

NEEDHAM PLANNING BOARD MINUTES

February 15, 2011

The regular meeting of the Planning Board held in Performance Center of the Eliot School, was called to order by Ron Ruth, Chairman, on Tuesday, February 15, 2011 at 7:30 p.m. with Messrs. Warner and Jacobs and Ms. McKnight as well as Planning Director, Ms. Newman and Recording Secretary, Donna Kalinowski.

Public Hearings

7:30 p.m. – Aquifer Protection Special Permit: Luis Vidal, 146 Beard Way, Needham, Massachusetts, Petitioner (Property located at 146 Beard Way).

Mr. Ruth informed the applicants he is going to recuse himself from this hearing and Mr. Eisenhut is not present. This only leaves 3 members and they need four. It was decided they will continue this hearing to 8:00 p.m.

Upon a motion made by Mr. Warner, and seconded by Mr. Jacobs, it was by the three members present unanimously:

VOTED: to postpone this hearing to 8:00 p.m.

ANR Plan – Hershey Lot at Great Plain Avenue, Assessor's Map No. 302, Parcels 20, 22 and 23 (Town of Needham, owner).

Ms. Newman noted the Board signed an earlier version but there has been a change to it. The MBTA wanted ownership all the way to the right-of-way line. The plan has been adjusted and is consistent with the Town Meeting vote.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to approve ANR.

7:45 p.m. – Major Project Site Plan Review No. 2011-02: Town of Needham, 470 Dedham Avenue, Needham, MA, Petitioner (Property located at 200 Harris Avenue, Needham, MA).

Steve Popper, representative for the applicant, noted the project is a result of the Newman transformation with regard to the pre-k through kindergarten that will be at Pollard. He noted there was nothing larger than that scope.

Joel Bargmann, architect, gave an overview of the project. The pre-k and kindergarten students will go to Pollard for the 2011-2012 school year. The students are going into modulars that are at the rear of the school. There will be minor interior changes to the entryway. There will be staggered start times. They need 5 van spaces and 29 drop off spaces. He noted there is a need for a temporary shelter for the bus queue. It is too difficult and expensive to rebuild the Harris Avenue parking lot and it is not feasible to drop at the front of the school. The kids would have to walk 615 feet through the school to get to the modulars. Creating a cul-de-sac that encroached on the fields was an option but the buses could not make the turn in the back parking lot. They looked at access off Dedham Avenue as an extension of Glenwood Road. They will convert the parking onto the east side of the access road. They will have access for buses only off Dedham Avenue. The tennis court will become temporary parking and there will be parking along the access road. The back lot will become a drop off area for students. The buses will come off Dedham Avenue, drop at the corner of the building and go out Glenwood.

Mr. Ruth noted the following correspondence for the record: a memo from the Design Review Board, dated 1/24/11; a series of e-mails from the DPW; a memo from Fire Chief Paul Buckley, dated 1/26/11; a memo from Superintendent of Schools Dan Gutekanst, dated 2/15/11; a memo from Police Chief Thomas Leary, dated 2/15/11; a letter from Town Engineer Tony DelGaizo, dated 2/15/11; a memo from Patricia Barry, of the Conservation Commission, to Steven Popper, dated 2/14/11.

Nancy Doherty, of Tetra Tech, noted the traffic study and commented she was going to talk about the 180 school days next year. There will be staggered start times – 7:50 a.m. to 2:10 p.m. for Pollard, 8:55 a.m. to 3:25 p.m. for the pre-school and 9:10 a.m. to 11:40 a.m. for Kindergarten. They looked at 8:30 a.m. to 9:30 a.m., 11:00 a.m. to 12:00 p.m. and 2:30 p.m. to 3:30 p.m. for traffic at Bradford at Harris, Bradford at Dedham and the new drive at Dedham. Mr. Ruth asked why there was no discussion of Gordon Street. Ms. Doherty stated they focused on the primary access to the site. Mr. Ruth stated he has a concern with funneling traffic into the residential neighborhood.

