

Present: Chairman Michael Orefice, Paul Roche, John Souchuns and Land Use Coordinator Polly Redmond

Absent: Christina Emery, Michael Letourneau, Lee Hall and Roland Perreault

1. **OPEN MEETING – ESTABLISH QUORUM.**

Chairman Orefice called the meeting to order at 7:00 p.m. All members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETINGS: 5/14/14, 5/28/14 AND 6/25/14**

The minutes of 5/14/14 and 5/28/14 are tabled due to lack of a voting quorum. P. Roche **motioned** to approve the minutes of 6/25/14, seconded by J. Souchuns. Motion passed unanimously.

3. **JAMES ROTONDO – APPLICATION FOR TWO-LOT RESUBDIVISION OF MEADOW ACRES SUBDIVISION , 35 MEADOW LANE.**

James Rotondo, Rotondo Engineering Associates, is present. Plans by Rotondo Engineering titled Site Development Plan (2) Lot Resubdivision Feasibility for Severino & Marion Rotondo, Sheet 1 of 4, dated 8/6/2014, Site Development Plan Lot 2, Sheet 2 of 4, dated 8/6/2014, E&S Control Plan, Sheet 3 of 4, dated 8/6/2014 and E&S Control & Miscellaneous Details, Sheet 4 of 5, dated 8/6/2014 are reviewed for compliance with the Subdivision Regulations. P. Roche **motioned** to accept the application and set a public hearing for Wednesday, September 10, 2014 at 7:00 p.m. in the town hall, seconded by J. Souchuns. Motion passed unanimously.

4. **PICKETT BROOK PROPERTY, LLC – MODIFICATION OF PREVIOUSLY APPROVED EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD, TO APPROVE LOT 1 AS A BUILDABLE LOT.**

Atty. William J. Tracy is present to represent. Plans by Kratzert, Jones & Associates titled Subdivision Plan for Lot 1 Equestrian Estates, dated 3/25/2014 and Site Development Plan, dated 3/25/2014 are reviewed for compliance with the Subdivision Regulations. P. Roche **motioned** to accept the application and set a public hearing for Wednesday, September 10, 2014 immediately following public hearing #1 – Rotondo, in the town hall, seconded by J. Souchuns. Motion passed unanimously.

Atty. Tracy questions whether the Commission wishes to have WMC Engineers review the proposal with Chairman Orefice stating that he would feel comfortable if the town engineers weigh in on the proposed development of Lot 1. Atty. Tracy will supply the plans to WMC Engineers.

5. **OLD BUSINESS.** None

6. **ANY OTHER BUSINESS.** None

7. **CORRESPONDENCE.** None

8. **INVOICES.** None

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:40 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,

Polly Redmond, Land Use Coordinator

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ON 8-14-2014 AT 12:16PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK