

Board of Directors Meeting
Variance Granting Authority
Applicable Subdivision Board
August 8, 2011 @ 8:30am
Conference Room, Corporate Office

Directors Present: Gerard Eramo, Chairman
James W. Lavin
Joseph Connolly
Jeffrey Wall
John Ward

Also Present: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager

The Chairman called the Board of Directors, Variance Granting Authority and Applicable Subdivision Board meetings to order at 8:30am.

Reorganization of the Board of Directors
The CEO asked for nominations for the executive positions.

**VOTED: Motion of John Ward, seconded by Joseph Connolly, to elect Gerard Eramo as Chairman
Unanimous vote**

**VOTED: Motion of Gerard Eramo, seconded by Jeffrey Wall, to elect Joseph Connolly as Vice Chairman
Unanimous vote**

**VOTED: Motion of John Ward, seconded by Gerard Eramo, to re-elect James W. Lavin as Clerk
Unanimous vote**

On behalf of the Board, Mr. Connolly thanked Mr. Wall for his efforts and his accessibility. The time and energy he invested for the Corporation was most appreciated by staff and directors. Mr. Eramo presented Mr. Wall with a gavel plaque recognizing his term of service as Chairman. The former Chairman graciously accepted.

8:35AM PUBLIC HEARING – Variance Granting Authority

The Chairman opened the Public Hearing at 8:35am on the Whitman Homes, Inc. variance application related to the front setback for Townhouse-1.

Mr. Young noted that the last Public Hearing didn't have a proper quorum present to vote on this variance request. Whitman Homes Site Plan application for Parcel R3B was approved at a Zoning Enforcement Officer Hearing held on June 29th. Mr. Whittington presented the plan showing the 3 unit town house building, proposed in the same manner as the 4 unit building they constructed on Parcel R3A. Mr. Young recommended approval.

There were no public hearing comments on the Variance application of Whitman Homes, Inc.

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to close the public hearing
Unanimous vote**

The Public Hearing ended at 8:45am

Board Measure 11-049 Variance Request – Lot R3B

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to approve, subject to the terms of the

Board's decision dated August 8, 2011, the Variance Application submitted by Whitman Homes, Inc. dated June 7, 2011 allowing relief from the required front setback for the three Townhouse-1 Units as shown in Whitman Homes, Inc.'s approved site plan for Lot R3B

4-0-1 vote John Ward abstained

The Board signed the Variance Granting Authority Decision Document.

Applicable Subdivision Board

The Board was informed that the Whitman Homes (previously endorsed) ANR plan for Parcel R3B was re-filed with the Corporation because the applicant had to adjust the boundaries on the three Townhome lots. National Grid installed a transformer before foundation work began, and its location impeded on the building footprint. Mr. Whittington presented his revised ANR Plan.

Mr. Connolly was informed that the person Mr. Whittington contacted at National Grid would not consider relocating or re-orienting the transformer box. Mr. Connolly suggested, in future, contacting Mr. Joe Cardinal.

Board measure 11-050 Phase 1A Parcel R3B

VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, that approval under the Subdivision Control Law is not required for the subdivision of parcel R3B as shown of the ANR Plan of Land dated August 1, 2011

4-0-1 vote John Ward abstained

The Board signed off on the ANR Plan Mylar's.

Minutes

VOTED: Motion of Joseph Connolly, seconded by James Lavin, to approve the open session minutes of the Board of Directors meeting held on July 11, 2011

4-0-1 vote Jeffrey Wall abstained

VOTED: Motion of Joseph Connolly, seconded by James Lavin, to approve the executive session minutes of the Board of Directors meeting held on July 11, 2011

4-0-1 vote Jeffrey Wall abstained

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to approve the executive session minutes of the Board of Directors meeting held on July 13, 2011

4-0-1 vote John Ward abstained

The Board was informed that the new residents of SouthField had come to the Corporation to meet staff. The Directors agreed welcome letters should be sent on behalf of the Board.

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to adjourn the meeting
Unanimous vote**

The meeting ended 8:57am