

# Town of Franklin



## Planning Board

October 6, 2014

### Meeting Minutes

Chairman, Anthony Padula called the above-captioned meeting to order this date at 7:00 p.m. Members in attendance: Joseph Halligan, Gregory Ballarino, John Carroll, William David, and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Mike Maglio, Town Engineer; and Vincent Hayes, Planner/ Design Review Coordinator.

*Chairman Padula stated that the meeting would be recorded for broadcast.*

### 7:00 PM Commencement/General Business

#### **B. Limited Site Plan Modification:** 19 National Drive, TMC Environmental, Inc.

Mr. Anthony Padula commenced the hearing by reading aloud a correspondence from the Franklin Fire Department, addressing the on-going use of a temporary diesel storage permit. This permit was issued on or around December 18<sup>th</sup> 2013 for the temporary storage of 1,000 gallons of diesel fuel. Gary B. McCarracher, the Franklin Fire Chief, stated in the correspondence he is not inclined to extend a permit for temporary storage for more than one year, as past this time period the storage is permanent in nature.

Beth Wierling, the Town Planner, then notified Mr. Padula she had received an email from Mr. Don Nielson indicating that the temporary storage tank had been removed from the site over the prior weekend. Mr. Don Nielson, Engineer at Guerriere & Halnon, Inc, confirmed that the extraction of the temporary storage unit had indeed taken place over the prior weekend. He also stated concrete barriers had also been removed and what remains is now a parking lot or section of pavement. As such, Mr. Nielson was only present to address questions surrounding the addition of 3 containers, located in the SE corner of the site, and 1 percent of impervious area, approximately 2,700 square feet of pavement, which require a limited site plan modification.

Mr. Nielson stated the 3 containers in questions are for metal storage only, not for oil drums or any other substance that may pose an environmental risk. Mr. Padula inquired whether these containers sat on concrete or had been propped up somehow off the pavement. Mr. Nielson stated the containers sat on the pavement in a manner he described as being similar to freight containers on a cargo ship.

Mike Magilo, Town Engineer, stated his main and only comment was concerning the fuel dispenser that had been on-site. However, the removal of the fuel dispenser had eliminated these

concerns. He also stated the new addition of impervious surface was contiguous with the existing surface and, as such, provided adequate drainage into the existing drainage system.

Beth Wierling stated her original concern about the temporary storage tank had also been annulled with its removal. However, the applicant had submitted a site plan that depicted the tank as present and, as such, recommended that the Board ask the applicant to submit an updated site plan that reflected the conditions now present prior to the endorsement of the plan if the Board so chooses to accept the alterations stated by Mr. Nielson.

Mr. David Williams also inquired about the intended contents of the 3 containers, citing they were in fact located on environmental surfaces. Mr. Nielson stated the containers were only intended to store piping, sheet metal, and other miscellaneous metals. He then responded to Mr. Williams inquires, stating no liquids or containments would be contained within the units.

***Motion to approve the Limited Site Plan Modification entitled "Limited Site Plan Modification TMC Environmental 19 Nation Drive Franklin Massachusetts" dated September 12, 2014 prepared by Guerriere & Halnon, Inc., contingent on an updated site plan displaying the addition and location of the 3 metal storage containers and impervious surface and that the reference to the temporary 1,000 gallon diesel fuel dispenser with Jersey barrier as shown in the northeastern portion of the site be removed from the plan prior to endorsement. Ballarino. Second: Carroll. Vote: 5-0-0***

**C. Endorsement Limited Site Plan:** 60 Earl's Way, First Class Marble and Granite.

Beth Wierling stated the Department of Planning & Community Development had reviewed the plan submitted for endorsement by the Planning Board, which had been approved previously on September 8, 2014, and found no issues with their request for endorsement.

***Motion to endorse "Limited Site Plan: 60 Earl's Way, First Class Marble and Granite," Carroll. Second: David. Vote: 5-0-0.***

**D. Endorsement Preliminary Subdivision:** Winter Garden Estates

Beth Wierling stated the preliminary plan had been approved by the Planning Board on July 16, 2014, but the requirement for endorsement was in error and, as such, an endorsement by the Planning Board was not necessary for this particular project.

***No vote taken.***

**E. Form H: Certification of Completion:** 15 West Central Street, Black Box Theatre

Beth Wierling stated BETA Group, Inc. had completed their final inspection report, which indicated all items had been installed in compliance with the approved site plan as represented on the as-built design. As such, Mrs. Wierling recommended acceptance of the Form H.

