

PLANNING BOARD MEETING of May 26, 2015 – Town Hall East Room

A. ADMINISTRATIVE BUSINESS

Chairman, Wayne Hayward opened the meeting at 6:30 p.m. and indicated the meeting was being recorded.

Quorum/Attendance:

Members Present: Chairperson, Wayne Hayward, Rene Fleurent, Jr., John Farrell, Jr., Kaisa Holloway-Cripps, Gary Staffon, Ann Richard and Jeffrey Lucas.

Absent: Peter Nopper.

Planning Director, William Roth, was also in attendance.

Acceptance of Minutes:

Gary Staffon made a motion to accept the minutes of April 28, 2015, and was seconded by Jeffrey Lucas. The motion passed unanimously with changes and one abstention.

Planning Board Bills:

1. Office Supplies - W.B. Mason - \$16.10

Jeffrey Lucas made a motion to pay W.B. Mason \$16.10 and was seconded by Gary Staffon. The motion passed unanimously.

2. Office Supplies – Staples - \$638.83

Jeffrey Lucas made a motion to pay Staples \$638.83 and was seconded by Gary Staffon. The motion passed unanimously.

3. Stamps – Postmaster Fairhaven - \$98.00

Jeffrey Lucas made a motion to pay Fairhaven Postmaster \$98.00 and was seconded by Gary Staffon. The motion passed unanimously.

4. Fairhaven Neighborhood News – AD – Papa's Fuel & Lawn Care, LLC - \$80.00

Jeffrey Lucas made a motion to pay Fairhaven Neighborhood News \$80.00 and was seconded by Gary Staffon. The motion passed unanimously.

B. CURRENT PLANNING:

Receipt of Plans:

1. None.

Approval of Plans:

1. Street Acceptance: - Mariner Estates (Welcome Street – North of Huttleston Ave.)

William Roth said it was a time consuming process to sign the plan and due to the number of people for the hearing, he would suggest moving it to the end of the meeting for signing.

Kaisa Cripps made a motion to table to the end of the meeting and was seconded by Gary Staffon. The motion passed unanimously.

Release of Lots:

1. Mariner Estates – Release Lots 1, 2 and 8.

William Roth said they were the last three lots, Lot #1 is storm drainage lot and they are going to quick claim deed to the Town and recommends the final three lots are released. There is a cash bond for the remainder of street trees, which will be installed once the houses are built.

Gary Staffon made a motion to release Lots 1, 2 and 8 and was seconded by Jeffrey Lucas. The motion passed unanimously.

C. PUBLIC HEARING

Special Permit - Mill Bridge Holdings, LLC. – 200 Mill Road (Cont. from 4/28/15)

William Roth reviewed: Memo #6. The Planning Board has been ready to approve, pending Conservation Commission. At the last meeting, 2 conditions were added: tree planting size and the standard condition regarding the maintenance of the Contec Filtration System and the yearly inspection. Mr. Roth is recommending approval subject to the 19 conditions and noted it was re-advertised.

Kaisa Cripps made a motion to approve Special Permit for Mill Bridge Holdings, LLC per the 19 conditions from Memo #6 and was seconded by Gary Staffon. The motion passed, 6 in favor and 1 opposed (Ann Richard).

Wayne Hayward noted the hearing was being recorded, but not going out live and introduced the Planning Board members.

William Roth read the advertisement into the record.

Special Permit - Papas Fuel & Lawn Care, LLC – 294 Huttleston Avenue

Gary Staffon disclosed he works for a similar oil delivery business and there is no conflict.

Attorney Chris Saunders, 700 Pleasant Street, New Bedford, on behalf of Papa's Fuel and Lawn Care, LLC and the Operators Mike Papadakis and Dena Xifaras and Ken Ferreira, Ferreira Engineering. Attorney Saunders said they were here seeking a Special Permit from the Board under zoning entitled contractor yard. They are looking to take a vacant piece of land, zoned business, and create a home for Papa's Fuel and Lawn Care, a counter-seasonal business. Late fall thru April, they run a home heating oil delivery service and spring through the fall, run a landscaping business. Their proposal presented entering and exiting on Huttleston Avenue. (Reviewing footprint of proposed building) The building would have 4 bays, with the fourth being operated by Papa's Fuel and Lawn Care. They would rent the other three.

