

CONSERVATION COMMISSION
AMENDED AGENDA
SEPTEMBER 6, 2006

7:00 Conservation Restriction - 65 Esterbrook Road - Kingman Property - Karen O'Neill

7:15 Preliminary Review - 6 Heather Hill Road - Holly Vlajinac

7:25 Preliminary Review - 11 Munroe Drive - Dirik

7:30 Notice of Intent - 2 Haynes Court - NOI - Bob Lavin
Construction of an addition to an existing single family home within 100' of a wetland.

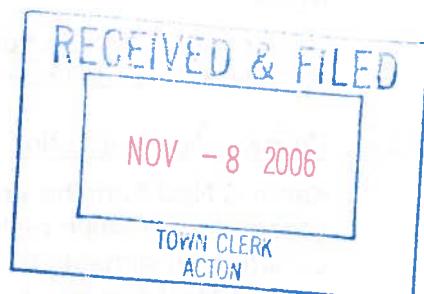
7:45 Notice of Intent - 118 Willow Street Lot 1 - Apple Valley Homes
Notice of Intent - 118 Willow Street Lot 2
Construction of two single family homes within 100' of wetlands; Request for Waiver of setbacks under the Bylaw.

8:15 Continuation - NOI - 163 Pope Road
Amended plans received 8/30/06.

8:30 Continuation - NOI - Yin Peet
Request for Extension - 172 School Street - 85-841
DEP Site Visit - 93 Taylor Road Appeal - Scheduled for September 22, 2006
Quail Ridge Country Club - Site Visit - Bond Release

Minutes

July 19 comments rec'd by TT, JA signature
August 16 forthcoming



**CONSERVATION COMMISSION
MINUTES
SEPTEMBER 6, 2006**

MEMBERS PRESENT: Terry Maitland, Janet Adachi, William Froberg, Linda Serafini

STAFF/RECORDING SECRETARY: Andrea Ristine

CONSERVATION ADMINISTRATOR: Tom Tidman

VISITORS: Mark Donohoe, Holly Vlajinac, Karen O'Neill, Susan Mitchell-Hardt, Nicole Fandel, Dave Sansone, Jim Schaffer, Creighton Peet, Thomas Dipersio

7:15 Preliminary Review - 6 Heather Hill Road - Holly Vlajinac

Holly Vlajinac presented preliminary sketch for the proposed installation of an in-ground swimming pool and extension and addition of the existing deck within existing lawn area. The existing deck would be converted to a four-season porch with the addition of a proposed deck around it. Currently there is 55' of open lawn from the house towards the wetlands. If the proposed pool were located outside of the 75' setback under the Bylaw she feels that it would be too close to the house. Therefore she would request a waiver from the Bylaw setbacks allowing the pool to be 64' from wetlands. The proposed pool would be the smallest in-ground available (16' x 36') with a three-foot-wide cement pool deck around the pool. The fencing would be installed around the perimeter of the existing cleared yard area along the tree line. The sketch also indicated a future storage/studio building within the 100' buffer zone.

Upon query by Ms. Serafini, Ms. Vlajinac stated that she also would like to have a six-foot-wide deck off the house, with more space between the proposed deck and pool.

Mr. Maitland noted that the pump shed should be moved to meet the 75' setback; the Commission will not allow backwash discharge within the buffer zone. If the proposal is filed with the Commission it would want to see all alternatives investigated to locate the pool as far as possible from the wetlands to meet the 75' setback.

Mr. Tidman agreed that the pump shed could be located meeting the 75' setback. The owner's issue weighs on if a request for waiver will be granted by the Commission from the 75' setback. He noted that the existing lawn area is flat and there is no alternative to construct the proposed pool in the front yard due to the location of the septic system. Mr. Tidman felt that the proposed pool could be located approximately four feet closer to the house than the sketch plan shows making the request for waiver only about seven feet.

Mr. Maitland suggested that Ms. Vlajinac file a Notice of Intent that includes the proposed storage/studio, fence and pool (pulled back as far as possible from the edge of wetlands) with a written request for waiver explaining why the Commission should grant the waiver under the Bylaw.

Upon query by Mr. Froberg, Mr. Maitland noted that in the past the Commission has not considered a fence to be a permanent structure.

