

SEEKONK ZONING BOARD REGULAR MEETING

MINUTES May 23, 2011

Present: Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson (for Robert Read), Ron Blum (petition #2011-11 only) and Jeffrey Creamer for Ron Blum after petition 2011-11

7:00 Chairman Edward F. Grouke called the meeting to order.

This is the meeting of the Town of Seekonk Zoning Board of Appeals, May 23, 2011. First I am going to read the Rules and Regulations. I am going to read each petition as it was advertised and call upon the petitioner or their representative to present their case. All testimony, including the testimony and statements of the petitioner and/or the representatives or witnesses will be taken under oath. We will hear from anyone in the audience to speak either in favor of or against the petitioner or with any questions. At the close of the evidence, we have a discussion and we also usually make a decision on the same night although we are not required to do that. We may take a petition under advisement and give a decision at a later date. It is our practice to decide it on the night of the hearing. It is filed with the town clerk within 14 days. There is an appeal that is available to the Superior Court by the petitioner or other parties who have the proper legal standing. That appeal is governed by very strict time limitations. If anyone is considering an appeal, they have to be very careful to meet the time limitations that are set forth in the law.

2011-07 David F. and Beverly A. Sweet, 240 Davis Street, Seekonk, MA, 02771, Owners and Petitioners, requesting an appeal of the Zoning Enforcement Officer's Decision, allowing continued use of the premises as home occupation of "American Tree Expert" and to allow parking of commercial vehicles on the premises at 240 Davis Street, Plat 26, Lot 48 in a R-4 Zone containing 2.35 acres. **(continued from April 25, 2011)**

Ch. Grouke We have received from the applicant a request for a continuance on this matter.

G Sagar made a motion to accept the applicant's request for a continuance until the next meeting to be held July 18, 2011 at 7:00 pm. seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

2011-11 Carol E. Stuart, 216 Elm Street, Seekonk, MA, 02771, Owner and Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Variance** under Sections 6.8 and 6.12 of the Zoning Bylaws to allow the construction of a 25' x 30' detached garage at 216 Elm Street, Plat 16, Lot 72 in a R-2 Zone containing 25,203 sq. ft. **(continued from May 16, 2011)**

Applicant not present – the Board determined that they would wait until the end of the meeting to see if the applicant would be present later in the meeting.

2011-03 Town of Seekonk, a Municipal Corporation with its principal business address at 100 Peck Street, Seekonk, MA, 02771, Owner, by Robert Lamoureux, Superintendent DPW, Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Special Permit** and **Variance** under Section 9.3.4.2.8 to erect an 18 sq ft sign at 871 Taunton Avenue, Plat 17, Lot 10 in a Mixed Use Zone containing 6,950 square feet. **(continued from April 25, 2011)**

Robert Lamoureux 871 Taunton Avenue, Superintendent of Public Works. Sworn in. The proposed sign has a dual purpose. It will advertise the installation of the new solar photo voltaic system and it will have a small, double sided message board for messages regarding trash delays, and other matters with public works. We measured and we are looking to put the signs within the confines of the island. Well beyond the 60' requirement of Section 4.4. We could put it 61 feet. We are 12' away from the travel portion of the highway (Route 44). We are not requesting an electronic message board, just a hand message board, nothing elaborate. What we are asking for is not that large either, we are entitled to 12 sq ft but asking for 18sq ft.

G. Sagar They face on two streets, they are entitled to 2 signs but if they are only asking for one sign, maybe we could give a variance, the only issue I had was with Section 4.

Ch. Groucke Is there anyone to speak in favor of the petition? No one spoke. Is there anyone to speak against the petition? None. Are there any questions about the petition?

Beverly Della Grotta Could it be used to advertise the Save a Pet auction?

