

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Basement Meeting Room  
July 9, 2003  
7:00PM**

**Present:** Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman; Alex Evangelista; Rob Hoover; Tim Gerraughty; Jacki Byerley, Town Planner; Larry Graham, Planning Board Technical Review Agent & Inspector; Janet Pantano, Administrative Assistant

**Absent:**

**Meeting called to order 7:00PM.**

**Discussion/Cuffee Doles**

Mr. Moultrie stated that Mr. Archer and his attorney are present tonight. He asked Ms. Byerley for the last letter of unfinished items on the SPA for Cuffee Doles. He stated that on October 10, 2002 the Building Inspector asked them to vote on an occupancy permit. He stated that at that time Mr. Archer was asked to post a \$37,000 bond and a list of unfinished items was sent out to Mr. Archer. He stated that the letter stated that the unfinished items were to be completed by the beginning of June 2003 and they have not been. He stated the parking lot was to be reviewed by the TRA (Technical Review Agent) and it was and he has written that an overlay is all that is required on the parking lot.

William DiMento stated that he would be representing Mr. Archer.

Mr. Moultrie listed the letters that he was referring to for Mr. DiMento. He stated April 18, 2003, October 10, 2002 and October 30, 2002. Mr. Moultrie read the letter of October 10, 2002.

Mr. DiMento stated that all these did occur and that Mr. Archer had thought that he would be more successful in his business. He stated that they are hoping to ask this board to modify the review and if the TRA still feels that the parking lot has to be paved. He stated that this is a large parking lot and is as good or better then a lot of other parking lots in Town. He stated that the other issue is for the shoulder of road and as this is not Mr. Archer's property, he can not pave this area.

Mr. Evangelista stated that he thought that paving of the shoulder was given up on in the fall.

Mr. DiMento stated that he was glad to hear this. He stated that they have added lighting. He stated that Mr. Archer has to find a way to survive at this location. He stated that the value of the property has increased. He stated that they are planning to put in a patio area and are going to go through the ZBA and Building Inspector.

Mr. Moultrie stated that the Occupancy Permit should not have been issued before these items were finished.

Mr. Hopkins when was the last time Mr. Graham went out to the site.

Mr. Graham stated that he was out in the spring and in the fall.

Mr. Moultrie stated it has been determined to just overlay the parking lot. He stated that to overlay cost less than it would have to crush and pave.

Mr. Gerraughty stated that his concern is that the lights have not been put in. He stated that he feels that this is key for safety reasons.

Mr. Archer stated that they have lighting that is decorative and that the Police were okay with this at the time.

Mr. DiMento asked Mr. Archer when would the lights be able to go in.

Mr. Moultrie stated that they would have to re-open the Public Hearing if they make changes to the original plan.

Mr. DiMento stated that for a minor change that they do not have to open the Hearing. He explained his interpretation of bylaw relating to changes to the plan.

Mr. Moultrie stated that safety issues could not be changed.

Mr. DiMento stated that they want to move forward and that the controversy has hurt Mr. Archer's business.

Mr. Hopkins stated that the electrical contractor has asked the Planning Board for funds for the lighting that he is owed.

Mr. Moultrie read the letter from Mr. Unger the electrical contractor.

Mr. DiMento asked for a copy of the letter from Mr. Unger. He stated that they would have to find a way to pay for this.

Mr. Hopkins stated that the board did not allocate enough funds, usually the board holds two and a half times items to be finished. He stated that the entrance and exit is dangerous because of the signage and lights. He stated that

the parking and other items could wait. He stated that they might be able to take funds out of the bond to pay for items as they are completed.

Mr. Gerraughty stated that screening for the abutters should also be addressed.

Mr. Hoover agreed.

Mr. DiMento stated that he is happy with the response of the board. He stated that the lighting issue they know what this is.

Mr. Hopkins stated that the lighting and signage should be done according to plan.

Mr. Moultrie stated that signs should be done to the plan.

Mr. Graham stated that he has been made clear what signs have to be done and that most have been put in.

Mr. Evangelista stated that the lighting, screening for abutters, and signage are immediate issues.

Mr. Hopkins asked if they could come back at the next meeting with a list of items to be completed.

Mr. DiMento stated that the applicant and his wife have invested a lot of funds in this business.

Mr. Moultrie stated that they just want the project done right.