7:30 Conservation Restriction - 65 Esterbrook Road - Kingman Property - Acton Conservation Trust

Karen O'Neill from the Acton Conservation Trust (ACT) reported that she is currently working on several conservation restrictions (CR) in town. The CR's will need municipal and/or Conservation Commission signatures. A CR is a binding agreement with a land owner and a public agency such as the Town or a trust. The property owner retains ownership but gives up the development

rights. A CR also requires approval from the Executive Office of Environmental Affairs (EOEA). The ACT uses CR's as a tool to preserve open space. Ms. O'Neill also noted that if the Town ever purchases land with Community Preservation Act funds the EOEA requires that a CR be put on the property and a conservation organization or trust must hold the CR. Ms. O'Neill reported that the owner of 65 Esterbrook Road has expressed interest in placing a CR in perpetuity; ACT will hold the CR. The ACT will be back before the Commission regarding this parcel in the near future.

Upon query by Mr. Maitland, Ms. O'Neill noted that the CR for 65 Esterbrook Road will not involve an endowment; the land owner has historically been generous with the ACT. She also noted that the entity that holds the CR on a parcel must annually monitor the parcel as outlined in the CR.

Mr. Tidman asked if the public will be allowed access to the Esterbrook CR parcel. Ms. O'Neill stated that she does not know at this time; in order for a CR to be approved by the EOEA there has to be a conservation and public benefit but public access is not required.

Ms. O'Neill recommended that the Commission read "Land Conservation Options, A Guide for Massachusetts Landowners" for more information about conservation restrictions. She also passed out information from the EOEA webpage and noted that there is a "Conservation Restriction Handbook" on-line.

7:37 Notice of Intent - 2 Haynes Court - Bob Lavin

Bob Lavin presented plans for the construction of an addition to his existing single family home within 100' of a wetland. Mr. Lavin proposes a one-story addition to the side of his existing house and small addition to the front to serve as an entryway. Based on the wetland flagging done by Mr. Tidman the existing house is 52' from wetlands at the closest point. The proposed side addition measures approximately 49' from the edge of wetlands and would be within an existing lawn area.

Upon query by Mr. Maitland, Mr. Lavin reported that the existing deck is located 36' from the edge of wetlands, 16' closer than the house; the deck is located over a gravel base on footings elevated approximately seven to eight feet off of the ground with no foundation.

Upon query by Mr. Froberg, Mr. Lavin stated that there is a rock wall along on his property between Parcel F and Lot 2; it is not a historic colonial wall. The proposed addition will not require any tree removals; the closest tree (Maple) would be 8 - 10' from the proposed addition.

Mr. Maitland noted that the proposed addition is closer to wetlands than the existing house (like structure) and asked if there are any changes that could be made in the proposed design in order to meet the pre-existing non-conforming distance from structures to wetlands. Mr. Lavin reported that he is limited by the septic system location in the front and there is also the issue of the entry elevation which is not ideal for the proposed addition.

Mr. Tidman suggested that the Applicant submit a written request for a waiver under the Bylaw setbacks based on the septic system location and the fact that the addition would be within existing lawn area with no further clearing of vegetation than exists.

Upon query by Mr. Maitland, Mr. Lavin reported that the proposed 26' width of the foundation matches the existing house width.

Mr. Froberg asked if the Applicant could improve the existing vegetative buffer to the on-site wetlands to compensate for the proposed increase of impervious surface. Mr. Tidman stated that he felt there is some space to add an area to compensate for encroachment of the proposed addition.

Upon query by Mr. Maitland, Mr. Lavin stated that he would be willing to make landscape adjustments to provide more buffering to wetlands; if an OOC is issued he hopes to start work before the onset of winter.

Discussion regarding distance of existing structures to wetlands.

Upon request by the Applicant, Mr. Maitland tabled the hearing until a later time on this date.

8:00 Notice of Intent - 118 Willow Street Lot 1 - Apple Valley Homes

Notice of Intent - 118 Willow Street Lot 2

Mark Donohoe from Acton Survey & Engineering presented plans for the proposed construction of two single family homes within 100' of wetlands. A written Request for Waiver from the 75' no-structure setback under the Bylaw has been submitted with the Notice of Intent dated 8/29/06. Each of the two proposed lots are 3.6+ acres in size and will share a common driveway. Muddy Brook is located beyond the rear of the property and is over 500 feet from the areas of proposed activity. If the proposal is approved as shown on the plans, Mr. Donohoe believes that the interests of the Act and Bylaw are protected. The request for waiver includes a proposed gift of seven acres of land (gift parcel) located off of Knowlton Drive (Plate F2 & F2A, Parcel 75-14).

