

**DESIGN REVIEW BOARD**  
**Monday, September 11, 2023**  
**7:30 p.m.**

**Virtual Meeting using Zoom**  
Meeting ID: 845-1987-6965  
(Instructions for accessing below)

*Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and extended through 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.*

**To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: <https://us02web.zoom.us/j/84519876965>**

**To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](http://www.zoom.us) click "Join a Meeting" and enter the following ID: 845-1987-6965**

**HEARINGS:**

Public notice is hereby given that St. Sebastians School located at 1191 Greendale Avenue, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law, Section 5.5.3.1, sub-section a). & b)., seeking approval for three permanent signs in addition to one existing permanent sign when only two are allowed, and any other applicable sections of the By-law.

**APPLICANTS:**

Kevin Rosenberg, Exposé Signs & Graphics representing Congregational Church located at 1154 Great Plain Avenue and applying for signage.

Simon Beylin, Beylin Builders applying for façade work at 117 Chestnut Street.

**REVIEW**

Minutes of 8/21/2023 meeting.

***Next Public Meeting – October 2, 2023 at 7:30pm via Zoom Webinar***



## TOWN OF NEEDHAM

### DESIGN REVIEW BOARD

Public Service Administration Building  
500 Dedham Avenue  
Needham, MA 02492

### Application and Report

**Property Location:** 1191 Greendale Avenue, Needham MA 02492 **Date:** 8/7/23

**Owner:** St. Sebastian's School

**Address:** 1191 Greendale Avenue, Needham, MA 02492  
Street City State Zip

**Telephone:** 781-449-5200

**Applicant:** St. Sebastian's School

**Address:** 1191 Greendale Avenue, Needham, MA 02492  
Street City State Zip

**Telephone:** 781-449-5200

**Designer/Installer:** Designer: Robert Olson + Associates / Installer: SignWorks Group, Inc.

**Address:** RO+A: 374 Congress Street Boston MA 02210  
Signworks: 60 Arsenal Street Watertown MA 02472  
Street City State Zip

**Telephone:** RO+A: 617-338-2790  
Signworks: 617-924-0292

| Type of Application                                      |
|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Sign                 |
| <input type="checkbox"/> Minor Project                   |
| <input type="checkbox"/> Exterior Alterations            |
| Major Project (Site Plan Review)                         |
| <input type="checkbox"/> - preliminary                   |
| <input type="checkbox"/> - final                         |
| <input type="checkbox"/> Flexible Subdivision            |
| <input type="checkbox"/> Planned Residential Development |
| <input type="checkbox"/> Residential Compound            |

Brief description of sign or project:

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New street sign (Signage "A") to replace existing directional sign at the entrance to Hockey Rink Building parking lot. Sign is double sided and the design follows existing school signage located at driveway entrance to Arts and Athletic Center Buildings.

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Please email completed application to [elitchman@needhamma.gov](mailto:elitchman@needhamma.gov)

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EXISTING IDENTITY SIGN



VIEW FROM GREENDALE AVE.

**SIGN "A" MATCHES THE DESIGN  
OF THE EXISTING IDENTITY SIGN  
AT DRIVEWAY.  
SEE DRAWING A1.0**

A photograph of a parking lot with a black signpost pointing left, labeled "Library" and "Book". A yellow arrow points to the signpost. The background shows trees, a grassy area, and a building.

EXISTING DIRECTIONAL SIGN TO  
BE REPLACED WITH SIGN "A".  
SEE DRAWING A1.0

**SIGN "A" MATCHES THE DESIGN  
OF THE EXISTING IDENTITY SIGN  
AT DRIVEWAY.  
SEE DRAWING A1.0**

VIEW OF HOCKEY RINK  
FROM GREENDALE AVE.  
AT ENTRANCE TO  
PARKING LOT

VIEW OF HOCKEY RINK  
FROM GREENDALE AVE.  
AT ENTRANCE TO DRIVEWAY

## St. Sebastian's School, Needham MA









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|----------------------------------------------------------|
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| <input type="checkbox"/> Minor Project                   |
| <input type="checkbox"/> Exterior Alterations            |
| Major Project (Site Plan Review)                         |
| <input type="checkbox"/> - preliminary                   |
| <input type="checkbox"/> - final                         |
| <input type="checkbox"/> Flexible Subdivision            |
| <input type="checkbox"/> Planned Residential Development |
| <input type="checkbox"/> Residential Compound            |

Brief description of sign or project:

Building sign (Signage "B") over main entrance to Hockey Rink in applied letters with outline back panel. Sign reads: "ST. SEBASTIAN'S SCHOOL".