Mr. Archer stated that he wants to put the patio in and that he thought that the landscaping plan was approved and that they are asking him to do items from the landscaping plan but the landscape plan is not signed by the Board.

Mr. Moultrie stated that the Board did not approve the function hall or patio during the SPA.

Mr. Evangelista stated that they did not address these issues because Mr. Archer did not want them addressed at the time because he did not have the funds to do them.

Mr. Archer stated that patio and landscaping are on same plan but they do not want him to do patio but they are saying he can do the screening.

Mr. Moultrie explained the SPA and concerns of the function room.

Mr. DiMento explained his issue with the approval.

Mr. Moultrie stated that the Planner must sign off on a building permit.

Mr. DiMento stated that they would come in with a plan for the lighting, screening and signage.

Mr. Hopkins asked how would they fund these on their own.

Mr. DiMento stated they would pay for the work and ask that the bond be reduced.

Mr. Moultrie asked that Mr. DiMento receive copies of all the letters.

### **Little Hill**

Mr. Shep Spear asked if they could hold off on any decision because his brother is on vacation. He stated that his brother has been more involved with the sign.

Mr. Moultrie stated that there was some discussion of clearing some screening.

Mr. Spear stated that the clearing and sign are out of the right of way.

Mr. Moultrie asked if they could iron out this issue with Mr. Clarke.

Mr. Hopkins stated that he went up to the site. He stated that there are some nice trees and to cut these to go back to the wall would be a mistake. He stated that you could hardly see the sign from the Clarke's and that there is some screening. He stated that they have to talk esthetics.

Mr. Moultrie asked about liability to the Town.

Mr. Spear stated that he called his insurance agent and the sign would be under their insurance under the entrance of the subdivision.

Mr. Hopkins stated that this is an indemnity item and that the wall should be in the docs for perpetuity.

Mr. Spear stated that the Building Inspector would give a building permit for the sign but may not give a letter regarding the sign being a structure or not.

Mr. Moultrie stated that the Board would like a letter from the Building Inspector as to whether this is a structure or not.

Mr. Hoover asked if they could put in the sign without the footing.

Mr. Spear stated that they wanted to do a better quality sign.

Mr. Hoover stated that the definition of a structure is clear. He stated that a concrete footing allows a larger sign and whether a structure is to be determined.

Mr. Spear stated that his attorney stated that the sign is a building element.

Mr. Moultrie asked how is the Building Inspector interpreting the sign. He stated that they should come back to the board and address with Mr. Clarke and the Building Inspector and that they should talk with the ConsCom.

### **North Street/ISH**

Mr. Graham stated that in the latest report he put the previous comments of the board and the applicants. He stated that regarding the density his response is still not happy with the two units with a common drive and if these were removed he would not have a problem with the density.

Mr. Cohen passed out a response to the board from the report of Mr. Grahams'. He stated that they have already reduced the density and with the affordable units they can not see reducing further. He stated that they plan to do an offsite sidewalk and restoration of the land in the rear.

Mr. Hopkins stated that 24 units are what the bylaw allows.

Mr. Cohen stated that they could put in 18 homes under a conventional plan and that it comes down to economics.

Mr. Moultrie stated that the density is an issue for him.

Mr. Hopkins stated if the numbers were chopped down that would help him and down to 51 units is still twice the size allowed.

Mr. Moultrie asked why is this plan in the best interest of the town.

Mr. Cohen stated they would supply 15% affordable units and rid the town of an industrial site in a residential area, value of land to neighbors, increased revenue to the Town, restoration of the land in the rear. He stated that they are buying at a fixed cost and the price of the land and construction prices have not dropped.

Mr. Moultrie asked if they had a price that the units would sell for.

Mr. Cohen stated approximately \$350,000 per unit. He stated that they have submitted an Open Space Plan.

Mr. Graham asked if they could adjust the Cheney lot line to open up area.

Mr. Cohen stated that they could look at this.

Mr. Graham stated that traffic was reviewed and was okay. He stated that he did not have an Open Space Plan but that it is on the papers given tonight. He stated that 43 percent is adequate. He asked about the town owned parcel for parking for the walkway to the rear land.

Mr. Moultrie stated that he called Mass Electric and that they would not allow any crossings over the easement. He stated that the Town would have to ask Mass Electric for a crossing. He stated that he does not feel it would be allowed.