The seven-acre gift parcel is currently an open field maintained as such; it has been used for agricultural planting in the past. The gift parcel also has 1900 linear feet' of stream frontage extending to the centerline of Fort Pond Brook and is located across the street from conservation land and Water District land and also connects through to a Town-owned parcel between 182 and 198 Arlington Street. The extreme northern portion of this parcel has been mapped as habitat for endangered species.

Upon query by Mr. Froberg, Mr. Donohoe stated that the closest point of the proposed house and deck to wetlands is 41' with the sono-tube deck footings and there will be a three-foot overhang. The proposed deck will have an area base of crushed stone under for groundwater recharge.

Upon query by Mr. Froberg, Mr. Donohoe reported that there is conflict between the FEMA flood plain elevation shown in the Lot 8 plan and what exists in the field. The flood plain is set along Fort Pond Brook which has a under-capacity culvert that creates a false flood elevation. When the Applicant developed the adjacent Sweeney Farm Lane, the flood elevation was set at 198.5 in consultation with the Acton Engineering Department and the Applicant will seek re-evaluation of the flood plain elevation for Lot 8 as well. All proposed alterations on Lot 8 will be three feet above the flood elevation as shown on the plan at 199.6.

Upon query by Mr. Maitland, Mr. Donohoe stated that the Applicant justifies his request for waiver base on Section 4.6 of the Bylaw, which refers to public benefit, and feels that the gift of seven acres of open space is in the public interest. The parcel contains wetland, flood plain and is a beneficial wildlife corridor.

Upon query by Mr. Maitland, Mr. Barbararo stated that he had decided against developing the preliminary plan he had presented to the Commission for a age-55-and-older residential development and decided to build just two houses, which is the least developmental impact on the neighbors.

Upon query by Ms. Adachi & Mr. Froberg, Mr. Donohoe noted that there is a drainage easement for the Knowlton Drive parcel and a 3,000 sf section excluded within for the existing leaching field and force main connection for 501 Mass Ave. The septic system would not be removed even if sewers become available in West Acton.

Mr. Maitland noted that the Commission's decision comes down to the waiver issue of setbacks from wetlands; the Applicant is proposing two houses within 42' of wetlands and inside of the 75' no-build setback in exchange for seven acres of open space. The Natural Heritage &

Endangered Species Program has mapped the northern portion of the gift parcel as "habitat". Mr. Tidman stated that he suspects that it is Spotted Turtle (*Clemmys guttata*) habitat and the access from Arlington Street to the gift parcel was received by the Town in the past with a separate house lot development. The gift parcel has limited access but it would provide preservation of brook frontage along Fort Pond Brook; potentially in the future the Town could gain access from Arlington Street with a bridge crossing of Grassy Pond Brook. Historically there was an old bridge that accessed the parcel.

Nicole Fandel from 128 Willow Street expressed concern regarding the aesthetic quality of Willow Street and feels that the area is being developed in a way that she did not choose to live in when she moved to Acton 20 years ago. Another concern she has is that the water level in the area has started to encroach closer to her house and further development concerns her. She also noted that there are more puddles around her house and her sinks don't drain as well anymore. She also feels that Acton is not being protected to keep it as a "green" town and worries about overcrowding populations in town.

Upon query by Mr. Tidman, Mr. Barbadaro noted that Ms. Fandel lives across from the previously developed Sweeney Farm Lane.

Upon query by Mr. Froberg, Mr. Donohoe reported that the soils in this area of town are all coarse sands and gravels. There is a detention pond located on Kingman Road and the water level rises and falls slightly but rises approximately 6" in intense storms and then recedes. Mr. Donohoe stated that he does not feel that the development of these two proposed lots will have a dramatic effect on groundwater levels in this area.

Mr. Tidman noted that it is likely that high groundwater levels are towards the wetlands, away from Ms. Fandel's property.

Mr. Barbadaro noted that septic systems have a limited life expectancy and the existing septic system at 128 Willow Street is over 20 years old. He did not alter the wetlands during the development of Sweeney Farm Lane and he also removed a lot of accumulated junk from the Sweeney Farm Lane parcel. Sweeney Farm Lane entailed the development and construction of four houses on a nine-acre parcel. He sympathizes with the abutters but noted that they could have bought the land as he did. He does not feel that the development of Sweeney Farm Lane or the development of the current two proposed lots have had or will have an impact on groundwater levels in the area, .