**Please email completed application to [elitchman@needhamma.gov](mailto:elitchman@needhamma.gov)**



## TOWN OF NEEDHAM

### DESIGN REVIEW BOARD

Public Service Administration Building  
500 Dedham Avenue  
Needham, MA 02492

### Application and Report

**Property Location:** 1191 Greendale Avenue, Needham MA 02492 **Date:** 8/7/23

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**Telephone:** RO+A: 617-338-2790  
Signworks: 617-924-0292

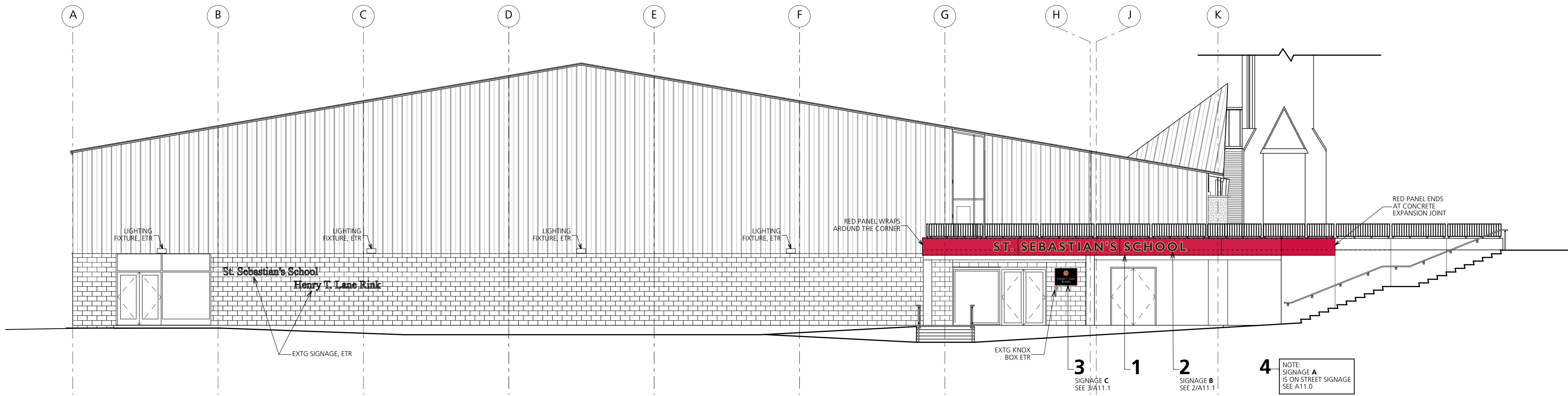
| Type of Application                                      |
|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Sign                 |
| <input type="checkbox"/> Minor Project                   |
| <input type="checkbox"/> Exterior Alterations            |
| Major Project (Site Plan Review)                         |
| <input type="checkbox"/> - preliminary                   |
| <input type="checkbox"/> - final                         |
| <input type="checkbox"/> Flexible Subdivision            |
| <input type="checkbox"/> Planned Residential Development |
| <input type="checkbox"/> Residential Compound            |

Brief description of sign or project:

Dedication on-wall sign (Signage "C") located at the north door to the Rink in the recess created by the projecting entrance level of the Arts building on the floor above.