Mr. Jacobs clarified the new access road is only for school buses. Staff will go through Glenwood Road and in that way. He asked why not allow staff to turn right from Dedham Avenue through the access drive? Ms. Doherty stated the access road is 18 feet wide. They want to keep cars separate from the buses and the Police Chief did not want cars on the access road. They did turning movement counts at the study intersections. It will add some traffic. There will be a 175 a.m., 95 mid-day and 155 p.m. increase. They need a traffic management plan. The bus driveway from Dedham Avenue will be a one-way driveway with signage and locked gates. They suggest no parking on Bradford and Dedham Avenue through Glenwood, which would need to go in front of the traffic advisory committee.

Ms. Doherty noted staff will greet the students at the sidewalk. There are 76 spaces today that meet requirements. They need one space per staff. They will need 249 spaces and are short 103 spaces. The estimated demand is 166.

Mr. Warner asked how many kindergarteners there would be in the a.m. and p.m. and how many pre-k students in the a.m. and p.m. Chris Brumbach, from the School Department, stated there will be 87 kindergarten students in both sessions and 44 pre-k students in both sessions. She noted they have offset school times for easier parking. They will be monitoring parents for the first few weeks and will have an incentive program for carpooling.

They will shuttle kids from Newman to Pollard in the a.m. and Pollard to Newman in the p.m. They are aware of traffic concerns in the neighborhood and will develop a plan for staff to enter and exit the parking area and avoid a left on Bradford coming out of Glenwood. Mr. Warner asked the ages of pre-k and kindergarten students. Ms. Brumbach noted pre-k students are 3 to 5 and kindergarteners are 5 and 6.

Ms. McKnight asked if there were to be any improvements for the safety of middle school walkers. Donna Mullin stated there will be a continuous sidewalk that starts at Dedham Avenue and goes across the tennis courts to the rear entrance of Pollard. Ms. McKnight asked if it will be safe crossing Dedham Avenue. Ms. Mullin stated they are focusing on pre-k and kindergarten and none of them will be walking. Ms. McKnight stated some thought should be given to the safety of middle schoolers walking. Ms. Brumbach noted there is a crossing guard at Dedham and Harris.

Mr. Ruth asked what public process they have engaged in with the abutters. Mr. Popper stated they met with a number of abutters and have had a dialogue. Mr. Ruth asked if any changes have been made subsequent to public comments. Mr. Popper stated they listened and addressed the comments. Mr. Ruth commented the Design Review Board has suggested eliminating the parallel parking spaces along the road. Mr. Popper understands but does not believe there is a significant impact. They feel it is a desirable feature of the plan. He noted they will be putting in shrub and tree seeds to reestablish the forest.

John Hodge, of Glenwood Road, noted all traffic has to travel along Glenwood. He believes the intent is to continue to use the access road after Newman at Pollard. There has been no account for the long term impact on Glenwood Road. He does not think the long term intent has been made clear or the long term impact of traffic on Glenwood and noted they cannot approve this without this assessment.

Alex Labon, of Dedham Avenue, stated a traffic study was done. The drive curves because the bus could not make the 90 degree turn. It is a very tight turn. He noted Glenwood is a very narrow road and only one lane with ice. They are increasing traffic on very tiny streets. Vehicles cannot make left turns and they cannot make the

turn from Bradford to Dedham. Ms. Mullin noted there will be 2 buses 4 times per day. Mr. Labon stated nothing is more permanent than a temporary thing and he commented that this is permanent.

Barbara Hodge, of Glenwood Road, noted at the middle school pickup at dances on Friday nights she cannot get into her driveway because of cars parked. She cannot see how cars will be able to go out.

Ms. McKnight noted the DPW director's comments asking for drainage information and asked when his questions will be answered. Dave Hudson, Civil Engineer for Tetra Tech, stated they just received the questions. He will be looking into them.

Ms. McKnight stated she wanted to clarify what they were applying for. She asked whether this is an arrangement only for the Newman at Pollard project structures and could not be used without them coming back. Mr. Popper stated the intent of the project is to build an infrastructure for the Newman at Pollard year. Additional parking is part of that. The intent is to keep the parking there. It removes the necessity for putting parking on Glenwood Road in the future. Ms. McKnight requested they clarify what features are for the Newman at Pollard project and what features are permanent.

Mr. Warner noted this was \$1.2 million for 180 days, or \$7,000 per day, to ease some small traffic issues. He feels teachers can park on streets around the school. He commented they should think about the kids. Buses could be met and kids could get 600 feet to school. It is a bit of a bother but parents could share in the pain with a queue. He feels they should use this occasion to allow adolescents to learn to share. They should have the big kids in teams and take turns leading the little kids into the school and save the \$1.2 million.

