shall be cleaned immediately. The applicant shall keep Speedy-dry or other material to absorb all fluids spilled on site.
 10. The applicant shall make available to the public the bathroom in the motel office or provide one porta-john on site and/or comply with any other requirements of the Board of Health. Patrons shall be informed by numerous visible signage that a public toilet is available within the main office of the motel. Signs shall be located, at a minimum, at the front and rear of the special permit parking spaces, and as may be required by the Board of Health.
 11. There shall be no old mattresses or other motel room furniture stored outside on the property.
 12. Any proposed change(s) from this approval and its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).
 13. This permit shall be valid for one year until June 30, 2012.
- Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

7:35 p.m. Public Hearing
Special Permit – Temporary Parking Lot
94 Washington Street
BRH Park LLC

Motion by W.Griender to waive the reading of the public hearing notice. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

Lot owner Brian Holmes was present. He stated that there are no changes to the lot.

K.Weinfeld read comments from the Town's departments:

- The Board of Water & Sewer Commissioners wrote that the lot is located in a Zone II Water Protection District and requested that all spills of fluid from motor vehicles be cleaned up
- The Fire Department wrote that the plans are approved as submitted.
- The Board of Health wrote that in accordance with their requirements, toilet facilities and/or porta-johns (1/100) must be provided plus appropriately visible signage announcing toilet availability.

W.Grieder stated that a number of spaces should be reserved for restaurant patrons, Mr. Holmes stated that there hasn't been a problem with parking for the restaurant, but would comply with the conditions set.

There were no comments from the public.

Motion by G.Greene to close the public hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

Motion by G.Greene to approve the Special Permit to allow the continued operation of the parking lot with the following conditions:

1. All spaces may be employed for stadium events provided that the restaurant is closed to the public.
2. If the restaurant is open for stadium events, then 24 spaces shall be set aside and marked for restaurant patrons only. The remainder of the spaces may be used for stadium parking.
3. The Planning Board, its designee or any Town officials withhold the right to count the number of vehicles parked on the site to ensure compliance with the 167 approved spaces. Other than being required to park additional vehicles by the Massachusetts State Police, or Foxborough Public Safety personnel, not more than 167 vehicles shall be parked on the site at one time.
4. All requirements for Commercial Parking Lots licensed by the Board of Selectmen shall apply to this lot. Any other regulations of Town Boards common to Commercial Parking Lots shall also apply (re: Board of Health portable toilet regulations).
5. Use of this property other than for commercial parking for stadium events is not allowed (re: auto sales/auctions, flea markets or similar uses). This condition shall not apply to the operation of the restaurant on site.
6. The applicant shall provide 2 porta-johns or a number as may be approved by the Board of Health. The second porta-john location shall be in the southeast corner of the site.
7. All approved spaces shall be outlined on the ground with lime, paint or a similar product. These spaces shall be clearly delineated prior to each stadium event when parking will occur.
8. The site shall be cleaned and all loose refuse disposed of prior to and after each stadium event when parking occurs. Trash shall also be removed from the wooded areas abutting the lot.
9. All spills of fluids from any motorized vehicles shall be cleaned immediately. The applicant shall keep Speedy-dry or other material to absorb all fluids spilled on site.
10. There shall not be any storage of old or unused restaurant equipment outside.
11. The night lighting shall be tested and operational prior to the first night home game of the New England Patriots.
12. Any proposed change(s) from this approval and its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).
13. All of the conditions from the previous Special Permits shall remain in full force and effect.
14. This permit shall be valid for one year until June 30, 2012.

Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

**7:40 p.m. Public Hearing
Special Permit – Temporary Parking Lot
200 North Street
Cal & Ellen Davis**

Motion by W.Grieder to waive the reading of the public hearing notice. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

Lot owners Cal and Ellen Davis were present. They stated that there are no changes proposed from last year. They stated that the parking spaces added last year did not affect the operation of the lot.

K.Weinfeld read comments from the Town's departments:

- The Board of Water & Sewer Commissioners wrote that they have no comments since the lot is not located in a Zone II of the Water Protection District.
- The Fire Department wrote that the plans are approved as submitted.
- The Board of Health wrote that in accordance with their requirements, toilet facilities and/or porta-johns (1/100) must be provided plus appropriately visible signage announcing toilet availability.

There were no comments from the public.