**Please email completed application to [elitchman@needhamma.gov](mailto:elitchman@needhamma.gov)**

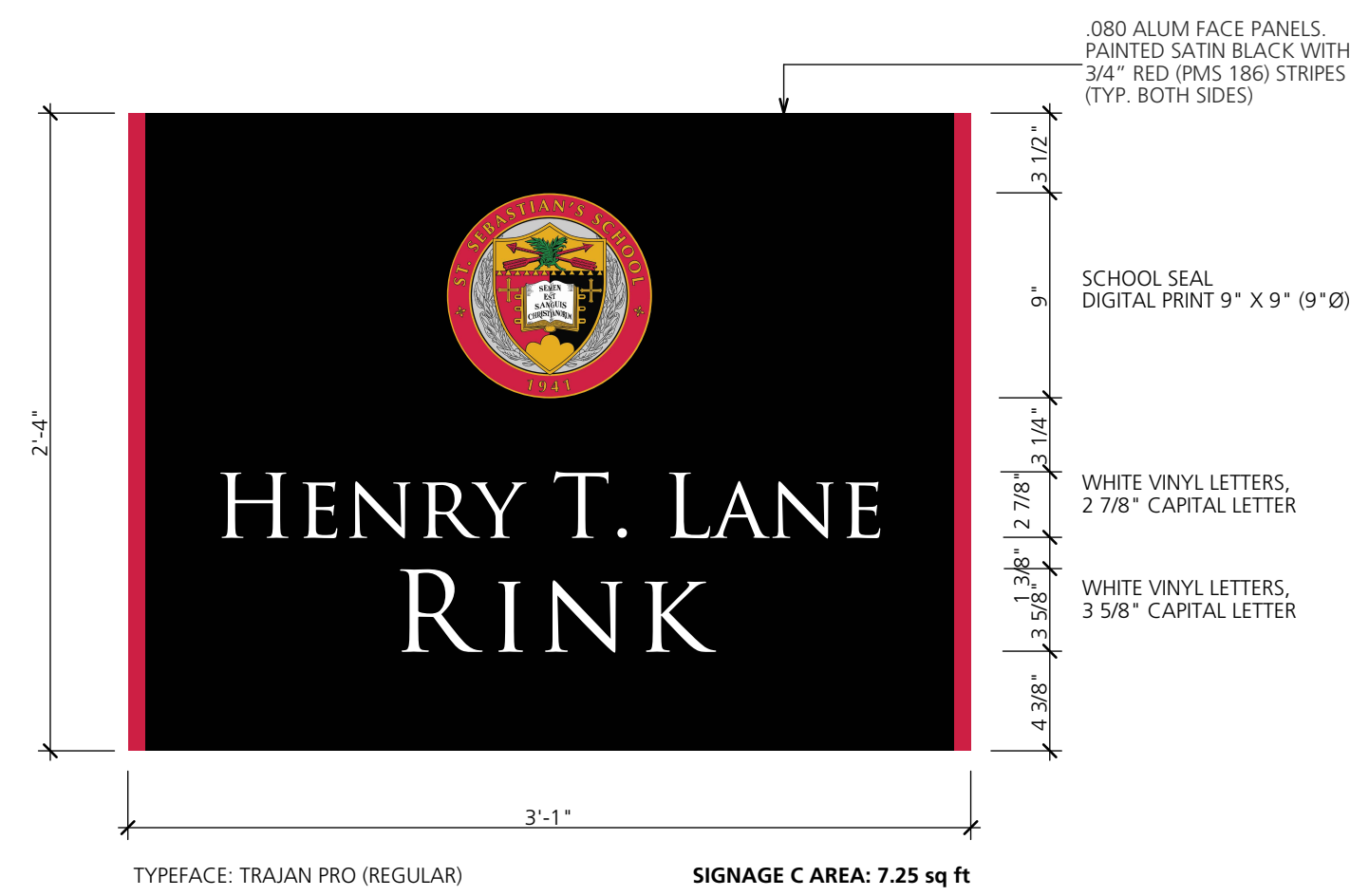




1 EAST FACADE SIGNAGE  
1/8" = 1'-0"



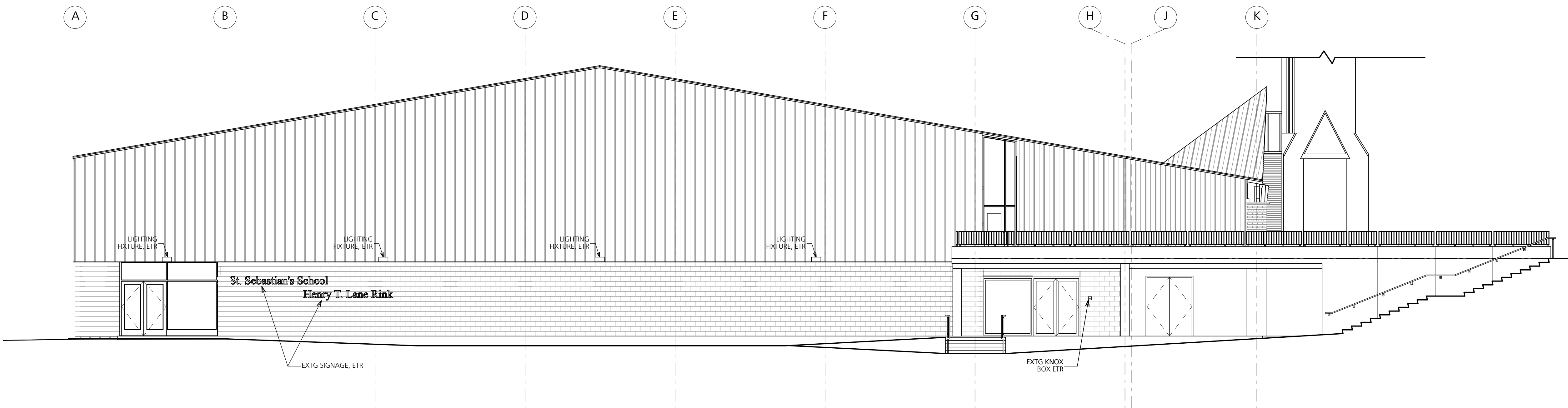
2 SIGNAGE B - ON RED METAL FASCIA - UNFOLDED ELEVATION VIEW  
1/2" = 1'-0"



3 SIGNAGE C - ON CMU WALL  
1 1/2" = 1'-0"

- 1 PROVIDE METAL FASCIA IN SCHOOL COLOR (RED)
- 2 SIGNAGE **B**: PROVIDE BUILDING SIGN OVER MAIN ENTRANCE IN APPLIED LETTERS 14" HIGH WITH OUTLINE BACK PANEL WITH 1" PROJECTION ALL AROUND, WITH OFF WHITE COLOR TO MATCH FACADE EXISTING METAL PANEL COLOR.
- 3 SIGNAGE **C**: PROVIDE IDENTIFICATION ON WALL SIGN ON THE SIDE OF MAIN ENTRANCE.
- 4 SIGNAGE **A**: PROVIDE NEW STREET SIGN FOR PUBLIC BUILDING IDENTIFICATION. SEE A11.0

**NOTE:**  
- AREA OF PROPOSED SIGN B IS 35.5 SF  
- AREA OF PROPOSED SIGN C IS 7.25 SF  
- AREA OF PROPOSED SIGN A IS 13.0 SF EA SIDE



4 EAST FACADE - EXISTING CONDITIONS AND DEMOLITION WORK  
1/8" = 1'-0"

#### DEMOLITION NOTES

**NOTE:**  
FOR DEMO NOTES FOR STREET SIGNAGE A SEE NOTES ON A11.0

Robert Olson+Associates Architects

374 Congress Street  
Boston, MA 02210  
617 338-2790

HOCKEY RINK IMPROVEMENTS  
ST. SEBASTIAN'S SCHOOL

1191 GREENDALE AVENUE  
NEEDHAM, MA

© 2022 Robert Olson + Associates, Architects

#### EAST FACADE SIGNAGE

DATE: 5/24/23  
SCALE: AS NOTED  
PROJECT: HRI-1510  
REV. # DATE BULLET #

A11.1





|          |          |          |
|----------|----------|----------|
| DATE:    | 5/24/23  |          |
| SCALE:   | AS NOTED |          |
| PROJECT: | HRI-1510 |          |
| REV.#    | DATE     | BULLET.# |