Mr. Jacobs noted the access off Dedham Avenue could be utilized for faculty and staff. He understands the police have concerns related to enforcement. He feels it is worth trying to explore with the police if it could be dealt with another way to relieve stress on Glenwood.

Mr. Ruth stated the School Department should recognize it is a permanent change and people will be looking to use the spaces. They should look at post Newman at Pollard to see what the impact would be. He wants information on turning radiuses at the intersections for buses. Also, it would be useful to see the impact on Gordon Road.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to keep the hearing open and continue it to 3/1/11 at 8:15 p.m. at the Charles River Room on Dedham Avenue.

7:30 p.m. – Aquifer Protection Special Permit: Luis Vidal, 146 Beard Way, Needham, Massachusetts, Petitioner (Property located at 146 Beard Way). – Continued from earlier in the meeting.

Mr. Ruth recused himself from this hearing. Ms. McKnight was acting chair.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the three members present unanimously:

VOTED: to open and continue the hearing to 3/1/11 at 8:00 p.m. at the Charles River Room on Dedham Avenue.

Mr. Ruth returned to the meeting.

8:00 p.m. – Major Project Site Plan Special Permit No. 2010-04: The Mackin Group, LLC, 7 Harvard Street, Brookline, MA 02445, Petitioner (Property located at 916-922 Great Plain Avenue and 36-58 Dedham Avenue, Needham, MA) Note: This hearing is continued from the September 28, 2010, October

19, 2010, November 1, 2010, December 7, 2010, January 4, 2011 and January 18, 2011 Planning Board meetings and will proceed in the following order:

Hearing Order

- **Applicant's project update**
- **Board Commentary**
- **Presentation from Abutter, Gilbert Cox**
- **Public Comments**

Mr. Ruth noted this was a continuation of a public hearing with 6 previous nights. He noted the following correspondence for the record: a memo from Robert Smart, dated 2/11/11, requesting a continuance to 3/15/11; additional plans; a roof plan dated 2/11/11; a traffic consultant memo dated 2/12/11; a letter from Brian Levey, dated 1/18/11; an e-mail dated 1/19/11 from Eleanor Rosellini; an e-mail dated 1/19/11 from Susan McGarvey; an e-mail dated 1/20/11 from Holly Horrigan; a newspaper article dated 1/27/11; a 1/24/11 memo from the Design Review Board to the Planning Board; a 2/9/11 letter from Brian Levey; an e-mail dated 2/14/11 from Isabell Wells opposed; an e-mail dated 2/14/11 from Mary Herzog opposed; a 2/14/11 e-mail from Mary MacMahon; a 2/14/11 e-mail from Caitryn Lynch regarding the public process; an e-mail dated 2/14/11 from Lorri Lofvers; an e-mail dated 2/15/11 from Mary Lusardi with regard to parking and waivers; a letter dated 2/11/11 from James Hugh Powers; a letter dated 2/15/11 from Assistant Town Engineer Thomas Ryder and an e-mail dated 2/15/11 from Louis Wolfson with questions.

Robert Smart, representative for the applicant, reviewed what the Board has received. He noted they have 28 conforming spaces, the elevations show a modified end wall for Great Plain Avenue, there is a roof structures plan, a phasing plan and a letter from GEOD Consulting noting the site cannot accommodate underground parking, with schematics. Mr. Ruth noted 2 letters from GEOD Consulting dated 2/15/11 for the record.

Mr. Smart stated the cost estimate for below grade parking for 72 spaces is \$5.5 million and \$4.57 million for on-site parking. He noted moving the driveway further south will lose 5 spaces on site. Mr. Smart commented Town Meeting changed the heights By-Law. He noted 7 units will be lost if the top floor is not allowed. They feel the top story should not be eliminated due to height as Town Meeting approved 3 plus 1. He noted the height should not be reduced because the applicant does not have ownership of the full block. This is the first and may spur further development.

Mr. Smart noted moving the drive down Dedham Avenue would mean 2 curb cuts and under 4.4.4.5 there can be no drive across a public sidewalk. The shared entrance could be closed and a new drive put further down Dedham Avenue but the corner parcel owner would have to agree to an easement. He is not required to do so. The parking study shows sufficient parking for the existing and new retail.