In their bay in the winter, there would be 2 oil trucks housed on site. There would be parking for Fuel and Lawn Care. Papa's Fuel has a total of 2 full-time employees, operators of trucks and one part-time office worker. There would be no onsite commercial traffic associated with the business. It is a delivery service in the winter. They start at 7:30 and the trucks meet DOT standards. They leave the site and are gone for the day, back at 5PM and leave the premises. Each bay has a main first floor work area and will have a second floor mezzanine office area. Bathrooms are located on the second floor. (Reviewing plans.)

Spring through fall, the client runs a landscaping company operated by Mike, who is the primary employee and has between 3-5 seasonal employees. In the summer months, they would occupy the same space. There are two outdoor storage areas and they would be utilized for storing two types of mulch. There would be no retail sales of anything. The employees, load up the work vehicles and are gone for the day.

On the plan, there are a total of 18 parking spaces, located east and north, inside total of 4, for a total of 22 and there is an alley on the west portion. The alley will be blocked off and not utilized for circulation. They meet parking requirements. They also potentially have the ability to park inside bays. It would not be an open exit, used only for landscape employees. The alley can hold a total of 6 vehicles.

There was a report done by the Town Planner. There are some revisions. There is a purchase and sale to buy and taxes have been paid. There were also comments about the landscaping in front increasing size and they have agreed to that as well as put no entrance sign where parking for employees is. There were comments about the water and would ask the Board that the hearing be continued to a future date in order to get water calculations.

Attorney Saunders said it was their intention to use the three bays for a contractor, electrician or plumber. They believe this use would be the least intrusive business use for the considering the nearby residences.

They are presently running the business out of their home. They have a letter from a neighbor saying they are fantastic. They care about the community and want to operate a good business. Take an eye sore and put it to good use. It had been on MLS for over 1,000 days. It is not an economically desirable property and they believe there would be no adverse impact for the surrounding residents.

William Roth summarized his report; real estate taxes have been paid. Mr. Roth has reviewed the application and recommends the use be allowed and the findings have been listed, which were summarized by the Attorney. It is opposite use time of year for fuel delivery and lawn care. Another type of businesses to go in would could be retail in nature, though it is allowed, such as a restaurant would be higher traffic use.

Mr. Roth indicated the Fire Chief has approved for site plan and the Police Chief had no issues or comments; Board of Health had no comments. Public Works have included a letter regarding the water and the Engineer has sent an email with calculations from Garcia Galuska, Mechanical Plumbing Engineer and they are looking at addressing that currently. The Zoning Enforcement Officer had no issues and indicated the Conservation Commission and Zoning Board of Appeals for use in the Nasketucket River Basin is not needed. The Assessor's Office has reviewed the plans and has no comments. The site plan works and provides for sufficient entrance and parking. Mr. Roth is recommending holding the hearing, giving any issues or concerns to the Applicant to address and feels with modifications, it could be approved.

Mr. Hayward asked the height of the building and reason for the canopy and Dena Xifaras said the max height was 32 feet and the canopy was intended to provide shade. Mr. Hayward asked if there is a fire hydrant on site and Mr. Ferreira indicated on the diagram. Mr. Ferreira said there is no hydrant in front of the site.

Gail Laferriere of 289 Huttleston said there is a hydrant across from them.

Wayne Hayward said the bays have their own water service and asked if they envisioned some kind of sale of the property, like condos and Dena Xifaras said they were a small business and have grown steadily. Their hope is it continues to grow.

Mr. Hayward said the plans shows separate services for each bay, similar to the building on Arsene. Ken Ferreira informed that the Board of Public Works asked for a separate meter for each bay. (Discussion ensued.) Ken also mentioned that if you look at design plans they do not lend themselves to any kind of retail with garage doors.

Mr. Hayward felt they should address bulk fuel storage.

Mr. Ferreira said the fuel building is 12 x 8 with a grooved concrete slab in front. The fuel storage is only to fill the work vehicles and one heating fuel. He did not feel that was bulk fuel storage.

Mr. Hayward felt it was more accessory use to the fleet and wondered about the principal use of bulk oil storage. As far as zoning goes; it's separate use.

Mr. Ferreira said the storage of fuel in trucks is highly regulated by DOT and the Federal Government and Mr. Hayward said it also regulated by the Town. There is over 5,000 gallons in the trucks.