R. Lamoureux If it was not being used for something else for DPW at the time, we could use it for that.

G Sagar made a motion to close the public hearing, seconded by J Creamer, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to uphold the decision of the Building Inspector, seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to approve the petition as submitted, seconded by J Creamer, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

2011-08 Town of Seekonk, a Municipal Corporation with its principal business address at 100 Peck Street, Seekonk, MA, 02771, Owner, by Ms. Cheryl A. Faria, Chairperson, Seekonk Meadows, Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Variance** under Section 12 to allow more than the permitted size and quantity of signage at "Seekonk Meadows", 410 Newman Avenue, Plat 24, Lots 61, 65 and 567 in a R-2 Zone containing 385,942 sq. ft (**continued from April 25, 2011**)

Michael Durkee 50 Elm Street. We were here last month requesting approval to erect signs at Seekonk Meadows. The Boards met and voted to consolidate the signs at the entrance –the Seekonk Meadows facility and the Library. We forwarded pictures of the design.

G. Sagar Are there any questions?

K Rondeau This sign mirrors the other sign. I like the monument sign, but the fact that this will be consistent throughout, this will be okay. The signs in the back would not need a variance but maybe we should give it anyway. The signs are directional and educational so we have some latitude in being able to grant a variance based on those parameters.

G. Sagar We could approve it based on the way it was presented and amended with the letter of May 18.

G Sagar withdrew his original objections and made a motion to close the public hearing, seconded by J Creamer, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to uphold the decision of the Building Inspector, seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to approve the petition as submitted and amended with the letter of May 18 encompassing the new sign, seconded by J Creamer, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

2011-06 Town of Seekonk, a Municipal Corporation with its principal business address at 100 Peck Street, Seekonk, MA, 02771, Owner, by David E. Bowden, Chair, Senior Center Building Committee, Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Special Permit** under Sections 5.2.1, 5.3 and, if necessary Section 6.2.13 to allow construction of a 9,200 sq ft Senior Center at 100 Peck Street, Plat 18, Lot 11 in a R-2 Zone containing 21.7 acres. **(continued from April 25, 2011)**

G. Sagar This petition was first heard in March, I believe, the 7th or 8th. Consequent to that while meeting on our action two days later at a Board of Selectmen's meeting a statement was made that there was one member of this Board that was holding up this petition. If the record shows, that evening, it was unanimous, it was 5 to 0. So I think it is important that the record remain as it is. Secondly, there was—I watched a talk show on the Cable 19 channel, where the host indicated that the ZBA wants the senior center on Brook Street. There has never been a proposal that came before this Board for any location other than here on Peck Street. The statement was totally erroneous and inaccurate, and I would call on the maker of that statement to rescind for election news to declare mistruth because it was totally inaccurate. Back in March I guess you could say we had a heated exchange back and forth, and I want to apologize to Mr. Bowden for style of comments but not content, Several members of the Building Committee have reached out to me who I have met with, and I have reached out to Mr. Bowden and I have met with him and I shared my concern regarding style of building. I

would like to recognize the other members of the Building Committee for their hard work serving in this capacity. Regardless of what happens this evening, I would just like to thank them all.

Dave Bowden Walker Street sworn in...I would like to turn any questions to Jim Reinke and Jim Miller who is our Engineer.

Jim Reinke 220 Prospect Street sworn in. There was a laundry list of concerns. I would like to begin with the traffic study. Mr. Cabral is in the audience.

Dave Cabral 871 Taunton Avenue. Sworn in. I completed a traffic study dated April 14 a study for the proposed use of the site. Before I start on that I do have a letter dated May 4, 2011 from Board stating there were some question of the accuracy of the study done. Typically in doing a study I used counts from SRPEDD from 2010, I noted in letter from the board, the fact that it is not right in front of Peck Street (inaudible). SRPEDD was looking to do additional counts on Arcade and 44 as well as Fall River Avenue Route 44 and this will be done this summer. I wanted to let you know that in discussion with him those counts remain valid, they might be different but for the peak hour they might be different a little bit. After looking at the plans, I did some field investigation and did a field count from SRPEDD and looked at accident reports from the police department. I looked up other senior center uses, typically we would use trip generation, we were conservative, counted on the higher end, that was the basis to form conditions, 15,000 vehicles a day, accident data showed 0 accidents 2009. 3 accidents in three years, no pattern, did some site distance looking both east and west, in excess of 800 feet both directions no limitations in terms of speed, I did speed ranged from 50-55 mph met requirement in terms of safe conditions, trip generation anticipate 6 employees and 15 patrons and then looked at possibility of special events you might have capacity crowd but in terms of every day you might look at 10-15 for peak hour Peck Street is not a heavily traveled road. This is going to add low volumes during peak hours, I did mention to Mr. Bowden that for any larger planned events having police detail not unlike Mount Carmel church, the volume of traffic is such that it would release and arrive at same time, outside of that I did not see any problems with safety.