There will be 25 units with 28 spaces on site and one space per unit. There is no overnight parking in Needham. He noted 77% of renters in the 02492 zip code have one car or no car. They are prepared to lease up to 7 off-site spaces from 6:00 p.m. to 7:00 a.m. 7 days per week. They have a verbal agreement for 5 years for the leased spaces. They feel there is no need for off-site leased spaces during the day. He commented they do not feel the issue is serious enough to reduce the project. They will contribute \$113,000 to the parking fund.

Mr. Smart noted the Board can accept the payment in lieu if it makes findings it improves the site, incorporates the Design Review Board suggestions, etc. They cannot economically create 29 spaces on site with underground parking due to the recharge water. The By-Law does not require the applicant scale down the project to have all parking on site. It says over 2.0 FAR all parking must be on site and under 2.0 FAR they can pay an in lieu fee.

Mike LeBlanc, architect, noted the new roof plan, equipment, vents and 50 foot setback. They have calculated the area on the buildings. They made a slight change to the Great Plain Avenue building with recessed panels on the side end walls due to the Design Review Board comments. There are minor changes to parking and the phasing

plan with concrete curbing and a landscape buffer. He noted in Phase 1 Great Plain Avenue will be built and in Phase 2 Dedham Avenue will be built.

James Lyons, of GEOD Consulting, stated he has researched the DEP regulations for the Wetlands Protection Act and the Storm Water Management Act. He has developed and designed a storm water recharge system based upon the regulations that will preclude any type of infiltration system under the structure.

Mr. Ruth explained the constraints on the town that discharge cannot be greater than the current conditions. There are no wetlands jurisdictions on this site and it is no more than one acre so it does not apply. He feels they should talk to the town engineer to see if it is possible to get infiltration on this site.

Anthony Caruso, one of the owners, noted one of the 2 problems is the below ground water level. There are graded soils -- clay or bedrock. At that depth they will run into one of those. They could collect water and pump to another property but that is not possible really. Mr. Mackin stated they will follow up with Town Engineer Tony DelGaizo.

Jack Gillen, of Gillen Associates, reviewed his report. There are some disagreements on page 9 and he reviewed the traffic analysis noting 1,075 trips per day. He stated an average rate should be used. He noted the DPW discourages coming in from Dedham Avenue.

Frank Gallelo interrupted stating he could not understand Mr. Gillen. They are here to understand but the PA system is a disgrace. Mr. Ruth clarified he is discussing the traffic report and it is a very detailed explanation. He requested they move on from traffic.

Ken Mackin stated there are other examples in Needham that are less than a 14 foot sight distance. It is not unusual or uncharacteristic.

Mr. Warner stated he lived on Beacon Hill for 20 years. He thinks this building is too tall. Parking is not really an issue for him. He feels 4 stories are too many.

Mr. Jacobs stated he is focused on the process. They are here to review the applicants petition, to listen to the applicant and opponents. He wants to hear the whole thing with an open mind. He clarified he has not made up his mind about anything yet. It does not help if they make no comments for the applicant. He clarified a lot of new information came in today. They have not had a chance to study it yet.

Ms. McKnight stated she served on the Downtown Study Committee prior to being on the Planning Board. Sketches were shown then to Town Meeting when they were asked to adopt it and they were very similar to this. She is not opposed to 4 stories in downtown or at this site. She does not like plain brick walls but noted changes to the walls in response to Design Review Board comments. There are parking concerns here for the residential units. A waiver for the retail stores is fine but not for the residential. Ms. McKnight does not see how she could support a waiver from the requirement of 1.5 spaces per unit. The 28 spaces proposed supports 19 units not 25. She does not see the justification. She noted only if there were leased long-term parking spaces in the same block but a lease cannot really address parking.

Ms. McKnight added she also has still not seen a traffic study that tells how many spaces are needed for this project. She is concerned with the entrance/exit and backing up on Dedham Avenue. They should look at relocating the drive some more. There is a concrete divider there now and maybe it could be extended so it is physically impossible to take a left turn. They would have to drive around the block.

Mr. Ruth stated everyone shares the same goal. Very few are opposed. They want to see the site revitalized with a mixed use project on this site. The issue is on the scale. The action of Town Meeting was to authorize this Board to allow up to 4 stories. He looks at each proposal separately. He thinks on Great Plain Avenue it would be too tall. It is a big step up from the abutting buildings and there would be shadowing issues. He feels 3 stories on Great Plain Avenue and possibly 4 on Dedham Avenue.