Mr. Halligan inquired about the status of the building's exterior. Specifically, what color the exterior would be painted as he had heard the building would be painted black. Mr. Halligan

also inquired as to the status of the applicant before Design Review and whether the Planning Board could hold up the Form H approval until the project was done with Design Review. Mrs. Wierling stated the Black Box Theatre was still in front of Design Review regarding the building color and design. Mr. Halligan inquired whether it was necessary to delay signing the Form H until the Black Box Theatre had completed the Design Review process, thereby guaranteeing the building is in accordance with Franklin's aesthetic safeguards for the Downtown Commercial District. Mrs. Wierling stated the Planning Board could not withhold approval of the Form H under the current site plan because the site plan approval did not include a request for a change in building design/color, but rather only site changes, dumpster pad, striping, etc, and therefore that is what the Planning Board needs to approve. Mr. Halligan sought an explanation as to why the building would now be painted entirely black when he believed it had been approved as it stood originally. He also questioned what would stop subsequent sites in the downtown district from making aesthetic changes that weren't in keeping with the character of the downtown. Mrs. Wierling recommended the Planning Board ask the Town Attorney for the answer to these questions. Mr. Halligan asked whether they could delay signing the Form H until they could consult with the Town Attorney. Mrs. Wierling said this was possible if the Planning Board found it prudent that they did so.

Mrs. Wierling explained that because the Planning Board had originally approved the site plan without any condition specific to building color or a decision recommending building color from Design Review any subsequent changes in paint color can be made by the applicant without the applicant going before Planning Board/Design Review Commission. It was Mrs. Wierling's understanding that, because the Planning Board had made an approval without a condition relative to building color, they could not retroactively ask the Black Box Theatre to go before Design Review without overstepping the legislative abilities of the Planning Board. In other words, although they had in fact brought their submittal before Design Review, it was ultimately not required of them. As such, the ability for the Planning Board to oversee the Design Review Committee's recommendations did not apply here; therefore giving the Planning Board, in this circumstance, no authority to further intervene on matters concerning the building's appearance. Because of this technicality, Mrs. Wierling explained that any further changes would require a limited site plan. Mr. Halligan then expressed his desire for the applicants to reconsider their choice of color to something more cohesive to the Downtown character.

Members of the Planning Board expressed their concern at the inability to properly enforce the intent of the intent of this portion of the Design Review Bylaw and would like further clarification on how loop holes such as this impact the aesthetics of the community.

***Motion to accept the Form H Certification of Completion: 15 West Central Street, Black Box Theatre, Halligan. Seconded: Carroll. Vote: 4-0-1 (Padula abstained).***

**F. Endorsement Limited Site Plan Modification: 23 Hutchinson Street**

Beth Wierling indicated this item had been approved on June 2, 2014 and the applicant is seeking endorsement.

***Motion to endorse "Limited Site Plan Modification: 23 Hutchinson Street," Ballarino. Second: David. Vote: 5-0-0.***

**G. Limited Site Plan Modification: 23 Hutchinson Street**

Mr. Don Nielson, Guerriere & Halnon, Inc., stated he was present to discuss the limited site plan modification for Franklin TV. He stated over the course of the last three months there had been several modifications made to the 23 Hutchinson Street that included: 1) a basement access to the building on the southerly or SW corner of the building's western extension; 2) the addition of an emergency generator; 3) per the Conservation Commission's approval, the installation of a drainage system on the NW corner of the building. Mr. Nielson stated that the Conservation Commission has jurisdiction over the activity in this area due to its proximity to an environmentally protected area. He admitted Franklin TV had disturbed the area in excess of the land allotted to them at the time of their initial Conservation Commission approval. As such, the applicant had gone back to the Conservation Commission requesting an amendment of the order of conditions. Filing for the Conservation Commission and Planning Board occurred simultaneously. As a result, Mr. Nielson saw it necessary that the Planning Board delay their decision to approve or deny the undertaken modifications until the next meeting when the Conservation Commission had reached a verdict on the matter.

Mr. Padula wanted to know whether the newly installed generator had been mounted on existing generator pads. Mr. Nielson clarified that the generator is existing now, but was not on the original site plan. Mr. Padula then inquired about noise pollution created by the generator and whether any sound mitigation tools had or would be implemented. Mr. Nielson said he could not address this question at that time, but would return with an answer following the Conservation Commission's decision.