Motion by G.Greene to close the public hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

Motion by W.Grieder to approve the Special Permit to allow the continued operation of the parking lot with the following conditions:

1. The temporary lot shall only be used for parking up to 40 vehicles during any single Stadium event through June 30, 2012. In addition, four personal vehicles and two tenant vehicles are also allowed.
2. The Planning Board, its designee or any Town officials withhold the right to count the number of vehicles parked on the site to ensure compliance with the 40 approved spaces. Other than being required to park additional vehicles by the Massachusetts State Police, or Foxborough Public Safety personnel, not more than 40 vehicles shall be parked on the site at one time.
3. The first two paved parking spaces on the right side entering the property shall be designated as handicapped parking spaces.
4. All requirements for Commercial Parking Lots licensed by the Board of Selectmen shall apply to this lot. Any other regulations of town Boards common to Commercial Parking Lots shall also apply (re: Board of Health portable toilet regulations).
5. The applicant shall provide a "porta-john" on site, or comply with any other decision of the Board of Health concerning the number and location of bathrooms.
6. Use of this property other than for commercial parking for stadium events is not allowed (re: auto sales/auctions, flea markets or similar uses).
7. All approved spaces shall be outlined on the ground with lime, paint or a similar product. These spaces shall be clearly delineated prior to each stadium event when parking will occur.
8. The site shall be cleaned and all loose refuse disposed of prior to and after each stadium event when parking occurs.
9. All spills of fluids from any motorized vehicles shall be cleaned immediately. The applicant shall keep Speedy-dry or other material to absorb all fluids spilled on site.

10. The night lighting shall be tested and operational prior to the first night home game of the New England Patriots.
11. Any proposed change(s) from this approval and its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).
12. This permit shall be valid for one year until June 30, 2012.
Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

8:00 p.m. Discussion concerning the “Highlawn Farm” subdivision

Attorney Bob Shelmerdine and Bob Hearn were present. Mr. Shelmerdine presented the Board with a Work List with statuses for each item. The items were the following:

1. Trenches were backfilled 5/31
2. a. Light Bases (order) estimated date 6/17
b. Light Bases (delivery) 5 days after order
3. Light Bases (installation) 5 days after delivery
4. Light Poles (delivery) estimated date 7/15
5. Light Poles (installation) 2 weeks after delivery
6. National Grid Letter (from NPRT) sent
7. National Grid Letter (from Town)
8. Fusible links location – links at poles
9. Trees for open space ordered 5/20
10. Trees for open space delivered 6/9
11. Trees for open space planted by 6/20
12. Cellar hole filled 5/31
13. Clearing of Plympton Road completed 6/2
14. Dry Wells resolution – on site meeting 6/13 at 6:00 pm
15. Ground rod removed 5/31
16. Rock crushing will commence October-November 2011

B.Shelmerdine stated that they have requisitioned funds to order the bases and expect to be able to place the order by next Friday (6/17), it would take approximately 5 days to deliver and 5 days to install them. Light poles are expected to be delivered 7/15. He stated that he has spoken with National Grid and are coordinating the installation with them. He submitted a copy of the letter sent to National Grid taking responsibility for the lights until the street is accepted by the Town.

B.Shelmerdine stated that the trees for the open space were delivered today and expect the trees to be planted by 6/20. He stated that they have set up a meeting with the residents for Monday 6/13 at 6:00 p.m. to address the issue of the dry wells. K.Weinfeld reminded Mr. Shelmerdine that Mr. Intoccia promised the residents that the engineer would contact the residents individually. Regarding the rocks on Mann Lane, he stated that a crusher will commence crushing the rocks in the fall of this year.

Nancy Condangelo, 19 Lawton Lane – stated that she feels that the meeting is to appease the neighbors but not spend money on it. K.Weinfeld stated that neighbors are not required to have these systems installed. R.Shelmerdine stated that the drainage plan is adequate without dry wells.

Mike DeNunzio, 24 Lawton Lane – asked when street lights will be installed. BHearn responded that it should be done by the end of July after the lights are delivered. B.Shelmerdine stated that bases should be installed by July 1st.

Jason McAuliffe, 20 Lawton Lane – stated that he is happy to say that everything that Bobby Hearn said will be done was done.

Discussion to continue on June 23, 2010 at 7:30 p.m.

**8:30 p.m. Continued Public Hearing – Site Plan Review
Boyden Library
10 Bird Street**

The Trustees of the Boyden Library were present along with engineer William Buckley. W.Buckley stated that they have met with Design Review Committee and the neighbors. He read the information that was sent to the Board prior to the meeting. He stated that they made changes to drainage as requested by inspector Norman Mullaney. He stated that the comments received at the public hearing had to do with signage on the site and traffic flow; the flow of traffic was changed to one way counterclockwise, aisles were kept at the same width. He stated that the Smiths, abutters on Baker Street, currently access the rear of their property through the parking lot and to ensure they still have access, they have changed the grading, added a gravel driveway and moved the dumpster next to the stairwell. He stated that landscaping was adjusted. Landscaping engineer Erik Bednarek of the Cecil Group stated that they have enhanced the plan, increased trees to 4” caliper, evergreens height was increased to 9’ from 6’ in the buffer area, and added small stone path for access in the rear of the building. He stated that they have marked a number of mature trees to be saved. W.Buckley stated that they have agreed to add a 6’ cedar fence along the Smiths property which will be added to final drawings. He presented new renderings, elevations and photographic studies of the site.