Upon query by Mr. Maitland, Mr. Barbadaro reported that the proposed house foundations will be on grade with walk-out basements.

Mr. Froberg noted that the proposed homes will be 41' from the edge of wetlands; the limited size of the proposed lawn area is a practical issue. Mr. Donohoe stated that the design provides an environmental hedge behind the proposed homes that will consist of native plants and boulders as shown on the plans to form a well-marked barrier.

Upon query by Dave Sansone from 116 Willow Street, Mr. Maitland noted that the Bylaw allows waivers from setbacks for a public benefit. The donation of seven acres of open space to the Town could be considered a public benefit.

Jim Schaffer from 114 Willow Street stated that he prefers to see the current proposal for two homes rather than the Applicant's preliminary plan for an age-55-and older residential development. Mr. Sansone stated that he agrees with Mr. Schaffer.

Mr. Maitland stated that the supporting documentation submitted with the NOI addresses the interests of the Act and Bylaw and the request for waiver addresses a public benefit.

Mr. Froberg stated that he feels based on the existing grades the potential impact of the proposed construction to wetlands would be very low and there seems to be little potential for erosion; but

he feels that future homeowners may not be sensitive to the wetlands protection issues and may want to use their land in a way that would adversely impact the wetlands with additions to the proposed homes, with the addition of decks/patios and living space and the potential for the use of fertilizers and pesticides within the buffer zone.

Mr. Donohoe stated that the Applicant can impose an easement across the property noted within the deed as being a restricted area along the environmental hedge. The Applicant would be willing to install concrete bounds or a fence similar to what was done with in the development of Sweeney Farm Lane.

Upon query by Ms. Adachi, Mr. Donohoe reported that the septic plans have been approved by the Health Department.

Upon query by Mr. Maitland, Mr. Barbadaro reported that the Commission's decision is the last permit needed; the "Approval Not Required" lots have been approved by the Planning Department.

Upon query by Mr. Froberg, Mr. Barbadaro reported that the proposed house locations are not flexible due to the setback requirements for hammerhead lots, septic setbacks from wetlands and house foundations and lot lines. The construction of one house instead of two would not change the impacts and would not be economically feasible.

Upon query by Mr. Froberg, Mr. Donohoe stated that the Kingman Road detention basin (across Willow Street from the proposed lots) drains towards the wetland associated with Lot 8.

Mr. Tidman noted that DEP submitted a comment with the file number assignment noting that Lot 8 does not meet performance standards of 310 CMR 10.57(4)A relating to Bordering Land Subject to Flooding. Mr. Donohoe stated that this refers to the FEMA floodplain maps, which shows a different topographical elevation for the area than was set with the Acton Engineering Department for the adjacent Sweeney Farm Lane development as noted earlier this evening. Mr. Donohoe will have to file with FEMA for Lot 8 in order to avoid flood insurance issues with the lot.

8:42 Hearing no further comments or questions, Mr. Maitland closed the hearing.

8:15 Continuation - NOI - 163 Pope Road

Mark Donohoe from Acton Survey & Engineering presented amended detailed plans (dated 8/30/06) for the proposed driveway bridge replacement. The existing bridge crossing is in the process of failing. The owner wishes to repair the access to the existing house. The proposed replacement will provide concrete block and precast concrete planks according to the construction sequence provided on the plan. Silt fence will be provided along the driveway adjacent to the wetlands. The Applicant anticipates the project will take one week to complete.

Upon query by Mr. Froberg, Mr. Donohoe reported that the existing headwalls have not sunk; the Applicant will remove any organic materials to compressed soils for the new abutment length so the new abutments won't sink.

Upon query by Mr. Froberg, Mr. Donohoe reported that the construction will not claim more wetlands because the driveway crossing will not be increasing in width; the extended length of the crossing will remain within the three foot shoulders. Silt fence is proposed 30' in length beyond the work area on both sides of the driveway.

8:51 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 163 Pope Road

Mr. Froberg moved that the Commission an Order of Conditions for the amended plans as presented. Ms. Adachi 2nd; unanimous.