Attorney Saunders said those vehicles leave in the morning once they leave the site. They have had discussion with the Zoning Enforcement Officer regarding bulk storage, they do not feel it is bulk as well as the mulch. There will only be dark and light mulch and will only be used for business, not retail, and only in the summer. It's not massive piles.

Mr. Hayward mentioned the Zoning Bylaw, bulk storage, and said the definition is: bulk storage of liquids in tanks. Attorney Saunders said they are not in tanks and felt what rose to the level of bulk were big containers on industrial sites. This is fuel being stored in personal vehicles and there will be some fuel in the trucks but they won't be full. (Discussion ensued.)

Rene Fleurent, Jr. said when talking about bulk material, it says exposed outside storage, the landscape material will be outside and stored would imagine the bins would be larger than 6' x 10'.

Attorney Saunders with a 12' x 18' area will be considered bulk storage, but the Zoning Enforcement Officer says it is use incidental. It is not a massive amount of material. The intent of large items stored in an industrial area and believes they don't fit the definition.

Wayne Hayward said if they are intending to store large piles and redistribute, he thinks most consider that bulk, same with the fuel in the trucks. If you bring large vehicles filled with fuel, it's considered bulk storage. It is a zoning overlay district and says bulk storage is prohibited in an overlay district. It feeds the Nasketucket River.

Attorney Saunders said it is prohibited unless you get a special permit, which is ready to file and we were told not to file it. (Discussion ensued.)

Wayne Hayward said there is property further down, the old gas station and it's not in the Nasketucket River Basin and there is the Midas building that would be suitable. Mr. Hayward appreciates what they are trying to do.

William Roth read email from Building Commissioner into the record. In Mr. Roth's estimation, the use of tank to the east needs a Special Permit from the ZBA. (Discussion ensued re: interpretation of bulk storage)

Gary Staffon said his interpretation of bulk storage is not an oil truck with a tank and the reason it is a registered vehicle, whether full or empty, they are inside area and will be very safe and under scrutiny by DOT regulations. As far as bulk delivery for mulch products, it's not for retail use. Mr. Staffon believes the tank outside is a bulk storage tank for trucks and maybe should be moved inside to a 300 gallon tank. Mr. Staffon said storm water, he noticed towards end of building where there is a new sub-division and asked where they were sheet flowing. Mr. Ferreira explained sheet flows and infiltration.

Wayne Hayward said given the nature of business there, would you not treat it, addressing first flush and contaminants. Mr. Ferreira said they did calculations of pre and post conditions. Mr. Ferreira said they feel they made the reduction and the grading brings it to swales along the property. The utility plan show drains in each bay and each goes into gas/oil separator. (Discussion ensued.)

William Roth said they are decreasing the amount of impervious area on the site so this project does not trigger storm water management requirements and Mr. Hayward said its sheet flow towards condominiums. William Roth read 198-31.1 opening paragraph.

Wayne Hayward said first flush treatment should be considered as well. It's fuel oil. Mr. Ferreira said it is well contained in the trucks. (Discussion ensued.)

Kaisa Cripps said the applicant's website says 24-hour service and asked why wouldn't they keep the trucks full. Deana Xifaras said they have an oil truck at their house which they leave 100 gallons so they can go make a delivery and next day add it to the delivery schedule. It does not happen often.

Wayne Hayward asked if there was anyone in the audience to speak.

Donald Farrier 39 Huttleston said as the business gets bigger, the trucks will be full and it is bulky fuel trucks.

Judy Pope of 702 Ocean Meadows said trucks leave in morning and come back and gas up on the property and they have to gas up during the day, how can they leave and not come back to gas up. Deana Xifaras said based on their current profile, they do not anticipate it as something regular.

Mike Papadakis said the tanks there are primarily for convenience. They won't drive back here to fill up. It is a matter of convenience.

Judy Pope asked if they were going to continue to keep the truck at home or at the facility and Deana said they were. In winter he would bring one home.

Janice Moses of 106 Ocean Meadows, as well as being concerned with the oil tanks, she is also concerned with the diesel fuel storage which seems close to 7 units of housing. Mr. Fleurent said it was 18-1/2 ft. from the property line. Ms. Moses asked if they could put it somewhere else. Mr. Hayward said they are not designing it. Janice Moses said it is really close. She is also concerned with swale and

retention area. It gets very wet. Feels it will be more filled and she does not consider it a swale and it is really wet when it rains.