Mr. Graham stated that they would have to take the path out if a crossing was not allowed. He stated that the parking area goes away if the path goes away.

Mr. Cohen stated that if down the road a crossing is allowed then it could be put in then.

Mr. Hoover asked if the path comes out then could the grading be changed behind the units.

Mr. Graham stated that the additional parking for quests that has been discussed, he is okay with what the applicant proposes. He stated that the decision should state that the Planning Board should be who requests additional parking not the Building Inspector. He stated that the clubhouse should be for residents only.

Attorney read where that is stated in the condo docs.

Mr. Graham stated that as a condition in the decision for additional parking spaces could be worded that the Building Inspector and the Planning Board could request spaces. He stated that they have received comments from Kopelman & Paige on the Condo docs.

Mr. Moultrie stated that the open space areas are part of the common area.

Mr. Graham stated that the applicant wants Vertical curbing but that the board does not require this.

Mr. DeVellis stated that it is more expensive but it is what the applicant wants.

Mr. Graham stated that this is up to the developer.

Mr. Graham stated that the Water Department has written that they would require wells for irrigation. He stated that the response is not clear.

Mr. Moultrie stated that the Planning Board does not dictate what the Water Department should do but that they usually dictate the wells.

Mr. Cohen stated that he met with the Water Department and that they would only hook up for water not for irrigation.

Mr. Graham stated that he could add the letters from the departments to the decision as exhibits.

Mr. Gerraughty stated that the letters are recommendations.

Mr. Graham stated that he would add the letters to the decision and additional items from last meeting such as snow storage etc. He stated that there are areas and that the Homeowners Association would take care of plantings.

Mr. Hoover stated that they could add that for 99 years they are responsible for the plantings.

Mr. Graham stated that in the Kopelman & Paige letter it states that the Condo association would be responsible for plantings.

Mr. Graham stated that if they stagger the buildings and driveways on the side he would be satisfied. He stated that the rear yard landscaping has been addressed and he is satisfied with this. He stated that the lighting was different from the other plan.

Mr. DeVellis stated that they had two different light fixtures and that they changed them to ornamental and 14ft high.

Mr. Graham asked about the 14ft fixtures are on the driveway.

Mr. DeVellis stated that it is a long drive and they wanted to light the drive.

Mr. Moultrie stated that he liked these fixtures better.

Mr. Hoover asked if they could check if all these fixtures are needed and check the foot-candle.

Mr. Graham stated that a photometric plan just for the entrance would be good to have. He stated that they would want to be sure there is not a problem for the neighbors. He stated that there was an abutter asking for a fence at last meeting.

Discussion on fence whether on North Street or not.

Mr. Zibell 214 North Street stated that he was asking for a fence along the path. He stated that the path has been removed and a fence would no longer be necessary.

Mr. Graham asked if a fence to abutters along North Street would be needed. Mr. Kiley stated that they have put additional plantings in for neighbors.

Mr. Moultrie asked if Mr. Higgins wanted fencing or Mr. Zibell.

Both stated that they did not want a fence.

Mr. Graham asked about lawn fertilizers.

Mr. Moultrie stated that ConsCom would deal with these issues.

Mr. Hoover stated that after being a gravel pit and with the common lawns the fertilizing could be heavy.

Mr. Moultrie stated the Water department reviews this issue.

Mr. Evangelista stated that at the Georgetown Club they must report to the Water Department what is used on the course.

Mr. Graham stated that he had no problem with the revised planting plan.

Mr. Moultrie stated that the issues left are the density and comments from Kopelman & Paige.

Attorney stated that they could work out the issues with Kopelman & Paige. He stated that 15% affordable is an issue and amounts set for units are not applicable.

Mr. Moultrie stated that they could work with the Affordable Housing Task Force.

Ms. Byerley stated that a construction schedule should be submitted prior to a decision and how they would phase the construction.

Mr. Cohen stated that both of these issues where in a previous decision on a similar project and he read from the decision.

Ms. Byerley stated that she feels a schedule should be in place before a decision.

Mr. Evangelista stated that the density has to be addressed.

Mr. Cohen asked if they are looking for a reduction of a couple of units or 10 or more. He read from the Traffic Study and stated that the numbers where for condos not senior housing.