Request for Extension - 172 School Street - 85-841

David Johnson reported that the Applicant is requesting a one-year extension for the existing Order of Conditions (OOC). The silt fence is in place, the site has been graded, the foundation has been installed and the house is under construction.

Upon query by Mr. Maitland, Mr. Johnson reported that this project involves the construction of a single family home. Previously during the construction process the second floor of the house had to be moved to accommodate the proper setback from the deck to wetlands. The OOC was amended in 2005

The Commission suggested a two-year extension due to the fact that it cannot issue a second Extension Permit under the Bylaw; this should ensure that the builder has more than enough time to complete the project. Mr. Johnson had no objections to the suggestion.

Mr. Froberg moved that the Commission issue a two-year Extension Permit for 172 School Street, DEP File No. 85-841. Ms. Adachi 2nd; unanimous.

Mr. Tidman asked that the Applicant ensure that the erosion control is inspected to be certain that it will protect from possible erosion.

8:58 Continuation - NOI - Yin Peet - Quarry Road (rear) - Town Atlas Plate C-5, parcel 11

Tom Dipersio presented amended plans dated 8/29/06. The Health Department has approved the sewage disposal plan. At the request of the Town of Acton, since the opening of the hearing, the Applicant has realigned the second leg of the driveway so that it passes through her property instead of partially onto Town property following the historic cart path. The Fire Department had also requested that the driveway fork (from house to studio) be realigned for emergency vehicle maneuvering. The previously proposed wetland crossing (bridge) to a proposed "activity area" has been withdrawn from this NOI filing but the trail is still referenced on the plan as a "future access trail and future access bridge". The Planning Board has also recommended that a portion of the driveway to the proposed residences and studio be paved, starting at the Peet property line and continuing through her property and the first 100' of the driveway entrance from Quarry Road. The driveway portion crossing Town property will be crushed stone. The proposed addition of paved driveway surface requires that the Applicant address stormwater runoff and drainage. Drainage basins have been added to the design adjacent to the driveway fork where there is a naturally occurring depression; this will not require removal of any existing trees. Stone drainage swales have also been added along the side of the paved portions of the driveway. The Town has also expressed interest in a connection to the quarry water for use at NARA Park; the Town would install the pipe which the Applicant has agreed to allow.

Mr. Tidman noted that the Town would utilize the water from the quarry only to supplement the man-made wetlands replication at NARA Park during dry seasons and not be used to elevate the pond level at NARA.

Upon query by Mr. Tidman, Mr. Dipersio reported that the secondary parking area for the studio is a naturally clear area on site. The Planning Board wants the Applicant to provide approximately 20 parking spaces. The studio building will not be entirely classroom space so he does not feel that 20 spaces will be necessary but he has included the crushed stone parking area (in addition to the paved parking lot) where the naturally clear area is located. The proposed crushed stone parking area is 50' from wetlands.

Upon query by Mr. Froberg, Mr. Dipersio stated that he could possibly reduce the studio parking area by four spaces if he provides the Planning Department with complete calculations of the square footage of the studio classroom space. The proposed secondary crushed stone parking area currently consists of dumped granite with glacial till; the proposed crushed stone surface will allow stormwater infiltration.

Upon query by Mr. Tidman, Mr. Dipersio reported that the proposed grades of the paved studio parking lot will divert stormwater runoff towards the proposed stone swales along the edge of the driveway; no catchbasins are proposed.

Upon query by Mr. Froberg, Mr. Tidman stated that the existing quarry does have wildlife value, it does not function as a vernal pool and the water elevation does not fluctuate much during the dry season as it is located in bedrock. Mr. Tidman anticipates that the agreement between the Applicant/owner and the Town will limit the drawing of water from the quarry so that the quarry water level does not go below a specified level (to be determined) from the natural low water mark. The pipe connecting the quarry to NARA Park's replicated wetland will probably be $\frac{3}{4}$ " to 1" with a valve and trickle pump. The valve would be located at NARA Park to keep the water head in the pipe. The quarry connection infrastructure will be at the cost of the Town and the owner would communicate with the Town to control the water elevation in the quarry. The pipe would be installed at the same time as the utility and driveway construction.

Upon query by Mr. Froberg, Mr. Dipersio stated that the final proposed plan is before the Commission at this time; the plan reflects a utility trench within the driveway layout. The draw-down of water from the quarry will be controlled so that the quarry water does not go below its natural low water mark and therefore should not have an adverse impact on the quarry resource area.