To address the Board's inquires over generator noise and pollutant concerns, Peter Fasciano, the Executive Director at Franklin TV, stated his team had installed a backup generator that is now housed in a level-3 quiet housing. He claimed this is the quietest possible housing for a generator. Mr. Fasciano also said he contracted a generator company that specializes in emergency generators for municipalities and cell towers. The generator now installed is a level-4 generator designed to ensure broadcast can still be issued to Franklin residents in the event of a blackout. Mr. Fasciano said his team proactively contacted abutting properties to assess possible pushback from the community over noise pollution. Mr. Fasciano said his neighbors were supportive of the generator's installation, especially because the generator is large enough to distribute power to the neighbors in the event of an actual emergency. Mr. Padula stated that, while the applicants proactive steps were appreciated, the Planning Board must be provided with this information prior to approval. Mr. Nielson said they would provide all this information for the October 20, 2014 meeting.

***Continued until the October 20, 2014 Planning Board meeting.***

**A. Endorsement 81-P: 19-23 Cottage Street**

Beth Wierling indicated the applicant is requesting endorsement for an 81-P application located in the Downtown Commercial District. She stated all lots shown conform to the requirements

associated with that zoning district. More specifically, the application is for the conveyance of parcel A, which is 392 square feet, and is not considered to be a buildable lot, to the owner of lot B, which consists of 7,466 square feet. She recommended the Planning Board vote to endorse the 81-P application.

***Motion to authorize the chairman to sign the 81-P: "19-23 Cottage Street Oteri Funeral Home," Ballarino. Seconded: Carroll. Vote: 5-0-0.***

**PUBLIC HEARING** – Continued

**Villages at Oak Hill**

*Special Permit & Limited Site Plan Modification*

*Documents Presented to the Board:*

1. Continuance Letter dated October 1, 2014 from Heritage Design Group to the Board
2. Letter dated September 9, 2014 from Heritage Design Group to the Board
3. Letter dated September 3, 2014 from Heritage Design Group to the Board
4. Letter dated August 5, 2014 from the Board of Health to the Board
5. Letter dated July 30, 2014 from Heritage Design Group to the Board
6. Letter dated June 27, 2014 from the Fire Department to the Board
7. Letter dated July 18, 2014 from the Fire Department to the Board
8. Letter dated July 17, 2014 from the DPW to the Board
9. Letter dated June 20, 2014 from Heritage Design Group to the Board
10. Special Permit Criteria by Heritage Design Group received June 10, 2014
11. Application for Approval of a Limited Site Plan and Special Permit(s) received June 10, 2014
12. Certificate of Ownership received June 10, 2014
13. Town of Wrentham Abutter's List received June 10, 2014
14. Abutter's List received June 10, 2014
15. Legal Ad
16. Public Hearing Notice
17. Stormwater Report by Heritage Design Group dated June 2014
18. Drawing Set entitled "Site Plan Modification for the Village at Oak Hill" dated May 20, 2014 and revised through June 20, 2014 Heritage Design Group of Whitinsville, MA

***Motion to grant a request for continuance for Villages at Oak Hill until October 20, 2014 at 7:45pm, Carroll. Seconded: Ballarino. Vote: 5-0-0.***

**PUBLIC HEARING** – Continued

**Planet Chrysler Jeep Dodge**

400 & 406 East Central Street

Site plan

***Motion to continue to the conclusion of the 7:15pm public hearing, Ballarino. Seconded: David. Vote: 5-0-0.***

**PUBLIC HEARING** – *Initial***Oteri Funeral Home**

23 Cottage Street

*Special Permit & Site Plan**Documents presented to the Board:*

1. *Letter dated September 29, 2014 from the DPW to the Board*
2. *Letter dated September 18, 2014 from the DPCD to the Board*
3. *Legal Ad dated September 10, 2014.*
4. *24" x 36" site plan entitled "Development Plan for Proposed Parking Lot located at 23 Cottage Street Franklin MA" dated September 8, 2014*
5. *11" x 17" site plan entitled "Development Plan for Proposed Parking Lot located at 23 Cottage Street Franklin MA" dated September 8, 2014*
6. *Storm Water Report dated October 14, 2014*
7. *Memorandum in Support of Applicant for Special Permit dated September 9, 2014*
8. *Memorandum in Support of Applicant for Special Permit dated September 8, 2014*
9. *Certificate of Ownership received September 8, 2014*
10. *Certified Abutter's List received September 8, 2014*
11. *Application for Site Plan & Special Permit dated September 4, 2014.*
12. *Letter from the Zoning Board of Appeals dated August 11, 2014*