## A11.2





**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

Public Service Administration Building  
500 Dedham Avenue  
Needham, MA 02492  
**Application and Report**

Property Location: 1154 GREAT PLAIN AVE Date: 8-25-23

Owner: CONGREGATIONAL CHURCH OF NEEDHAM

Address: 1154 GREAT PLAIN AVE NEEDHAM MA 02492  
Street City State Zip

Telephone: 781-444-2510

Applicant: ANDREW CLARK EXPOSE SIGNS+GRAPHICS INC

Address: 3 LANDING LANE HERNDON MA 01747  
Street City State Zip

Telephone: 508-381-0941

Designer/Installer: SAME AS APPLICANT

Address: \_\_\_\_\_  
Street City State Zip

Telephone: \_\_\_\_\_

| Type of Application                                      |
|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Sign                 |
| <input type="checkbox"/> Minor Project                   |
| <input type="checkbox"/> Exterior Alterations            |
| Major Project (Site Plan Review)                         |
| <input type="checkbox"/> - preliminary                   |
| <input type="checkbox"/> - final                         |
| <input type="checkbox"/> Flexible Subdivision            |
| <input type="checkbox"/> Planned Residential Development |
| <input type="checkbox"/> Residential Compound            |

Brief description of sign or project:

REBUILD + REPLACE PRE-EXISTING DOUBLE SIDED NON-  
ILLUMINATED SIGN

Please email completed application to [elitchman@needhamma.gov](mailto:elitchman@needhamma.gov)



JOB# 20669

EST#

ITEM# 1

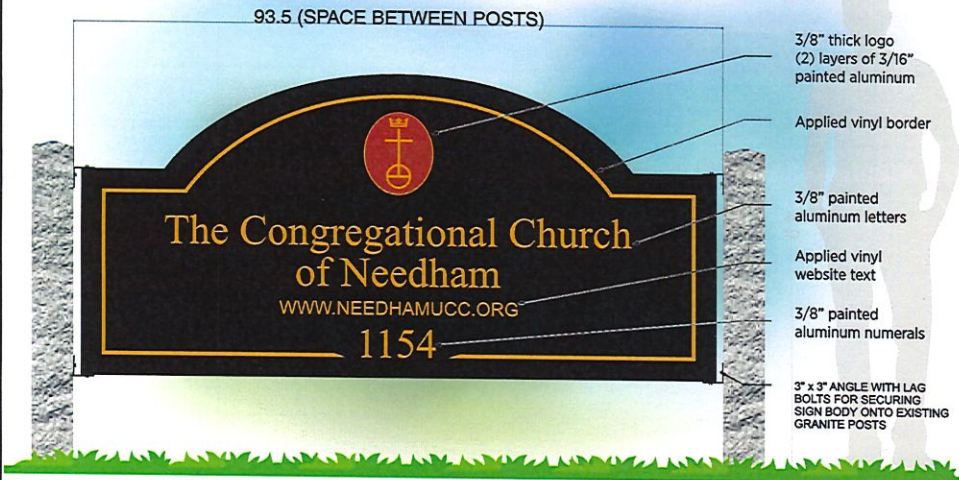
DUE DATE:

PROOF DATE: 8/23/2023

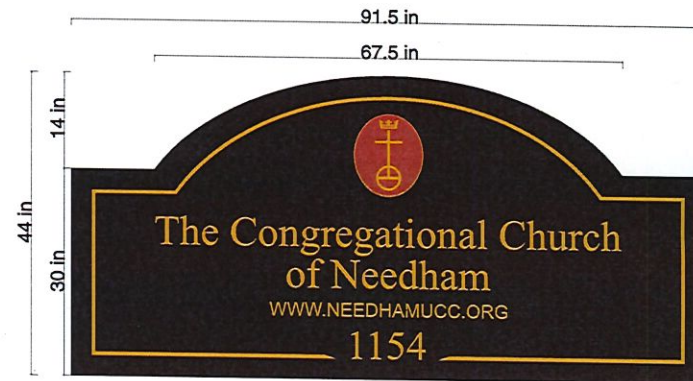


3" x 3" ALUMINUM ANGLE WITH LAG BOLTS

93.5 (SPACE BETWEEN POSTS)



DOUBLE SIDED MONUMENT  
EXISTING GRANITE POSTS  
QTY:1



14"H x 67.5"W x 3.25"D  
FABRICATED SIGN BODY  
(WELDED AND SEAMS FILLED)

SERIES 3 SLIDE BODY  
SIGN COMP KIT

.080"D ALUMINUM FACES

30"H x 91.5"W x 3.25"D SIGN KIT BODY  
14"H x 67.5"H x 3.25"D FABRICATED "TOPPER"  
WELDED TO SIGN KIT BODY AND SEAMS  
FILLED WITH BODY FILLER. SANDED AND  
PAINTED BLACK

COPY FONT(S): Outlines

LOGO: Outlines

LAYOUT BY:  
BIG DAN



PLEASE SPECIFY  
PMS COLOR



PLEASE SPECIFY  
PMS COLOR



BLACK

IT IS THE CUSTOMER'S RESPONSIBILITY TO CAREFULLY PROOF LAYOUT TO  
ENSURE THAT ALL ARTWORK MEETS YOUR SPECIFICATIONS  
SIGNATURE & DATE REQUIRED TO MOVE TO PRODUCTION  
Please return approvals for this artwork to [design@forhillsigns.com](mailto:design@forhillsigns.com)