W.Buckley stated that there are a number of criteria in site plan review which he feels that they have met:

- Preservation of landscape – site is urbanized already, changing very little of the vegetation and are upgrading the vegetation.
- Off-street parking and loading – the parking lot is same standard as subdivision roadways.
- Circulation – all are met, not much has changed, signage was improved.
- Site access – handicapped accessibility has been improved along Baker Street.
- Architectural requirements – elevations show that rooftop mechanicals are screened from the roadway; feel that the building massing and height are smaller than was approved at Town Meeting.
- Screening, buffering – will be providing enhanced screening.
- Lighting – have provided a lighting plan and have met the criteria of 0 along the property lines.
- Service areas – there’s only a dumpster.
- Utility services – utilities are above ground.
- Drainage – flooding in lower portion will be resolved by the new drainage system.

Kristian Smith, 8 Baker Street – stated that currently, their access driveway is paved from fence, but Mr. Buckley mentioned a gravel driveway. W.Buckley responded that the area will be graded to accommodate underground parking so it will be torn up, can pave the driveway if that is

preferred. K.Smith stated that snow removal is still a concern regarding the fence. W.Buckley stated that plowing will have to change due to the above ground parking; snow will probably be moved toward the rear of the lot. K.Smith asked about the grading difference. W.Buckley explained the change in elevations

Kathy Hickey, 14 Baker Road – asked how the evergreens can fit in a small space. E.Bednarek responded that they are narrow evergreens, will not be more the 5’ wide, but 13’ high. Evergreens will not grow over the deciduous trees.

K.Weinfeld read letters received from Historic District Commission; Design Review Board and from Permanent Municipal and School Building Committee Chairman Bill Yukna.

J.Rhoads asked the architect to explain attributes that were used to soften structure, acknowledged that the current structure is not historical, and asked what the design constraints of the existing structure were. Architect Drayton Fair argued that the existing building is a historical structure as it is over 40 years old. He stated that he had to review the preliminary feasibility study, reduced the mass along Baker Street and the glass façade against the existing building; reduced the size along the existing building. He stated that he tried to use materials that related to the original building: glass, concrete and limestone. The palette of materials is sympathetic with the existing; fieldstone will be used to connect the buildings. J.Rhoads asked if the curved wall in the preliminary design was meant for access. D.Fair stated that the entry would still be located where it is now. Due to design requirement, an egress stair is required. J.Rhoads asked what type of glass will be used. D.Fair stated that the Committee has authorized seeking LEED certification, which dictates that glass should be clear as possible, with a minimal tint. He stated that they are very cognizant of any glare at night. J.Rhoads asked how much light it will emit to the outside. D.Fair –the fixtures used will be indirect lighting so there’s minimal light spillage. The wall materials are masonry fiber cement which is resistant to vandalism, and acts like a rain screen. W.Grieder stated that this is a new technology and asked if he will recommend that a process be put in place that a rep from the manufacturer is present when the panels are being installed. D.Fair stated that it is a very detailed system, but can write in the specifications that a company rep be present to certify that the installation was done properly. Because this is a public building, can’t use proprietary materials, but can ensure that installation is done properly. He stated that mock-ups for all the materials will be done. K.Weinfeld stated that limestone provides a lot of movement and asked if that was taken into consideration when choosing the materials. D.Fair stated that materials are sympathetic to current materials, will look at range of colors of products. He stated that they are working within the budget, size and buildability.

W.Grieder asked what cannot be modified in the façade. D.Fair stated that one of the points for LEED certification is daylighting and reduced energy load, reuse of an existing building. He stated that this is a beautiful design and have worked to finesse it so cannot tell what can be changed at this point. He stated that the size is mandated by the program given the grant received. He added that there was a lot of good work that was done in the preliminary design, one of the key elements that was determined before is that the children’s library is in the second level. The largest program element is determined to be at that level, cannot bring it down to the lower level because there’s not enough room. They have reduced the mass of the previous design. He discussed the street elevation drawings for Bird Street and Baker Street. He stated that he feels that the building fits within the scale of the surrounding buildings.

J.Rhoads asked if HVAC noise levels have been determined. D.Fair responded that units will be enclosed in a partial parapet. J.Rhoads asked what will be done if noise enclosure is necessary. D.Fair responded that they would enclose the units.