Mr. Hopkins stated that they have to be concerned about traffic. He stated that it is already a problem in the downtown area. He stated that if two units leave he would be much happier.

Mr. Cohen asked if they reduce the units if they could reduce the affordable units also.

Mr. Moultrie stated that they have to meet the 15%.

Mr. Gerraughty stated that if the bottom corner were fixed he would be happier.

Mr. Hoover stated that the planting plan is great but he would ask that with the evergreens they use two heights and to go in with a larger size to screen areas.

Applicant asked for a pause.

Mr. Cohen returned and stated that if the board were willing to close the hearing tonight they would reduce the units to 51.

Mr. Greenberg Pond Street stated that he has concerns on the density and he is an abutter.

Mr. Moultrie stated that he is not an abutter to this plan.

Mr. Geenberg asked if this is a separate lot from area in the rear.

Mr. Kiley stated that they are separate lots.

Mr. Geenberg stated that this is the largest development in town. He asked what they would be making on this project.

Board stated that this information is not relevant to a decision.

Mr. Greenberg stated that he is not against this project but is against the size, traffic, safety, and policing. He stated that it is the issues that he is against and that he is surprised that Mr. Hopkins is on board and likes the concept.

Mr. Moultrie stated anybody would be blind not to like the concept of the project.

Mr. Greenberg asked about the deeds to the property to the rear. He asked what are they doing with the parcel in the rear.

Mr. Moultrie stated that the parcel in the rear is not a part of this project but is some thing that they are doing for the Town.

Mr. Greenburg stated that they are not putting in the path, parking, or a fence. He stated that the Lighting should fit the neighborhood.

Mr. Cohen stated that the lighting has been changed to single lighting.

Mr. Greenberg stated that safety problems have not been addressed. He stated that they do not have the deeds.

Mr. Moultrie stated that the applicant has deeds for this property.

Mr. Evangelista stated that the applicant could not put a path across the tracks.

Mr. Greenberg stated that they have not addressed septic, or drainage.

Mr. Moultrie stated the BOH approves the septic system.

Veda Connolly 216 North Street stated that she would like to compliment the board and the team for doing a good job and she hopes that the Planning Board would approve this Plan.

Mr. Zibell stated that most people present want this plan to be approved.

Mr. Hopkins stated that the plan is to restore the land on the other side of the tracks with the ConsCom.

Mr. Cohen stated that a lot of people have come to the meetings and 21 abutters have stated that they are in favor of this plan.

Mr. Evangelista asked about the septic system.

Mr. Cohen stated that they have met with the BOH.

Mr. Hoover asked about conditions in the decision.

Mr. Moultrie stated that Mr. Graham would draft a decision working with the Planner.

Mr. Greenberg stated that there might be 21 abutters in favor of this plan but that neighbors on other side are opposed.

Mr. Hopkins stated that with all the changes to plan they could not close the hearing until they see the changes.

Mr. Moultrie asked Mr. Graham if these changes are made does he see any more changes to be made. He asked how long would it take them to make the

changes and provide a photometrics plan. He stated that if they take off two units they would have rework the plan.

Mr. Cohen stated that it would not take long to make the changes.

Mr. Hopkins made a motion to continue the Public Hearing on North Street ISH to July 23, 2003 at 10:00PM. Second by Mr. Evangelista. All in favor 5-0.

### **197 Jewett Street/Definitive**

Tom Manetta of Atlantic Engineering presented the plan. He stated that they came back tonight to discuss issues with the road and wall. He stated that they had a few options to show the board. He stated that he met with Mr. Graham and Mr. Moultrie. He explained each option: Option One shows 26ft of pavement with sidewalk on easement and out of the right of way with a side slope of 2 to 1, Option Two shows 26ft road no grass strip the sidewalk up to pavement and sidewalk up to easement and a 3 to 1 grass slope, Option three shows no sidewalk 26ft of pavement and the sidewalk ends by the first home and is not on the beginning section. All options eliminate the wall and have a grass slope to the Brown property.

Ms. Byerley stated that the sidewalk is starting on one side and ending on other side.

Mr. Manetta explained and stated that the board wanted the sidewalk to end before the street.

Mr. Graham asked if they talked to the school regarding bus route.

Mr. Manetta stated that they talked to Laidlaw the Bus Company and that they pick up on Jewett Street.