**FH** FT. HILL  
SIGN PRODUCTS

3 Landing Lane • Hopedale, Ma 01747  
phone: 508.381.0357 fax: 508.381.3784

Congregational Church of Needham  
ATTN: Mary Sue Cotton  
[mscott59@gmail.com](mailto:mscott59@gmail.com)

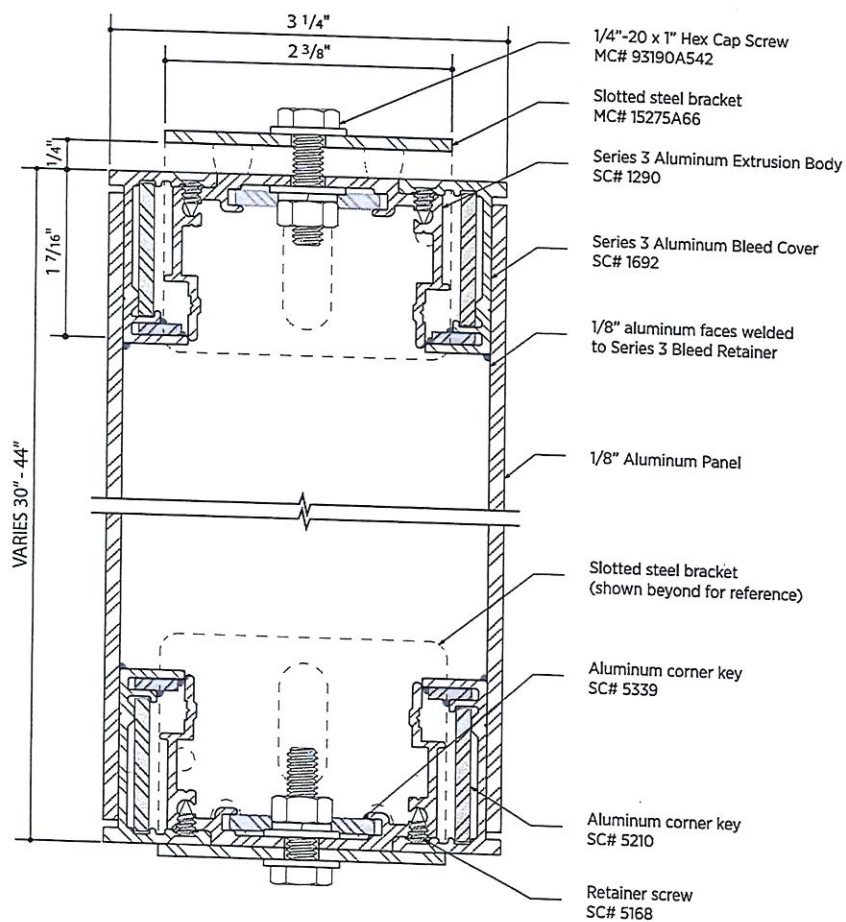
INSTALL

(1) 30"H x 91.5"W x 3.25"D SIGN COMP LOWER  
SECTION, 14"H x 67.5"W x 3.25" FABRICATED  
CABINET UPPER SECTION. SECTIONS WELDED  
AND SEAMS FILLED. CABINET PAINTED BLACK.  
3/8"D ALUMINUM LETTERS, STUD MOUNTED TO  
CAB. VINYL SUB TEXT & BORDER. 3" x 3" ANGLE  
TO EXISTING GRANITE