***Motion to waive the reading. Halligan. Second: Carroll. Vote: 5-0-0***

Attorney Richard R. Cornetta, appeared before the Planning Board representing Oteri Funeral Home Inc., 23 Cottage Street, for an application for an off-site parking area in the Downtown Commercial Zoning District which requires a Special Permit and associated Site Plan. Also present were Mr. Shawn Oteri, President and Treasurer of Oteri Funeral Home Inc., and Mr. Charles Oteri, Principal and Operator of the Oteri Funeral Home Inc. Mr. Cornetta described the Oteri Funeral Home's property in relation to the abutting properties and pointed out that each property is individually owned and will remain as such. Attorney Cornetta indicated the proposed off-street parking area on 23 Cottage Street will service the funeral home on 33 Cottage Street.

Attorney Cornetta described the flow of traffic around the building indicating the funeral home intends to allow motorists entry into the funeral home property via Cottage Street and egress in a clockwise fashion around the back of the building, bypassing through a 15-foot wide corridor, and returning onto Cottage Street. Mr. Cornetta also stated that in addition to the driveway, there is also an area included in the before mentioned easement, located in the northern portion of 27 Cottage Street, that will serve as a parking area for approximately 9 vehicles.

Attorney Cornetta stated the property in question, 23 Cottage Street, which is owned by the Abruzzi Reality Trust and under contract by the Oteri Family, is subject to the proceedings and must obtain the necessary licenses and permits in order to construct a paved parking area on the lot. Attorney Cornetta stated the proposal also included a small portion of about 350 square feet on 19 Cottage Street. This triangular area is being included in the grant to make the Oteri funeral Home lot more uniform and symmetrical with the abutting property; there is an 81-P before the Planning Board. He also cited the variances granted to Oteri Funeral Home, Inc. by the ZBA,

the first of which will allow parking spaces to be 16' in length with a 9' width as opposed to the 19' length that is normally required. The second point of relief was a variance from screening.

William Halsing, PLS, from Land Planning, Inc., described the proposed impervious coverage and stormwater management system. He stated the site had been graded and there will be two basins that will accept the surface drainage from the parking lot and isolate it in an infiltration area. He stated the current design addressed concerns that had been raised by the Town Engineer. Soil testing had also been conducted, which determined groundwater elevations and soil conditions.

Mr. Maglio, the Town Engineer, stated he had only general comments about the proposed development. He stated that other than the infiltration, there is an additional discharge from the stormwater management system, which he anticipated having the potential to overflow during 15 or 20 years storms. He therefore recommended opting for a system with a larger capacity or an alternate way to create a positive discharge. Mr. Padula asked whether the system in question was a Caltech system. Mr. Maglio stated that it was.

Beth Wierling stated the applicant had received her comments and inquired about Oteri's status with the Historical Commission. Attorney Cornetta stated they had applied with the Historical Commission for a demolition permit and they expected to present before them on October 21, 2014. Mrs. Wierling then inquired about how they intended to manage snow storage and requested that Attorney Cornetta provide some background information concerning the actual number and location of parking spaces, which she found slightly ambiguous on their submittal. Attorney Cornetta stated after the addition and reconfiguration of the additional property, there would be 12 total parking spaces. Mrs. Wierling requested the Oteri's provide some sort of indication where the parking spaces will be located on their revised plans and requested clarification on why the 15-foot easement for the passage of vehicles onto Cottage Street appeared to run through the building. Attorney Cornetta explained the easement was originally granted in a deed that predated the current ownership. Attorney Cornetta stated the curbing is upright granite and consistent with what is already in existence. Mrs. Wierling requested they reflect that in their plans and asked if there was any intention of having curbing extending along the 4 parking spaces down Cottage Street. Attorney Cornetta stated there was no intention in altering any of those spaces.