Ken Ferreira said there is no drainage out front. There is no catch basins close by.

Kathy Sturtevant of 22 Briercliffe and owns 104 Ocean Meadows and her issue with the swale it was put in with Ocean Meadows and the detention pond was there. They have to have that maintained.

Mr. Hayward asked whose property was it on and Kathy said the Town said it was on her property. They had to hire someone to clean maintain it and make sure it flows and big enough to hold enough water.

Mr. Hayward they are proposing drainage onto your property and Mr. Ferreira said that's where it goes now. (Discussion ensued.)

Pauline Rodericks of 405 Ocean Meadows would like to know the height of the fuel holding tank and asked where pesticides will be stored. Mr. Ferreira said any pesticides or fertilizers will be inside of the bay. Pauline asked what the height was and Deana said 5 ft.

Pauline spoke of a fire that was so close to the condominiums, and that was just a building fire. Now you are talking about fuel next to property. Mr. Ferreira said they are manufactured for that particular use. They come with overflow protection. They are under tight guidelines.

Mr. Hayward asked about fire detection in the building and Mr. Ferreira said no. Deana said they barely do any fertilizing. Mr. Hayward asked if they wanted to get prosperous and Deana said no. They have two kids. The reason for a business facility is they can't have two trucks in the yard. They are just trying to make an honest living. They have not had any complaints. Mr. Hayward asked what if they sold the business and Deana answered it would be contractor's yard that had allowable uses with appropriate restrictions.

Wayne Hayward asked the Board, if they approved, what use would the Zoning Enforcement Agent say can't go in there.

Rene Fleurent, Jr. said it was similar to Little Bay property some Special Permits were granted and because of the growth, felt it was an unhealthy situation for residents. Mr. Fleurent is not opposed to creating business but at same time, has to think of the Town of Fairhaven and the residents nearby.

Rose Hutchinson 201 Ocean Meadows was wondering if there would be any fumes from the tank. There are several elderly people and people with allergies and was concerned about fumes.

Wayne Hayward said there would be diesel trucks running on the property

Joe Borelli of 280 Huttleston Avenue sees this as an industrial operation in a residential area. Have not heard about lighting. As far as concerned the NRB District requires a Zoning Board approval. When you are looking at the parking with five cars, the employee in the middle can't get out. The tank really bothers him, he feels it is close to the landscaping flammable material and feels it is a fire hazard. Mr. Borelli asked if the tank was above or below ground and Mr. Ferreira said above. Mr. Borelli also felt if anything leaks from that property, would end up into the bay. He sees it as one of the worst solutions because it is residential area. He was concerned with the lighting and how it will affect the neighborhood. When you mix fuel storage, landscaping no problem.

Mr. Hayward spoke of Special Permits and Town Counsel drafted a Special Permit Granting Authority procedure where it is either one Board or the other and they do not deal with the RA Districts.

William Roth said that was not what the code said. Mr. Hayward said 198-8. They stopped sending people to two board's years ago.

Janine Forrest of 301 Ocean Meadows asked what size trucks were delivering the fuel and how often. Deana said there are two compartments in the oil trucks and they fuel up in the morning. They would have the on-road diesel put in one compartment to fill diesel tank that would last about 2 weeks.

Janine what size trucks are delivering mulch and how often. Deana said they have two mulch colors. A regular F150 dump truck to move 5 or 7 yards, smaller amounts. Larger amounts would be delivered directly to the property. Janine asked what oversight anyone would have over the other bays.

Deana read contractor definition and said that is the use that they have sought.

Janine asked how is it decided what is allowed to go in there

Mr. Hayward said usually the stricter language in zoning applies or they could condition it and gave brief description of what they do.

Pauline Rodericks asked if the traffic pattern had been discussed, the turn onto Route 6, she is concerned with safety. Mr. Hayward said the Police Department had no concerns. This is a different site.

Joe Borelli asked if there were any restriction on hours of operation. Mr. Hayward said they have not discussed any. Mr. Borelli noted he thought it was a small lot and felt large trucks would have an issue. William Roth said the space for storing mulch was just a bit wider than a car space.

Mr. Borelli noted he didn't see any rubbish disposal and asked how you get in and out. Mr. Roth said there is a circular pattern for private use. Jeffrey Lucas asked how wide a tanker truck was and Mr. Staffon said an oil truck was 7-8 feet. (Discussion ensued.)