Attorney Mark Stopa in response to the letter from Mr. Yukna stated that as a taxpayer, he is less concerned about the thousands of dollars being spent in delaying the project than spending \$11 millions to finish it. He stated that the conceptual design was used most of last year and the current design has been shown in the last 60 days. He stated that the building is not a softer design than the original design.

W.Grieder stated that review of this site plan is different because of the number of waivers that were granted. He stated that applicants have addressed and corrected everything that was given within this Board's scope. He stated that the remaining item was the Design Review Board's decision, which was submitted tonight. He stated that the choices in front of this Board are continuing the hearing or closing the public hearing, but he is not ready to vote. If the hearing is closed and the vote is not taken tonight, need to ensure that all members are present at the next meeting.

K.Weinfeld stated that he would like to have information from M.Stopa and Jeff Lovely or W.Buckley who have been dealing with the neighbors. J.Lovely stated that there's probably not any additional progress that can be made; he stated that they have asked specific ideas or help, but have not received any replies. He stated that they had a public forum on Monday; Historic District Commission sent a letter stating that the building should be torn down. He stated that there was a miscommunication with the Design Review Board that created a delay. They have adjusted the mullions, color of addition to match, stone façade and landscaping. He stated that they are under legitimate constraints; the building can't be made smaller. He stated that the cost of labor is low right now but if the economy improves then the costs will change. He stated that they don't have the flexibility to redesign the building. Asked that the hearing be closed and a vote taken. G.Greene disagreed with the statements regarding the Design Review Board and adding that a subcommittee should be formed to discuss with the architect so that slight variations can be made. J.Lovely stated that since April 28 they have requested suggestions to improve the design but have not received input. M.Stopa stated that his clients were under the impression that the Design Review Board would be shown a different design adding that they can discuss what parts of the design are most bothersome. He stated that there's extreme value to this process.

Charles DiPompo, 96 Main Street – asked if the sides can meet together, expressed concern about the hostility from the Design Review Board towards the Library Trustees.

J.Lovely stated that a colonial design was suggested but cannot be done. Library Trustee Fran Spillane, 11 Country Club Lane – stated that the architect was given a set of requirements and the Trustees are relying on his expertise. M.Stopa stated that the neighbors did not advocate for any style, nor is their intention to raze the building, but it should look like it belongs to the neighborhood. He added that the Design Review Board process should be restarted. J.Rhoads stated that he is conflicted because the potential of agreement is low. He stated that the architect feels that he has done what he can, site plan requirements have been met, but design is an issue. K.Weinfeld stated that there were issues with the site that have been resolved, the bigger questions is if the delay will allow for the project to be improved. Library Trustee Janet Pineault, 107 Granite Street – stated that when the project started, they knew that the exterior of the building was not liked, but the interior is great. The Trustees felt that the building should be respected and also be respectful to the neighborhood. She stated that they advocated for the original design, but scale was not in keeping with the neighborhood. The size was not reduced, but the scale was reduced. They have listened to the neighbors and answered their questions, but cannot reduce the size of the glass stairwell. The stairwell serves a purpose, natural light needs to

be increased, especially to the lower levels to be considered for LEED certification. She stated that Mr. Yukna's letter is clear that this should move forward.

W.Grieder stated that he did not support the funding when originally presented, but the Trustees were able to get financial support in tough economic times. He stated that he fears that the divide is such that he doesn't think that any changes will be made. He stated that the items that this Board can review have been addressed, adding that the Design Review Board rendered a decision but it's not binding to this Board.

S.McLaughlin stated that she is conflicted also due to the communication disconnect. She felt that giving a few more days may serve the process well.

W.Buckley stated that they would like the Board to close the public hearing, adding that he agreed with G.Greene that modification could be minor. He stated that if the modification is not minor, then the public hearing should be reopened. Because this is a municipal project, they would accept a condition that the architect would continue to work with the Design Review Board. G.Greene stated that he is concerned that the Board of Trustees will not accept any changes. J.Lovely stated that they have spent \$350,000 so far and are spending \$5,000-\$10,000 per week. He stated that the Library Trustees are meeting on June 13th and would invite the Design Review Board to attend, but is not sure what can be achieved in one week. He asked that the next hearing be set as an end date of the process.

After a short discussion, the Board agreed to continue the hearing to July 12th to allow the Design Review Board to meet with the architect and a decision can be drafted prior to the meeting.

Motion by W.Grieder to continue the public hearing to Tuesday, July 12, 2011 at 7:00 p.m. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

11:00 p.m. Executive Session
Town Planner applicants' discussion

11:30 p.m. Meeting adjourned.

Approved by: Kevin Weinfeld, Chairman

Date: July 12, 2011