G. Sagar On page 6 of the report it says that the proposed construction of Senior Center project has been designed to maintain a desirable level of traffic safety on surrounding roadways. How does this design accomplish that?

D. Cabral It accomplishes it by not introducing a high volume of traffic on the roadway (inaudible) On the roadway itself there is minimal traffic from town hall and volume of traffic from driveway locations. If busier location you might consider putting in traffic light or change phasing but at this location I don't see a need for that.

The study that they are collecting this data for direct relations at Route 44 and Arcade and Route 44 and Fall River Avenue by putting in phased turn signals.

G. Sagar When I spoke with the SRPEDD traffic engineer he indicated to me that the numbers could change getting closer to Peck St.

D. Cabral I believe the site they are collecting the data for that there are some concerns probably adding (inaudible) data (inaudible) the Arcade Ave section to the traffic light for improvement and safety reason. Both the traffic count sections that SRPEDD are doing is in direct relation to improvements to the area. I'll observed the conditions during am pm peak hours and if it's not the volumes SRPEDD collect will be in the summer and then write up I imagine that would be in the fall.

K. Rondeau I found it ironic that after requesting the study there was a 5 car pile- up. One of my main concerns and why we asked for a traffic study was for Peck St. and effects on neighbor's sounds like minimal traffic.

D. Cabral Volume in terms of every day, I don't think it will be to that extent where people can't get out of their driveway on the day to day.

K. Rondeau In your opinion would it be advisable to reduce the speed limit in the area past Peck Street, the state would require a study, but there might be some things for them to consider it and push it down the road a little bit. It is something for the state to consider. Perhaps given the location of town hall and public safety, I am looking about the changes in the last couple of years, bigger public safety, and now adding this site, there is plenty of reason to make that request at this time.

The changes that occurred, probably in the last five to seven years to establish the Why, at some point

D. Cabral I agree, the state could take it under advisement. This might be a good candidate, it might be something else I could talk to SRPEDD about and they have the staff who might be able to speed things up a bit.

Ch. Groucke Any other questions about the traffic issue?

J. Reinke We also talked about that and thought it was a good idea. Another thing on the list we talked about is the collaboration between the two committees, Senior Center and the Animal shelter. We ended up with some ideas; it was a good idea to talk to them, basically Animal shelter committee wanted an autonomous blank page to do with what they envisioned for their project and it worked out that way they did not want vehicles backing out to slow down response time.