Upon query by Mr. Froberg, Creighton Peet stated that it will be the Town's responsibility (procedurally) to provide the connection from the quarry to NARA Park.

Mr. Froberg suggested, if an OOC is issued, that the Commission include a special condition allowing for the installation of the pipe but requiring that the connection cannot be utilized until the Commission receives and approves a wetlands filing detailing the draw-down procedure.

Mr. Tidman stated that the pipe connection will be installed within the utility trench included in this NOI application, but before the connection is opened and used the Town will file with the Commission so that it may evaluate the environmental impact, if any, to the quarry. The proposed connection would be a valuable water resource for the Town to utilize at NARA

Upon query by Mr. Maitland, Mr. Dipersio noted that the driveway's closest point to wetlands is 50' based on changes requested by the Town.

9:36 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision – Quarry Road (rear) - Town Atlas Plate C-5, parcel 11

Ms. Adachi moved that the Commission issue an Order of Conditions for the amended plans as presented with the following special conditions:

- 1) The installation of a pipe for the purpose of drawing water from the quarry for future use at NARA Park may be installed during construction of the driveway accessing this property; however, no water may be removed from the quarry for use at NARA Park until such time as a filing has been submitted to the Conservation Commission justifying the use of the water and providing credible evidence that no environmental impact to the quarry will occur as a result of the draw-down.
- 2) At such time as an agreement has been made between the Town of Acton and the Applicant for water withdrawal from the quarry, an amended plan shall be submitted detailing the pipe installation within the defined utility trench.
- 3) The proposed "future access bridge" and associated "future 10' wide trail" shown on the site plan dated 8/29/06 is not approved with this Order of Conditions (DEP File No. 85-948). At such time as the Applicant wishes to construct the proposed bridge and trail, a new Notice of Intent must be filed and an Order of Conditions obtained prior commencement of work.

Mr. Froberg 2nd; motion passed unanimously.

NOI - Continuation - 2 Haynes Court – Robert Lavin

The Commission resumed the hearing from earlier this evening.

Mr. Lavin submitted a handwritten request for waiver, dated 9/6/06, from the setbacks required under the Bylaw (see file). Mr. Lavin does not feel that he can move the proposed addition three feet farther from wetlands to meet the setback requirements. The Applicant would add more native plantings in the backyard area behind the proposed addition, in compensation for the increased encroachment on the wetlands and increase of impervious surface.

9:49 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 2 Haynes Court

Mr. Froberg moved that the Commission issue and Order of Conditions for the plans as submitted accepting the request for waiver. Ms. Serafini 2nd; unanimous.

DEP Site Visit - 93 Taylor Road Appeal - September 22, 2006

Bond Release - Site Visit - Quail Ridge Country Club

Mr. Tidman reported that QRCC is looking for a bond release from the Planning Board and Engineering Department for erosion control. Mr. Tidman would like a few commissioners to accompany him on the site walk to review.

Decision - Lots 7 & 8 Willow Street

The Commission held discussion regarding a proposed deed restriction on the area to be delineated by the environmental hedge with concrete bounds. The Commission must not give the impression that it will readily waive Bylaw setbacks on one site in exchange for transfers of land elsewhere to the Town. In the Willow Street project, much of the public-interest justification for waiving setback requirements would be the proposed conveyance to the Town of a separate parcel that will not directly benefit abutters of the Willow Street parcels. But the Commission also is comfortable with the Applicant's proposed construction plan. If the Commission is prepared to approve the project, the Commission must make clear in waiving the setbacks that it has determined that the development as designed will have no adverse impact on the wetlands.

Ms. Adachi moved that the Commission issue an Order of Conditions for both Lots 7 & 8 Willow Street as presented, granting the waiver and accepting the 7+ acre land gift with the special condition that a deed restriction be placed on the rear of the parcels that include concrete bounds demarking the restricted future use (see file).

Mr. Froberg 2nd; unanimous.

Minutes

Mr. Froberg moved that the Commission accept the minutes for July 19, 2006. Ms. Adachi 2nd; unanimous.

Wastewater Resources Advisory Committee - Mr. Maitland will sit on the Committee as a representative from the Commission and Bill Froberg will serve as an alternate.

10:20 Meeting adjourned.

Terrence Maitland

Terrence Maitland,
Chair

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