He noted he views parking for retail and residential in separate lights. The site could be restored to retail. It is hard to see a waiver for 1.5 for residential. It needs to be a considerable amount of, if not all, parking on site. Queuing on Dedham Avenue is an issue. He feels they need additional materials from the proponent. He would like to see how the height of the building compares to the adjacent buildings and the possible relocation of the site drive.

Mr. Ruth noted there are a lot of positive attributes and he does not want to get stuck on the details. They need a creative mind and a solution oriented approach.

Brian Levey, representative for Gilbert Cox, noted the applicant has not complied with the By-Law requirement for parking reductions. The required parking is 57 and it has been cut to 28. The requirement is not met. They have not shown it is uneconomical to put spaces on site. Before tonight they stated there were engineering and site constraints but they could satisfy the requirement. He does not know if there has been any showing of uneconomic constraints.

Mr. Levey noted they are not compliant with the site plan requirements. It is unsafe. Safety and parking are concerns of the Police Chief. He noted they may need to comply with a new set of zoning requirements. If the zoning amendment is approved by Town Meeting they will apply to this project.

Ron Muller, of Ron Muller and Associates, noted they have identified a number of issues with the study. Access to the site is the biggest issue and parking. He feels it should be evaluated. Their report does not analyze traffic only states how much. The driveway location is an issue. The town has the opportunity to right existing wrongs. The current drive does not have proper site distance. They have the ability to move the drive anywhere along the frontage and moving the drive moves it further away from Great Plain Avenue. Mr. Ruth stated moving the drive south gets it closer to Mr. Cox's land. Mr. Muller noted Mr. Cox's drive is an entrance only.

John Ashbaugh, of 95 Warren Street, noted Warren Street is one lane on any weekend and during Green's Field activities. This will create more of a problem. It will be a true nightmare.

Dr. Jeffrey Becker, of Chestnut Street, noted proposed all-day parking by employees of retail stores on site conflicts with the residential aspect of this project. The lack of spaces for people who are employed in this town is due to a lack of all day parking. The buddy system is not working.

Arthur Cantor, of 55 Burnside Road, noted this is a destination community. Currently there are 36 empty storefronts and 14 condos for sale that all have required parking. He feels no building should be taller than Town Hall. He is concerned with what the town will look like in 20 years.

Paul Iantosca, founder of Needham Safe Parking Coalition, thanked the Board for a good meeting and giving a window into their thoughts. He also thanked Mr. Cox and his team for the information. He thinks they can find a common ground and reach a deal.

A resident of 294 Nehoiden Street noted her concern about the size of the project. It is inconsistent with the look and feel of Needham but the bigger concern is the precedent it will set.

Russ Harrington, of 172 Warren Street, noted traffic may be turning right and right down Warren Street. It is narrow already due to church parking all the time. He feels if you cannot park you cannot build.

Ruby Iantosca read a statement pertaining to the DiNisco study. She asked what the plan was if the units go unrented? Mr. Mackin clarified if the prices are too high they will have to adjust the rents. He noted they will not go vacant for long periods of time.

Tom Conroy, of 32 Highgate Street, stated he works at Vita Needle Co. He is concerned about the vitality of town businesses. He noted they cannot buy a pair of underwear in Needham. People come and go but they need

some retail attraction to come to this town and stay here. He noted most people use liquor and Needham should begin to think of a liquor store in town. Mr. Ruth stated this was beyond the scope of this developer.

Mr. Mackin addressed the retail issue. He clarified Needham retail space size does not allow larger retailers. He added the prospective tenants have been identified.

Louis Wolfson thanked the Board for their insight and direction. He showed pictures of traffic backed up on Great Plain Avenue. He noted they should have loading docks and they need to think about more appropriate dumpsters. He referred to the Washington Street project in Canton and discussed under roof. He noted they do not have anything that shows the exact height of the building with the roof top units. He provided the Board with city data regarding parking. He noted 4 stories are too high for continuity in town.

Larry Cohen, Town Meeting Member Precinct F, asked if documents could be put on the website for the public. Ms. Newman will look into doing that.