Ch. Groucke Any questions about that issue? No response

- J. Reinke The biggest issue on the list of things was the building design.
- G. Sagar I'd like to hear why this design?
- J. Reinke The design is based around a need to have to incorporate systems that require less thus saving energy. For example these window allow in free light meaning the direction of the sun so there is never direct sunlight captured by the windows which can heat up a building and throw off the energy system. We wanted to design the building so it saves energy and thus money. Is it colonial in nature? Probably not but is it going to save in energy costs? Absolutely. Although we are open to suggestions.
- G. Sagar Sorry but I can't support this design. You may be letting light in but you are letting heat out. The glass faces north, this building has 36 corners you know in construction a corner is an expense. If you can build this building with 36 corners for \$ 2.5 million you could build something that architecturally matches this building and could do it for a lot less.
- J. Reinke I think energy savings trumps the design or aesthetic nature of the building.
- G. Sagar I think the building doesn't fit the neighborhood and it is a very expensive building and I cannot support the design of the building. I can support the 9,200 square feet and I can support a lot of it but however if it comes as architecturally matching this building, especially because this town just spent \$200,000 dollars on this building. So I support a 9,200 sq foot building but not this design.
- J. Reinke What design would you suggest as far changes as the roof...
- G. Sagar I would throw away this design and start over again.
- Ch. Grouke So this is still a conceptual site a design has not been determined yet?
- G. Sagar As far as the site plan goes it has been developed and has come a long way.
- Ch. Grouke Site plan meaning location, parking etc...
- G. Sagar Yes I think it looks good.
- J. Reinke I think it is important to consider the economic impact of this building. I guess the question is do you want a building that is inefficient that would look better in the neighborhood or do you want a building that saves the town money in operating expenses and can be used for more programs throughout town. It can be used for a program for the seniors and the people using the building instead of keeping the building or turning the lights off. That is how I look at it. Is it my favorite design or favorite building to look at? Not really but I have come to accept the elements of economics we live in with gas at \$4.00 a gallon for oil, gas

prices going, up power is not cheap. All these things are not going to get better so anything we can do to off-set those types of issues I think is the way to go and something to consider. I understand where Mr. Sagar is coming from but in my mind the energy you will save far out way the aesthetics of the building.

G. Sagar I will tell you that out of all the professional I have shown this building design to they feel as I do it is very expensive building. The other issue it doesn't comply with the bylaws it is suppose to be in harmony with the neighborhood this is still a residential zone. I will support a 9,200 square foot building but not this design. This building sticks out and doesn't match the Town Hall or safety complex building.

M. Brisson Do you have anything to substantiate your claim that this is more energy efficient?

J. Reinke I do, I don't have with me. Maggy is the architect and can talk about better than I can.

Maggy Madarentz Senior Center Building Committee, member. Sworn in He is right and we would like to invite them (your professionals) to our committee and discuss with them because this is a professional discussion and we want it to be an equal discussion. This roof was based to bring huge space for 11 people to work with maximum light, we are going back to green design. The roof is designed to be metal to reduce vapors during summer or spring season which goes into the air we are talking about pollution, the pollution is the first thing to stop (inaudible).

J. Reinke In short, it is a green design, low impact development throughout the town it is a good thing. By adding natural light to the building, you will save on health costs, it has been proven by the state, I have documentation, that natural light boosts moods, increases productivity, and leads to healthier lives. The building is an absolute necessity. We are trying to reduce operating costs. I am asking you folks to be open and try to understand the technology, which is old technology. The old Town Hall is this technology they have windows below level, trap doors in the ceiling of the old assembly area, natural ventilation; the same concept here, operational windows to let fresh air in and the same thing with light. Anything that can be done for free is good by me.

M. Brisson Is there any way to cut down on the corners but keep the concept of design? To me it looks like there is a lot of expense in corners, if the roof line is reduced and take away some corners and find a way to make the building more square to fit in. If you look at the plan, every time you turn around there is a jog in the architecture to the point where it looks like you are losing space.

J. Reinke I think it goes with the design but we could revisit the design and still have some aesthetic design to the building and still remain green, I think Maggy did a great job.

M. Brisson She did an excellent job but it just doesn't fit the symmetry of what we have established in town.

J. Reinke So for direction purposes, are you suggesting something just square in nature?

M. Brisson Not so much square but cut down on the corners so it is in harmony with the rest of the architecture in the area. I understand the concept of the roof line and the vents, and windows for the natural light but I don't think you need 36 corners on the building.