Mr. Graham stated that they met and he questioned if the bus would turn around at this street as it is at the end of town. He stated that they could reduce the grass strip in the wetland area and also in other areas.

Mr. Gerraughty questioned about snow removal and having the sidewalk up to the street.

Mr. Moultrie stated that he would rather see the grass strip. Mr. Evangelista and Mr. Hopkins agreed

Mr. Rhuda stated that without the grass strip they would need riprap.

Mr. Hoover stated sidewalk abutting up to the road has a 2 to 1 slope and he would rather have the wall or the 3 to 1 slope. He asked if they could drop the grade on the road.

Mr. Moultrie asked why they could not get an eight-foot easement from the abutter/owner.

Mr. Rhuda stated that they did not think of this.

Mr. Manetta stated that an eight-foot easement would work. He asked if they could eliminate the trees in this area. He stated they could have a three-foot grass strip 5ft sidewalk with no trees and a 3 to 1 slope and trees for a buffer. He stated that the sidewalk could end before the street.

Mr. Graham stated that the sidewalk would have to have a handicap ramp at this end also.

Discussion on bus stop

Mr. Hoover asked that at station two to seven why not have the grade go lower and match grade.

Mr. Manetta stated that because of drainage and a critter crossing and the utilities.

Board stated that they are okay with these suggestions.

Mr. Rhuda stated that they would file a final plan at their next hearing.

Mr. Hopkins made a motion to continue the Public Hearing for 197 Jewett Street to August 13, 2003 at 8:00PM. Second by Mr. Gerraughty. All in favor 5-0.

### **Emma Harris/PUD & Definitive**

Mr. Talacko gave the board a revised plan and a letter responding to Mr. Grahams' July 7, 2003 report. He stated that they have done everything that was asked of them. He stated that they added the light that Mr. Graham asked for and that he met with Wayne Snow of the Light Department and all changes are shown on the plan. He stated that the outstanding items are the waivers and that they have not changed, and overflows.

Mr. Graham stated that at the last meeting the Board was concerned about future road drainage and if they want the road to be accepted. He stated that with the current economic situation they would not be accepting the road for a while.

Mr. Confalone stated that his attorney Ms. McCann has met with the Affordable Housing Task Force and that the AHTF would rather have the funds than a home in the subdivision. He stated that this was because of economics and that they would come up with a fee to purchase a home closer to the center of town. He stated that they asked for new HUD guidelines. He stated that he would not look for any lot releases until a decision is made on the Affordable Housing.

Mr. Gerraughty stated that they could hold one lot until a decision on affordable component is made.

Mr. Evangelista stated that he has a problem with the home being out of the subdivision. He stated that his problem is with the AHTF and he went over numbers.

#### Discussion on affordable housing and guidelines

Ms. Byerley stated that the AHTF should have a time limit to using the fee. She stated that if the unit was on site then you would have the credit for it and they do not use the funds then the Town does not get credit for the unit.

Mr. Moultrie stated that they would have to discuss the issue with the AHTF.

Mr. Graham stated that in the decision they could reference a lot, lot 10 or another lot, or other.

Mr. Confalone stated that the owner has asked that the name be changed for the Street to just Harris Way from Emma Harris Way.

Mr. Graham stated that this change should be made to the plans before endorsement.

Mr. Talacko stated that they would do a landscaping plan prior to endorsement on the island and the proposed plan. He stated that Lot 6 would be responsible for the island maintenance.

Mr. Hoover asked that the plants be healthy for perpetuity.

Mr. Confalone stated that he would not buy a home with that condition.

#### Discussion on snow removal and islands

Mr. Talacko stated that they propose low maintenance plantings with Lot 6 responsible for maintenance with low restrictions.

Mr. Hoover stated trees and lawn best for low maintenance. He asked what size tree they would put in.

Mr. Talacko stated a two and a half caliper.

Ms. Byerley stated that she talked to the Police Chief and he would prefer the cul de sac to be a two way.

Mr. Graham stated they could take the signage out.

Mr. Moultrie stated that they could put a sign heavily settled.

Mr. Talacko stated that they do not need these signs on an 800ft road.

Mr. Graham asked about the Open Space

Mr. Talacko stated that there are 17 acres of Open Space with 46% upland and it is suitable for walking.