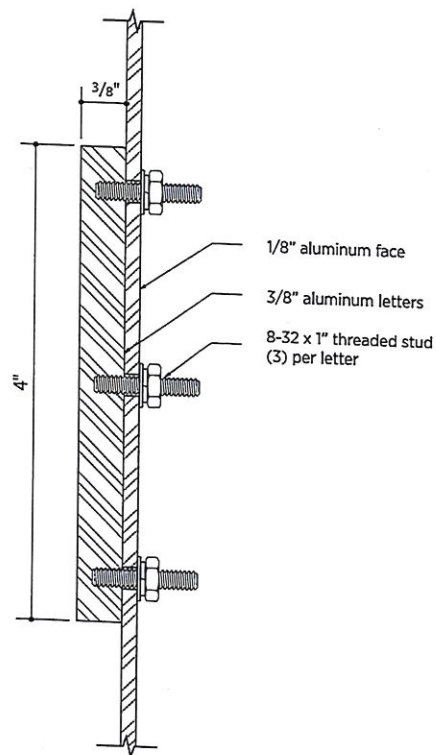
**APPROVAL**  
SIGNATURE & DATE REQUIRED FOR PRODUCTION

SIGNATURE \_\_\_\_\_

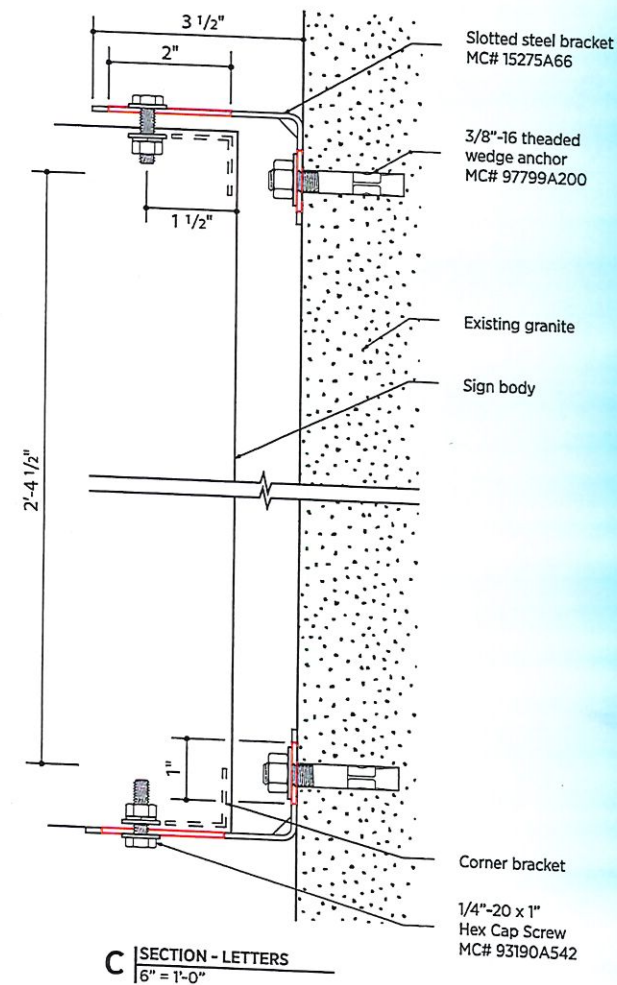
DATE \_\_\_\_\_



**A** SECTION VIEW - FRAME  
FULL SIZE



**B** SECTION - LETTERS  
FULL SIZE



**C** SECTION - LETTERS  
6" = 1'-0"



Whitney Velgas / 292 Reservoir St / Needham, MA 02494  
781 449 1351 / whitneyvelgas.com

Concept Drawing

The Congregational Church of Needham  
Main ID Sign  
Needham, MA

rev 1 ---  
rev 2 ---

date 13 May 2021

proj. no. WV----

drawn JMH

scale As Noted



1154 Great Plain Ave  
Needham, MA 02492

287.25 FT OF FRONTAGE  
SIGN SETBACK: 10 FT



LAYOUT BY:  
BIG DAN



The Congregational Church  
of Needham  
WWW.NEEDHAMCUG.ORG  
1154

44"H x 91.5"W x 3.25"D  
(EXISTING POSTS)  
27.9 Sq. Feet











## **TOWN OF NEEDHAM**

### **DESIGN REVIEW BOARD**

Public Service Administration Building  
500 Dedham Avenue  
Needham, MA 02492

### **Application and Report**

**Property Location:** 117 Chestnut Street **Date:** 8/21/23

**Owner:** Somi Kim

**Address:** 117 Chestnut Street Needham MA 02492  
Street City State Zip

**Telephone:** 413-687-1209

**Applicant:** Beylin Builders, c/o Simon Beylin

**Address:** 44 Indian Rock Road, #850 Winham NH 03087  
Street City State Zip

**Telephone:** 978-955-1634

**Designer/Installer:** Beylin Builders

**Address:** 44 Indian Rock Road, #850 Windham NH 03087  
Street City State Zip

**Telephone:** 978-955-1634

| Type of Application                                      |
|----------------------------------------------------------|
| <input type="checkbox"/> Sign                            |
| <input type="checkbox"/> Minor Project                   |
| <input checked="" type="checkbox"/> Exterior Alterations |
| Major Project (Site Plan Review)                         |
| <input type="checkbox"/> - preliminary                   |
| <input type="checkbox"/> - final                         |
| <input type="checkbox"/> Flexible Subdivision            |
| <input type="checkbox"/> Planned Residential Development |
| <input type="checkbox"/> Residential Compound            |

*Brief description of sign or project:*

Adding ADA accesible ramp to the front of the building, and enclosing covered porches to increase the  
size of dental operatories to allow for ADA compliance.

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**Please email completed application to [elitchman@needhamma.gov](mailto:elitchman@needhamma.gov)**