K. Rondeau I think you need to realize where we are coming from. We need to make a decision based on use, safety, etc and how the style fits into the neighborhood and that is always one of our primary concerns and also we all try to be green to some extent but I have a tough time understanding how something that is going to be harder to build and is going to use a lot more materials, is going to be a lot harder to maintain judging by the look of the building is also supposed to be green at the same time. By using all those materials you are "un-greening" something. By making it harder to build and maintain, there will be a lot of resources thrown at it that don't need to be thrown at it. Windows need to be washed. Those are the things we need to think about. Something like a simple roof line, yes, you can add windows for natural ambient light, but something easy to build, easy to maintain and without a lot of the jogs, I think the seniors would appreciate that even more and if you were to make it square you would probably gain an extra 1,000 -1,500 sq. feet just by squaring it off which will be beneficial to the seniors. This is where I am coming from but I find it harder to accept a building like this and consider it in harmony with the neighborhood. Somebody mentioned that if it were a standalone building on a standalone site, then maybe it would be a consideration but this is a public building we have to see how it is going to be built and maintained and how is this building going to look and be maintained 20-50 years from now. I think it will be hard to do that with this building.

M. Madarentz Where this bumps out, they needed some table and chair storage. The ladies at the center will not have help all the time to put them away. I studied each room for those kind of storage areas, the ladies at the center need them. The maintenance; what I am saying to you is it is a metal roof and there is no maintenance for a metal roof. Simple trusses are very simple to construct, brought down cost by 40% repeat the same trusses, that is why you have a very uniform ...in response to the neighbor, we don't want army barracks and we don't want a second fire station, this is huge, it cannot be conceived like a house, maintenance is nothing to maintain, whoever is criticizing let them study the structure, because of the structure we can save 40%.

K. Rondeau What is the exterior of building?

J. Reinke It is the same as what has just been put on this building. We are open to suggestions but we are here for a Special Permit for municipal use. That is the only reason we are here. The building design is absolutely important but we are here tonight specifically for the use.

Ch. Groucke Initially, we had some requests, you have responded to those and now for the most part the only issue that remains is the design of the building. But, as far as the initial question of is it a municipal use, I think we are ready to answer that question. Let's just say we agree it is a municipal use, then what is the next step?

J. Reinke It has to go before Planning and then Town Meeting. The reason we came here first is because we didn't want to spend a lot of money on doing all the planning. We just came here to find out if we could put any building here. This is what we came up with but if it needs to change the design, we can but we need to know if we can put a building on this site and we are hoping you will vote in favor of that.

Ch. Groucke At what stage does the design of the building become final?

J. Reinke There is not dollar amount yet, we didn't want to start pricing out foundations (inaudible)

Ch. Groucke Is there anyone here to speak against the petition? None. Is there anyone here to speak in favor of this petition?

Carol Bragg 44 Hope Street I am here to say something about the process in developing this design. The architect and interior design instructor were asked by the staff of human services, and I served there for 26 months, to try to design a space that would be healthy for employees and also the seniors using the space. You all know the conditions at Pleasant Street School. It is not a healthy space, there have been concerns about air quality issues, heat and cooling in winter and summer, about lighting and other issues that have never been addressed by the town. It has been brought to the Board of Selectmen, the Building Inspector, the Department of Health and they have not been addressed. We asked the architect and interior designer to address the concerns, to create a healthy workspace. The design is intended to create a healthy work space. The air circulation is addressed through design, the natural light reduces headaches and other problems are addressed in the design. I wanted to add that emphasis because I think it is important to hear and also the windows. Yes, you have to wash the windows but it is important for people's mental health to be able to see beauty outside. Otherwise you just build concrete slab buildings with no windows. It is important for the environment, it is important for the seniors to see the beauty outside and be part of that particularly as you get older and I want to affirm the tremendous job that went into the design in terms of trying to take into consideration the Human Services employees and also the seniors.

Antonio Botelho 25 Chapel Street I am here to invite the members of the Zoning Board to come to our center on Pleasant Street this Wednesday morning and you will see the rat hole you have been pushing the elderly people of this town.

J. Reinke I think everyone is aware of the conditions of the Senior Center. I haven't heard anyone yet say we don't need it.

