

EAST MARLBOROUGH TOWNSHIP

BOARD OF SUPERVISORS

Meeting of the Board – March 1, 2010

Chairman Cuyler H. Walker called the public meeting to order at 7:30 p.m. in the Township Building by leading the group in the pledge to the United States Flag. Board members Richard E. Hicks, Eddie G. Caudill, Robert F. Weer, and Richard P.S. Hannum, Jr. were present, as was Solicitor Fronefield Crawford, Jr. The public meeting was preceded by a public information session at which the Supervisors heard a proposal from Tangent for providing solar panels at the Township site on Unionville Road.

Minutes of February 1, 2010. By unanimous vote (5-0), the Board accepted the minutes as prepared.

Public Comment Period.

Mark Benzel said that the roads in East Marlborough following the two major snow events in February were “indisputably the best in the area.” He said the road crew should be commended for the fine work they did to keep roads open.

Escrow Release. There were no requests.

Sigman Estate Subdivision. The application was represented by Jim Fritsch, P.E., from Register Associates. The plan provides for a re-location of the property line between the two existing lots on Folly Hill Road. Mr. Caudill expressed concern about the sight distance along Folly Hill Road for the proposed new driveway, although it appeared to meet ordinance requirements. The supervisors voted unanimously (5-0), to approve the plan, including the four waivers as outlined in Jim Hatfield’s letter of February 22, 2010, and dealing with such items as shadow analysis, contours on the plan, and the need for a conservation plan.

Unionville Presbyterian Church – The church was represented by Richard P.S. Hannum, Esq. who explained that the property owned by the church on the east side of Wollaston Road, e.g. formerly the manse, had gained 61% tax exemption by ruling of Commonwealth Court. By unanimous vote (5-0), the Supervisors agreed to facilitate the reduced payment of 2009 taxes to each of the taxing entities.

Wal-Mart Conditional Use Order. The amended Order has been postponed until April 5, 2010, at the request of the applicant.

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Schoolhouse Road Townhouses – Jim O’Neill from McCombie Associates spoke on behalf of the Homeowner Association in requesting support from the Township in getting the developer to address some grading and drainage issues identified by McCombie and the HOA. Doug Knox, representing Bentley, the developer, said that all of the items brought to his attention are considered discretionary, e.g., not required by the Township. Ms. White, President of the HOA, did not present information on other issues which she considered to be in need of attention. Messrs. Knox and O’Neill agreed to work together in the spring to attempt to resolve the grading and drainage issues.

Onix Group – Request for Change in Use of the former Saxby’s Coffee Shop. Steve Silver, President of the Onix Group, asked for direction on the procedure for getting approval for a Jake’s Hamburger shop to be located in the building. There was a question as to whether food service was generically approved in earlier conditional use orders. The Board agreed to research the previous orders to determine the breadth of the approval. In the event that the Conditional Use hearing must be re-opened, the Board tentatively set April 5, 2010 at 7 p.m. for the hearing, should it be needed.

Bills. By unanimous vote (5-0), with each supervisor abstaining on a single vote with a perceived conflict of interest, the Board approved payment of the attached list of invoices, with the following totals:

General Fund	\$21,464.35
Payroll	\$76,531.38
Sewer Fund	\$138,857.13
State Fund	\$26,102.05

Treasurer’s Report. By unanimous vote (5-0), the Board accepted the attached report, as prepared. The public meeting was adjourned at 8:57 p.m., at which point the Supervisors went into executive session with the solicitor to discuss a pending legal matter.

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Jane R. Laslo, Manager/Secretary