Wayne Hayward said some of the properties should have been re-zoned.

Joe Borelli said he hasn't heard anything about traffic control and noted there is a corner there too.

Wayne Hayward said they have done several studies about growth in Town of Fairhaven. Mr. Hayward said they should have re-zoned some of the properties.

Janine wanted to ask about gas for lawnmowers and where is it stored. Mike Papadakis said they are filling up at stations

Don Griffith 106 Ocean Meadows, where is trash, they would have issue, he works for ABC Disposal and they would have a problem there. They would have to back onto Route 6 to get garbage there.

Deana said they were very concerned about that as well and they consulted with folks who sold truck to work on plan to make sure truck can turn around. There is extra space there. Mr. Hayward said these should be on the plans.

Ken Ferreira said the aisle is 24 ft. and parking here for 15 minutes. There is a 33 ft. area where a truck could turn and back out.

Mr. Lucas asked where the dumpster was and Mr. Ferreira said there is no dumpster.

Rose Hutchinson asked what they would do in the winter for plowing or storing and Mr. Hayward said he was sure they will be well equipped.

Deana explained the mulch delivery. Sometimes they have mulch left over and want to empty the truck. They do projects on Monday and Tuesdays. Relative to deliveries, it is a small space; a larger dump truck would come in and dump mulch.

Mr. Hayward indicated he felt their plans suggested something else other than a Mom and Pop operation.

John Farrell, Jr, asked if there was a snow removal plan and Mike explained whatever snow, they could easily use the mulch containers as they would be empty. It is a seasonal business. Mr. Farrell, Jr. said if it is going to affect neighbors, they have to have a plan in place.

Mr. Hayward asked if there was any site lighting and Mr. Ferreira said just attached to the building.

Mr. Hayward asked if they wanted to discuss the fact that there are 64 units and residents in every direction.

Kaisa said it is concern as it says their business is listed as 24 hours. Deana said they did 20-30 deliveries after hours last year. It is only if someone runs out of fuel. And the truck is at their home.

Ann Richard asked if had plan for landscape material, grass clippings, leaves and Mike said that is completely separate and nothing will be kept on site. Deana said they already compost elsewhere.

Jeffrey Lucas said the biggest problem he sees is the growth potential. If they sold the business, you could put 6 tanker trucks in the building. Mr. Lucas sees problems with getting on to Route 6. There is

no dumpster. There will be truck noise in the morning. There is no protection, there will probably be tanks stored in there. Snow removal is another concern, if it were put in the corner where swale. Mr. Lucas does not see a circular flow, but his biggest concern is potential growth.

Attorney Saunders asked to continue the public hearing and to take comments and come back before the Board to address the concerns.

Rene Fleurent, Jr. has concerns with pesticides and fertilizers.

Mr. Ferreira said they could put together list and we are asking special permit for contractor's yard, not for retail.

Wayne Hayward said they are in the NRB Overlay District and needs to be protected.

Ken Ferreira said it is usually based on soil conditions. (Discussion ensued.)

Wayne Hayward said it is an overlay district and the purpose is to protect Nasketucket watershed and is unsure why the DEP allowed it. It is being called a contractor's yard, but there is fuel on the site and spills, accidents or potential. It is a very sensitive area, but is willing to give an opportunity to address the issues.

Gary Staffon made a motion to continue Papa's Fuel and Lawn Care, LLC to June 23, 2015, at the Applicant's request and was seconded by Jeffrey Lucas. The motion failed 4-3.

Rene Fleurent, Jr. said he had no problem with the Applicant asking for a continuance and supports that and noted he has reservations.

Wayne Hayward feels issues are too great, but if the Board believes they can address some things, then it is fair to have them do that.

Rene Fleurent, Jr. said if the applicant wants to come, I want to give them the opportunity to do it.

Attorney Saunders said he understands there are reservations and they are asking for the ability to find common ground to alleviate concerns. He has never seen this Board not allow the Applicant to discuss it.

Wayne Hayward asked how many abutters were in favor and how many were opposed and there are a good number of people who indicated they are not supportive.

Attorney Saunders said they are just asking for another date to see if they could address these concerns. Mr. Hayward said the hearing is pretty much flushed out and the people are opposed to it.

Attorney Saunders said if they were able to find common ground, they can't bring it back, the hearing is closed.