G Sagar made a motion to close the public hearing, seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to uphold the decision of the Building Inspector, seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

G Sagar made a motion to approve the special permit with stipulations:

- a. Construction of the Senior Center shall not interfere with any other existing municipal use on the site.
- b. The structure shall not exceed 9,200 square feet in size, without additional zoning Board of Appeals approval.
- c. The structure shall architecturally match to the extent possible, creating a relationship to the neighborhood, that is in harmony with the existing Town Hall. Final plans and specifications shall be submitted to the Zoning Board of Appeals for approval.
- d. The Planning Board under Section 10, Site Plan Review, shall incorporate a final traffic study in their deliberation and decision, including the issues raised in a letter dated May 4, 2011 to Town Engineer David Cabral by the Zoning Board of Appeals.
- e. The Parking Plan shall be designed to best facilitate the Senior Center and all existing municipal uses on the site.

Seconded by K. Rondeau with the added stipulation:

- f. Police detail shall be funded and made available for any special event which would be in keeping with the traffic study at the discretion of the Chief of Police.

and so voted unanimously by: Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Mark Brisson and Jeffrey Creamer.

VOTE: (Approve 5-0)

2011-11 Carol E. Stuart, 216 Elm Street, Seekonk, MA, 02771, Owner and Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Variance** under Sections 6.8 and 6.12 of the Zoning Bylaws to allow the construction of a 25' x 30' detached garage at 216 Elm Street, Plat 16, Lot 72 in a R-2 Zone containing 25,203 sq. ft. **(continued from May 16, 2011)**

Carol Stuart (apologized and advised the Board that she thought meeting started at 8:00 because it had started at 8:00 the week prior) We prefer the one that is not attached because it is more aligned to solar and the man who did the solar plotted out the best location of the garage design, if we attach the garage, it is a little off because it is shaded by the other addition and trees. Because we have the dogs, I don't want a lot of gates.

Ch. Grouke The less the encroachment the better.

C. Stuart If we put it attached to the house, we would have to take out windows, issues with solar panel, issues with access to back yard gated areas, etc.

K. Rondeau You need 20' for the setback.

M. Brisson The attached proposal doesn't work for her intent. She will have issues with access to her back yard, etc so I am looking at the design with the 11' setback.

CH. Grouke I don't mind that one.

K. Rondeau You stated that the new addition; there are windows?

C. Stuart Yes, we have three window and the water pipe for outside and the gutters from the house go underground because of the slope of the yard.

K. Rondeau If I recall, in the past, we have allowed people to change locations of additions because of having to move fireplaces, windows, etc. I don't see this as different from that situation. You have come back with a design that is less intrusive. If we go with the 16.9', we will gain 5.9' and she will lose windows, water, and be affected and I applaud anyone who tries to go solar.

G. Sagar There is a really different design to her lot (inaudible).

K. Rondeau You are only angling the garage to take advantage of the solar.

Ch. Groucke For the record, there is no one here in the audience to speak in favor or against the petition.

G Sagar made a motion to close the public hearing, seconded by J. Creamer, **and so voted unanimously by:** Ch. Edward F. Groucke, Gary Sagar, Keith Rondeau, Mark Brisson and R. Blum.

VOTE: (Approve 5-0)

G Sagar made a motion to uphold the decision of the Building Inspector, seconded by M. Brisson, **and so voted unanimously by:** Ch. Edward F. Groucke, Gary Sagar, Keith Rondeau, Mark Brisson and R. Blum.

VOTE: (Approve 5-0)

M. Brisson made a motion to approve the petition as shown on the plans indicating the 11' setback, seconded by G. Sagar, **and so voted unanimously by:** Ch. Edward F. Groucke, Gary Sagar, Keith Rondeau, Mark Brisson and R. Blum.

VOTE: (Approve 5-0)

G. Sagar made a motion to adjourn the meeting, seconded by K. Rondeau, **and so voted unanimously by:** Ch. Edward F. Groucke, Gary Sagar, Keith Rondeau, Mark Brisson and R. Blum.

VOTE: (Approve 5-0)

Meeting adjourned at 8:40 PM

Respectfully submitted by:

Christina Testa, Secretary