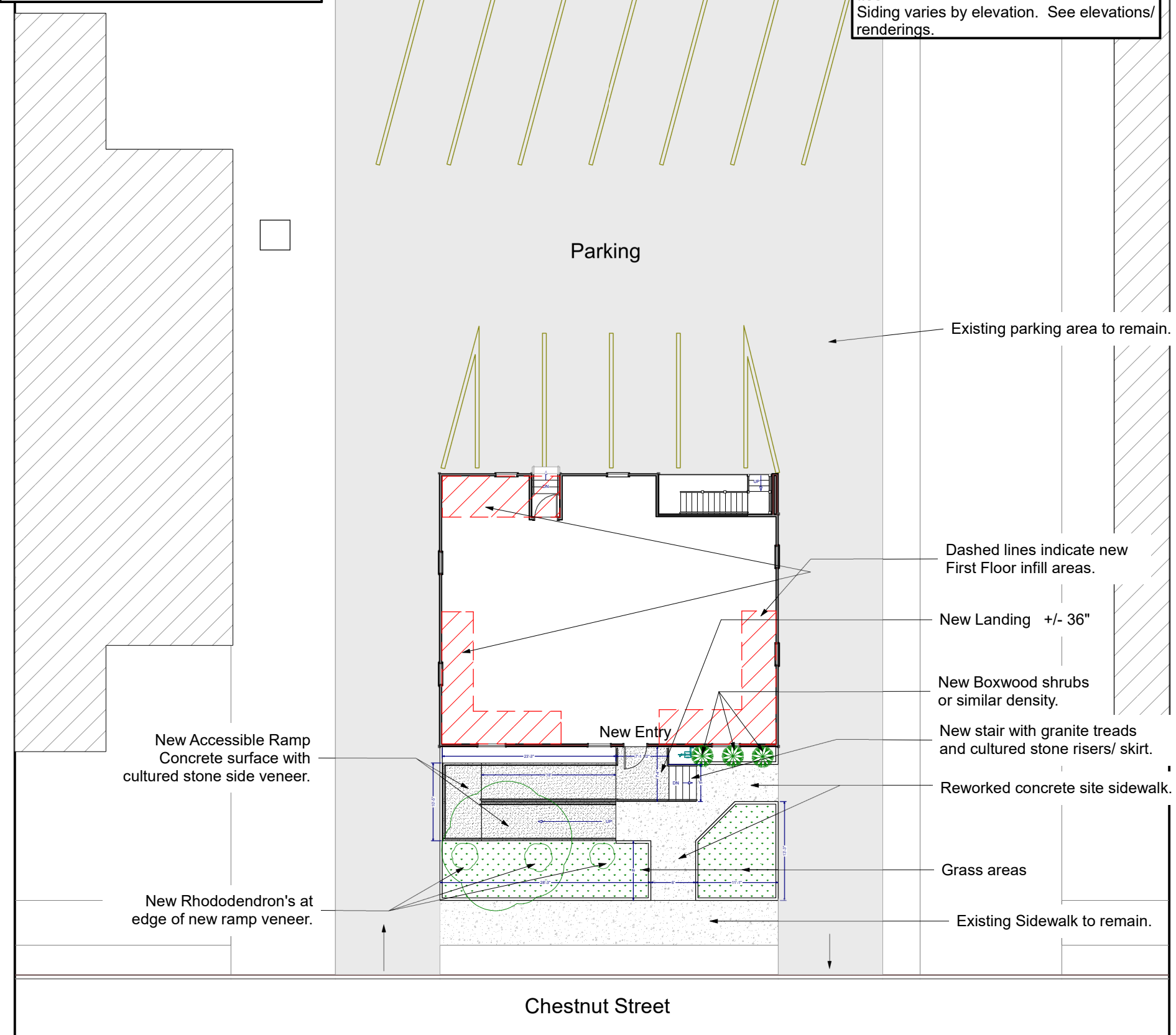
EXISTING PHOTOS



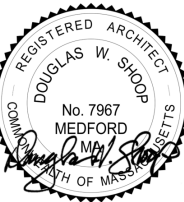
Rhododendron Shrub



Boxwood Shrub



NOTE:  
All new siding to match existing (horizontal and vertical) siding treatment at new first floor extended floor areas on three sides. Siding varies by elevation. See elevations/renderings.



Douglas Shoop & Associates  
One Shipyard Way  
Medford, MA 02155



ACCESSIBLE RAMP/  
NEW ENTRY  
117-119 Chestnut Street  
Needham, MA 02492

EXISTING PHOTOS  
PROPOSED RAMP PLAN

DATE: 9/4/2023

L-01

# SITE PLAN





Chestnut St. - East Elevation



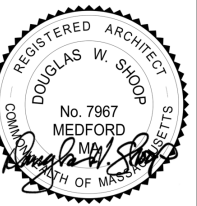
South Elevation



Perspective from Street



Perspective from Street



Douglas Shoop & Associates  
One Shipyard Way  
Medford, MA 02155



ACCESSIBLE RAMP/  
NEW ENTRY  
117-119 Chestnut Street  
Needham, MA 02492

ACCESSIBLE RAMP/  
NEW ENTRY  
NEW ENTRY

DATE: 9/4/2023

L-02





Birds Eye View of Ramp



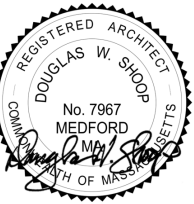
Head on View from Street



North Parking Lot View



Parking lot South View



Douglas Shoop & Associates  
One Shipyard Way  
Medford, MA 02155



ACCESSIBLE RAMP/  
NEW ENTRY  
117-119 Chestnut Street  
Needham, MA 02492

3D RENDERING VIEWS

DATE: 9/4/2023

L-03





**Design Review Board Meeting Minutes**  
**Monday, August 21, 2023**  
**7:30 p.m.**

**Board Members:**

Mark Gluesing, Board Chair (P)  
Bob Dermody, Board Member (P)  
Steve Dornbusch, Board Member (P)  
Susan Opton, Board Member (P)  
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

**Applicants & Attendees:**

1. Will Porcello, owner Wexford Street Auto located at 1584 Great Plain Avenue and applying for signage.
2. Nicole Handricken, Sign Design representing Elliot Physical Therapy located at 392 Chestnut Street and applying for signage.
3. Nicole Pretorius, Pretorius Electric & Sign representing Splash & Dash Groomerie and Boutique located at 120 Highland Avenue and applying for signage.