Mr. Halligan wanted to know if the site plan in question was pertaining to just the house that was being torn down or whether it also incorporated the middle home as well. Attorney Cornetta said they are reconfiguring the parking spaces located near the top of that property and the before mentioned easement area for the purpose of allowing vehicular traffic to pass through and then clarified that all three properties are separately owned. Mr. Halligan said a special permit for the third lot would lock that property to what is now depicted in their site plan and that if they decided to sell their parking lot someday, they would have to return for a special permit because they are showing just one exit. In other words, there would be no way to gain access to that lot if it was sold individually from the others. Attorney Cornetta said he was aware of that.

Mr. Padula asked where the parking is located for the house they're retaining, which is between the funeral home and the proposed parking lot. Mr. Cornetta stated that property currently uses the spaces available in the back when the funeral business is not in operation. It was then explained this building is rented to 3 tenants. Mr. Padula then wanted to know whether there were

6 parking spaces available within that easement for those 3 apartments. Mr. Cornetta explained they did not intend to alter the existing parking scheme, which included the 6 parking spaces, or the arrangement of the building in question and that those parking spaces are located in the rear of the funeral home because the Oteri's allow it to remain there. Attorney Cornetta stated this would remain the case. Mr. Padula inquired about the snow management and storage and whether their paved surface would ever be contiguous with the parking in back of the Rome Restaurant. Attorney Cornetta said that was not included in the plan they were presenting and he could not comment on the future. Mr. Padula asked if there was fencing separating the properties. Attorney Cornetta stated that there was. Attorney Cornetta requested a continuance until after the October 20, 2014 Design Review Commission and Historical Commission hearings.

***Motion to grant request for continuance for Oteri Funeral Home until October 20 2014 at 8:00pm, Halligan. Seconded: Ballarino. Vote: 5-0-0.***

**PUBLIC HEARING** – *Continued*

**Planet Chrysler Jeep Dodge**

400 & 406 East Central Street

*Site plan*

***Mr. Halligan recused himself.***

*Documents presented to the Board:*

1. *Letter dated October 2, 2014 from the DPW to the Board*
2. *11" x 17" revised site plan entitled "Site Plan Modification – Planet Chrysler Jeep Dodge Ram 400 & 406 East Central Street Franklin, Massachusetts" dated September 29, 2014*
3. *24" x 36" revised site plan entitled "Site Plan Modification – Planet Chrysler Jeep Dodge Ram 400 & 406 East Central Street Franklin, Massachusetts" dated September 29, 2014*
4. *Letter dated September 29, 2014 from Guerriere & Halnon, Inc. to the Board*
5. *Letter dated September 26, 2014 from BETA Group, Inc. to the Board*
6. *Letter dated August 14, 2014 from the DPCD to the Board*
7. *Email dated September 15, 2014 from Daniel Biggs, Service Manager of Planet Chrysler Jeep Dodge Ram*
8. *Operations & Maintenance Plan dated September 15, 2014 by Guerriere & Halnon, Inc. of Franklin, MA*
9. *Letter dated September 9, 2014 from the Design Review Commission to the Board*
10. *Letter dated August 26, 2014 from the Design Review Commission to the Board*
11. *Letter dated August 14, 2014 from the DPCD to the Board*
12. *Letter dated August 14, 2014 from the DPW to the Board*
13. *Letter dated August 14, 2014 from BETA Group, Inc. to the Board*
14. *Letter dated August 5, 2014 from the Board of Health to the Board*
15. *Letter dated August 12, 2014 from Guerriere & Halnon, Inc. to the Board*
16. *Form P – Application for Approval of a Site Plan received June 10, 2014*
17. *Certificate of Ownership received June 10, 2014*
18. *Abutter's List Request Form received June 10, 2014*
19. *Certified Abutter's List received June 10, 2014*



20. *Public Hearing Notice*
21. *Legal Ad*
22. *Plan entitled "Truck Turning Path" dated August 13, 2014 by Guerriere & Halnon, Inc. of Franklin, MA*
23. *Plan set dated June 9, 2014 and revised through August 13, 2014 entitled "Site Plan Modification Planet Chrysler Jeep Dodge" by Guerriere & Halnon, Inc. of Franklin, MA*
24. *Stormwater report dated June 10, 2014 and revised through August 12, 2014 by Guerriere & Halnon, Inc. of Franklin, MA*

Mr. Padula inquired whether Beta Group, Inc would be present for this hearing. Mrs. Wierling stated they had completed their review of the site plan and had no further comments at this time and their presence before the Planning Board was not necessary because their comments had been satisfied.