Upon a motion made by Mr. Warner, and seconded by Mr. Jacobs, it was by the four members present unanimously:

VOTED: to accept the applicants request to extend the action deadline.

Upon a motion made by Ms. McKnight, and seconded by Mr. Jacobs, it was by the four members present unanimously:

VOTED: to continue the hearing to 3/15/11 at 8:00 p.m. at a location to be determined.

Appointments

9:30 p.m. – Scott Ravelson – informal conversation on uses at 322 Reservoir Street.

Mr. Ravelson noted he sent a letter pertaining to 322 Reservoir Street. He lost a great personal training facility in August. They had as of right uses of athletic facilities and athletic clothing stores in the decision. They waived the right to have gyms but exceptions of trainers. He believes he is grandfathered. Mr. Ruth noted the By-Law is written to facilitate trainers coming in. Devra Bailin has suggested the combination of his 2 Special Permits excludes use of personal trainers. Ms. Newman noted the Planning Board took the position it is not an allowed use. The zoning will have to be changed to allow it by right or Special Permit.

Ms. McKnight stated she wants to understand the context of the question. There is not enough information in the memo to help her. She would need to see the 2 Special Permits and the zoning in effect in the area. She asked if personal trainer by appointment is something that can be done and which vehicle – as of right or Special Permit? She noted she does not know how it can be done tonight.

Mr. Ravelson stated he has 22 spaces on-site with another 24 off-site. He is in conversations with a personal trainer. Mr. Ruth requested the Planning Director put together a packet of information and they will review it on 3/1/11 and give guidance. Mr. Ravelson noted he will not be here on 3/1/11 but has no issue with them going ahead without him. Mr. Ruth confirmed they will go ahead with Mr. Ravelson's approval.

Board of Appeals – February 28, 2011.

Jennifer Rabinovitz and David Kuhns, 71 Brookside Road, Needham, MA 02492 – 71 Brookside Road.

This has already been commented on.

ATT Mobility c/o KJK Wireless (Brian Allen), 3 Brookside Drive, Sutton, MA 01590 – 140 Cabot Street.

This has already been commented on.

ATT Mobility c/o KJK Wireless (Brian Allen), 3 Brookside Drive, Sutton, MA 01590 – 461 Chestnut Street.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: “No comment.”

ATT Mobility c/o KJK Wireless (Brian Allen), 3 Brookside Drive, Sutton, MA 01590 – 958 Greendale Avenue.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: “No comment.”

ATT Mobility c/o KJK Wireless (Brian Allen), 3 Brookside Drive, Sutton, MA 01590 – 350 Cedar Street.

Upon a motion made by Mr. Jacobs, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: “No comment.”

Mary and William Quirk, 56 Paul Revere Road, Needham, MA 02494 – 56 Paul Revere Road.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by the four members present unanimously:

VOTED: “No comment.”

Menselios, LLC, 235 Billerica Road, Chelmsford, MA 01824 – 61 Central Avenue.

Mr. Warner asked if this was near the area of study or in it. Ms. Newman noted it was not in the study area. Ms. McKnight suggested either 2 spaces in the front yard or a parking waiver to allow the businesses to be accepted with the existing 6 spaces. She does not know what the facts are. She feels it is unfortunate to have parking in the front yard on a main street. It is not what they want.

Upon a motion made by Ms. McKnight, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to comment they disfavor front yard parking and there is insufficient information to comment.

Menselios, LLC, 235 Billerica Road, Chelmsford, MA 01824 – 61 Central Avenue.

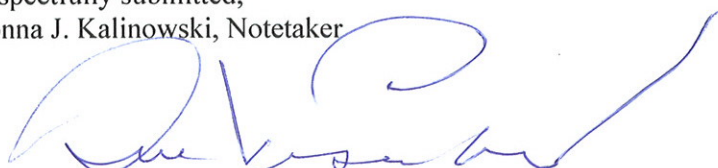
Upon a motion made by Ms. McKnight, and seconded by Mr. Warner, it was by the four members present unanimously:

VOTED: to comment they disfavor front yard parking and there is insufficient information to comment.

Upon a motion made by Mr. Jacobs, and seconded by Ms. McKnight, it was by the four members present unanimously:

VOTED: to adjourn the meeting at 11:30 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker



Bruce Eisenhut, Vice-Chairman and Clerk