Chair Gluesing called the meeting to order on August 21, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

**Agenda Item 1:**

*Will Porcello, owner Wexford Street Auto located at 1584 Great Plain Avenue and applying for signage.*

Mr. Porcello explained that the sign will contain the name of the business, and Auto Repair Services with the established date. This will be made of PVC with applied letters. There is no lighting proposed on the sign. There is an existing light to illuminate the sign only that he will be having repaired.

Mr. Dermody stated that the sign is a bit busy for his liking.

Chair Gluesing agreed that this seems to be a lot of information inside of a small space. He would like to see one of the service/repair words selected, and potentially the name of the business a bit larger. Mr. Porcello agreed to selecting the word "Service" for the sign.

Mr. Dornbusch suggested removing the established date in order to enlarge the name of the business.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the sign for 1584 Great Plain Avenue, with the condition that the word "Repair" be removed, the establishment date be removed, the lettering for Wexford Street Auto be increased



to 5", and to increase the box proportionately. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

**Agenda Item 2:**

*Marie Mercier, Sign Design representing Elliot Physical Therapy located at 392 Chestnut Street and applying for signage.*

Ms. Mercier explained that there is an aluminum pan face sign proposed on the front of the building with the company name facing onto Chestnut Street. On the wall near the door, there is a second sign proposed directing people pointing to the entrance at the rear of the building. Facing the side street of the building, there is a sign proposed with the name and indicating the location of entrance at the rear of the building. Two small aluminum signs are proposed for a column at the rear entrance. There is a window graphic at the rear entrance storefront.

Chair Gluesing explained that the applicant reduced the size of the signs after discussion with the town to try to avoid having to apply for a Special Permit. However, after review with the Building Commissioner only one sign at this size can be approved, instead of three as proposed. The column signs will need a Special Permit.

The Board discussed the Chestnut Street wall and directional signs. Mr. Dornbusch suggested that the words "back of building" be added to the directional sign. There was discussion regarding potentially placing a graphic sign on the door, instead of having a directional sign.

The Board discussed the sign on the side street wall of the building. Mr. Dermody stated that he would rather minimize signs on the building itself. Other tenants may wish to place signs on the building indicating the location of their entrance as well. Ms. Opton stated that the sign may be better located at ground level. She believes the sign should be centered over a nearby window.

The Board discussed denying the proposed small wall sign on the front wall and instead suggested a window graphic on the door. Chair Gluesing suggested adding the words "at rear."

It was suggested that the window graphic at the rear entrance have the note "First Floor" added.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the primary building sign for 392 Chestnut Street, with the condition that it be centered over the two windows. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the Elliott Physical Therapy entrance sign for 392 Chestnut Street, with the conditions that the words "at rear" be added below the word "Entrance," and that it be a window graphic on the door and not a wall sign. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the Junction Street sign for 392 Chestnut Street, with the conditions that it be reduced to

30” high, that it match the width of the window below, and that it be placed over the second window from the corner. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the window graphic at the rear entrance for Elliott Physical Therapy, with the conditions that the words “first floor” be added to the sign. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

**Agenda Item 3:**

*Rich Pretorius, Pretorius Electric & Sign representing Splash & Dash Groomerie and Boutique located at 120 Highland Avenue and applying for signage.*

Mr. Pretorius explained that two signs are proposed. The first sign is 31.21 s.f on the parking lot side elevation of the building, made with channel letters, internally illuminated, mounted on painted raceways. Sign two is of the same construction, 26.9 s.f., facing Highland Avenue. There are also tenant panels in the existing compound sign proposed. A door and window vinyl graphics with the logo, store hours, and two green stripes is proposed, 14.25 s.f.

Regarding the Highland Avenue sign, Mr. Dornbusch stated that this does not seem to be centered. The Chair noted that a second sign is allowed if the business has an entrance off of a parking lot but it generally has to be smaller. For this location, the Board has allowed the Highland Avenue signs to be smaller, as long as it works with the architecture. The proposed Highland Avenue sign should line up with the Geico sign nearby.

Chair Gluesing stated that the compound sign background should match the other existing sign panels. In terms of the wall graphics, Chair Gluesing stated that the last proposed door graphic gives information about franchises and a website, which he suggested being eliminated as it deals with the chain and not this specific store.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the wall sign on the parking lot side for 120 Highland Avenue, as submitted. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

Upon a motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the Highland Avenue sign for 120 Highland Avenue, with the conditions that it be centered over the window and centered on the center line of the Geico sign. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the compound sign panel for 120 Highland Avenue, with the condition that the background color of the sign match the other signs in the panel. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.



136 Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to  
137 approve the door graphics for 120 Highland Avenue, with the condition that the lower  
138 information regarding franchising be removed. Susan Opton – aye; Bob Dermody – aye; Steve  
139 Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

140  
141 **Minutes:**

142 Minutes from the 08/07/2023 meeting

143  
144 Upon motion duly made by Ms. Opton and seconded by Chair Gluesing, it was voted to approve  
145 the meeting minutes of August 7, 2023, as presented. Susan Opton – aye; and Chair Gluesing -  
146 aye. Motion passed 2-0.

147  
148 Upon motion duly made by Ms. Opton and seconded by Mr. Zemel, it was voted to adjourn at  
149 8:23 p.m. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; and Chair Gluesing  
150 - aye. Motion passed 4-0.

151  
152 ***Next Public Meeting – September 11, 2023 at 7:30pm via Zoom Webinar***