Mike Weaver, an associate from Guerriere & Halnon, Inc. representing Planet Jeep and substituting for Don Nielson, stated he believed his firm had addressed all the concerns raised by BETA Group, Inc. or from Franklin officials during prior hearings. As such, he believed his client's proposal was ready for approval.

Mr. Maglio, the Town Engineer, stated that all earlier comments had been addressed and the DPW/ Engineering and had no further comments at this time.

Mrs. Wierling stated she had reviewed the letter from BETA Group, Inc.'s, which affirmed that all their comments have been satisfied.

Mr. Padula stated he still had a few questions regarding the parking on the right-hand side of the building, which he said were currently unmarked on the site. He indicated the site plan now shows 5 employee parking spaces that had been added to the site plan. Mr. Weaver said this was correct. Mr. Padula said currently there are approximately 12 vehicles parked there everyday but there are no striped spaces in that location. Mr. Weaver stated the owners have been notified of this issue. Mr. Weaver then stated that if the site plan was approved, the Planning Board would then have the means to enforce limited parking on that side of the building. Mr. Weaver said once that point had been reached the area in question will be limited to the 5 employee parking spaces only. Mr. Padula expressed his desire for there to be no parking in this area, citing the unattractiveness of too many parked vehicles.

Mr. Padula then commented on the intended storage of oil. For the filters, he cited an email communicating with Dan Biggs, Planet Jeep Service Manager, which requested an information manual that described the methods on spillage and hazardous waste disposal on-site. An inquiry within the correspondence asked Mr. Biggs whether there was a permit needed for tank filters. Mr. Biggs responded that it was not required. Mr. Padula then corrected the correspondence, stating that Franklin Zoning Bylaws do in fact require a permit for tank filters. Mr. Weaver, reading aloud from the email, cited the fact these oil storage units are drained for 10 hours prior to placing them in an outside containment area. At this point, they are placed inside a watertight container. Mr. Weaver said the implication here is no oil is in the filters once they're placed in the outside container. Mr. Padula stated the intended site plan is located within a water resource district and wells are located nearby. Mr. Padula wanted that correction made. Tank filters are required.

Mrs. Wierling stated the stacking of parking spaces for display vehicles or vehicles being stored on-site, not including employee or customer parking spaces or vehicles being utilized for

delivery or waiting for pickups, must be 9' by 19' as mandated in the Franklin bylaw regulations. She stated if there are any changes to those dimensions, the applicant will need a variance from the ZBA because there is no mechanism for the Planning Board to reduce parking space sizes. However, in regards to spaces for display vehicles for sale, Mrs. Wierling stated the 8' ½ x 18' parking dimensions are not technically a parking space being used by the public, therefore, it is not a parking space that is being reviewed under Franklin zoning bylaws and does not require a variance from the ZBA.

Other than these concerns, Mrs. Wierling suggested that no cars shall be parked and no overhang shall be located on the right-of-way on East Central Street as a condition of approval. Furthermore, the lighting levels are currently greater than allowed along East Central Street. As such, the Planning Board will need to determine whether the current light intensity is of an acceptable level.

Mr. Weaver stated that in respect to the overhang of the cars on East Central Street, his firm did intend to construct new granite curbing as well as restriping the parking lot. He said this has already been addressed as part of their design.

Mr. Padula said he wanted this included in the Planning Board's decision and made a further stipulation that all unloading and loading of new cars must be on-site and not on Rt. 140.

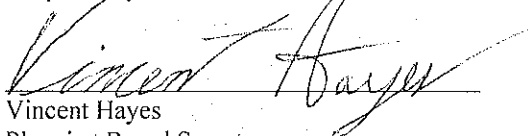
***Motion to approve the Site Plan entitled "Planet Chrysler Jeep Dodge 400 & 406 East Central Street," with the following conditions:***

***1. All loading and unloading of vehicles shall be done on-site. 2. No cars shall be parked or overhang on the right-of-way of East Central Street. 3. Prior to endorsement the five (5) parking space shown on the western side of the building (closet to Big Y Supermarket) shall be removed from the plan.***

***David. Second: Carroll. Voted: 4-0-0.***

***Motion made to adjourn. David. Second: Ballarino. Vote: 4-0-0.***

Respectfully Submitted,



Vincent Hayes  
Planning Board Secretary