Deana Xifaras said she has heard everything and would like the opportunity to see if they could figure out something to address the concerns and is asking for the opportunity and due process to see if there is a solution. Mr. Hayward asked how they would correct a building that is industrial in nature. Deana said maybe they could go back to the person who designed it and make changes. They are looking for an opportunity to respond to feedback. And Mr. Hayward said they are in the Nasketucket River Basin Overlay District. (Discussion ensued.)

Mr. Hayward said he didn't believe anything would change his decision.

Rene Fleurent, Jr. made a motion to approve Special Permit for Papa's Fuel and Lawn Care, LLC as presented and was seconded by Kaisa Cripps. 6 against and one abstention.

William Roth said he needed to know the reasons it was denied and has 14 days to record decision.

Rene Fleurent, Jr. said it is a direct violation of 198-28 Section 2A, 2F and 2G.

Kaisa Cripps noted 198-8 Special Permit, Traffic Generated or patterns of access/egress can cause congestions, a nuisance or hazard created and the specific proposal derogates the intents and purpose of the chapter.

Wayne Hayward said the design does not provide adequate utility services, drainage facilities consistent with the sub-division regulation of the Planning Board, 198-29 C.

Ann Richard stated there are at least 14 people in audience who are opposed to it.

Kaisa Cripps also said 198-24-A, noise litter and smoke standards and due to proximity of Ocean Meadows, it falls within the 100' range and 23 times last year there were outside of normal business operations.

Wayne Hayward also added bulk storage and bulk storage is only allowed in industrial district.

Jeffrey Lucas said trash removal.

William Roth, Town Planner, had to leave the room to go to the Board of Selectmen's meeting. I

D. LONG RANGE PLANNING:

1. **Master Plan discussion** The Board of Selectmen has started to move on this document. Rene Fleurent said he was happy to see it moving forward.

2. **Auto Dealer use – Potential Zoning Amendment**

Wayne Hayward said he had given Mr. Roth a few things to put in, one was specifically about parking, required parking onsite for employees and for retail spaces. The code is referenced in the section so it is apparent what has to be done and he also did get database of fuel oil storage. Mr. Hayward feels it will improve the bylaw and how they handle the sites.

E. CORRESPONDENCE:

1. **Tom Crotty email RE: Special permit and bonds.**

Mr. Hayward said Counsel agrees they can do it. They will get Mr. Crotty to draft something. Mr. Hayward indicated this would be a Bylaw Amendment for Town Meeting next year. Town Council agrees they should modify zoning, which would allow them to get some surety for items under their prevue.

F. OTHER BUSINESS:

1. **Street acceptance & Use of Engineering Funds – Welcome Street (South of Huttleston Avenue)**
Wayne Hayward said an issue came up regarding Welcome Street, south side of Route 6. The Applicant have petitioned for the use of engineering funds. Mr. Lucas asked how far and Mr. Fleurent, Jr. said it was roughly 230 ft. Mr. Lucas felt if they did not intend to upgrade the road, they shouldn't spend the money. (Discussion ensued.)

Kaisa Cripps made a motion to use engineering funds for street acceptance on the south side of Welcome Street and was seconded by John Farrell, Jr. 1 in favor and 6 opposed. The motion failed.

2. **EJ's Status Update**

Wayne Hayward said to keep on the agenda another month. Kaisa Cripps noted she still has not removed all picnic tables that they were instructed to remove, which puts them out of compliance. Gary Staffon felt it was a work in progress as she is working on finishing the driveway. Rene Fleurent, Jr, said he concern is they are about ready to hit ice cream season and feels she in direct violation. Mr. Fleurent, Jr. has a major concern with the benches. (Discussion ensued.)

William Roth re-joined the meeting.

William Roth noted regarding EJ's update, said to keep on the agenda for another month. The spaces have been striped, Driveway has been installed with an asphalt basecoat and the only remaining item was the landscaping, if the Board would consider several trees and shrubs were planted instead of the three trees in front. Kaisa Cripps said the Applicant still has the extra picnic tables on site. Mr. Roth said they would keep it on the agenda another month.

Gary Staffon made a motion to adjourn and was seconded by John Farrell, Jr. The motion passed unanimously. The meeting adjourned at 9:11 p.m.

Respectfully Submitted,

Tracy White

Recording Secretary