Mr. Hoover asked him to show on the plan the walkable area.

Mr. Talacko stated that the Open Space exceeds by far the requirement.

Board stated that they are okay with the open space.

Mr. Graham asked about tree species.

Discussion on trees and flowering Pear trees instead of crab apple and no Elm because of Dutch elm disease.

Mr. Graham stated that he is to the point that subject to review of these plans he could do a final review and then draft a Certificate of Vote.

Mr. Hoover asked about basement floor elevations and if they have been lowered a foot. He asked if house and driveway grading has been adjusted. Stated that the plans should jive.

Mr. Graham stated that he does individual lot site plans on each lot and he looks at these items.

Mr. Hoover stated that however there are so many components added on and integral to the design process that all these items should be accurate. He stated that it is important for the final product.

Mr. Moultrie stated that in the past that they do not all ways show the homes on the plans.

Mr. Hoover stated that the grades should match.

Mr. Talacko stated that on some homes the garage is different from the basement.

Mr. Gerraughty asked if they plan to have a subdivision sign.

Mr. Confalone stated that he has not thought about this.

Ms. Byerley stated that if they want a sign it should be on the plan.

Mr. Confalone stated that they do not plan on a sign.

Mr. Moultrie stated on the 23<sup>rd</sup> at 10:15

Mr. Evangelista made the motion to continue the Public Hearing on Emma Harris Way PUD & Definitive to July 23, 2003 at 10:15PM. Second by Mr. Hopkins. All in favor 5-0.

### **Board Business**

Discussion on raising the prices for Zoning Bylaws and Subdivision Regulations from \$15.00 to \$25.00 and small color Maps from \$2.00 to \$5.00.

Mr. Evangelista made a motion to raise the prices of the Zoning Bylaws, Subdivision Regulations, and Zoning Maps sold by the Board to \$25.00 and \$5.00. Second by Mr. Hopkins. All in favor 5-0.

### **Board Reorganization**

Mr. Hopkins nominated Mr. Moultrie as Chairman. Second by Mr. Evangelista. All in favor 5-0.

Mr. Moultrie nominated Mr. Hopkins as Vice-Chairman. Second by Mr. Evangelista. All in favor 5-0.

Mr. Hopkins nominated Mr. Gerraughty as Clerk. Second by Mr. Evangelista. All in favor 5-0.

Board stated that they would wait on an appointment to the CPA Committee.

Discussion that Subdivision Regulations could be amended by the board with a public meeting and notice. Zoning Bylaws must be amended at town meeting.

Discussion on meetings and how they are run and time for board discussion and audience and public comment.

### **Pillsbury Pond**

Mr. Graham asked if the Board had received any plans from Mr. Symes on the detention basin on Pillsbury Pond. He stated that he would like to see a wick drain put in.

Ms. Byerley stated that she talked to Mike Symes and he would talk to the engineer regarding this issue and that they will have Mr. Graham review it.

Mr. Moultrie stated that they should send out a letter next week if they have not heard from Mr. Symes.

### **Master Plan**

Ms. Byerley stated that she has heard from Ida Wye, Charlie Brett and Betty Davidson that they would be on the Master Plan Committee.

She stated that Alan MacIntosh stated to her that he would like to meet in the beginning of September and have a visioning session at the end of September.

### **Georgetown Savings Bank**

Discussion on pumping of water at the site and Mr. Graham going out to review.

Mr. Graham stated that he would go out and look at the site.

### **Getty Station/East Main Street**

Ms. Byerley stated that she sent a letter to Getty and the Engineer and has not received a call back.

### **Cedar Lane**

Ms. Byerley stated that she sent a letter to Selectmen regarding the litigation.

### **Littles Hill**

Mr. Moultrie stated that the town was found in favor in the King litigation.

### **Board Business**

Mr. Moultrie stated that on the Bailey Lane they should get guidance from the Selectmen on the fines on the site.

Ms. Byerley stated that this is a preliminary plan and if it is denied they could file a definitive plan.

Draft/Minutes

Mr. Hopkins stated that the Town should receive the fines on this property. He stated that there are two million dollars in fines. He stated that the Selectmen are the only ones who could collect on the fines.

Mr. Evangelista made a motion to adjourn. Second by Mr. Hoover. All in favor 5-0.

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano