

SCITUATE PLANNING BOARD MINUTES February 27, 2014

Members Present: William Limbacher, Chairman; Stephen Pritchard, Vice Chairman; Richard Taylor, Clerk; Robert Vogel and Robert Greene, Alternate Member.

Members Absent: None.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall, Scituate, MA.

Chairman Limbacher called the meeting to order at 7:34 P.M. The meeting was being recorded for airing on the local cable television station.

Documents

- 2/27/14 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Taylor moved to accept the agenda. Mr. Vogel seconded the motion and the vote was unanimous in favor.

**Continued Public Hearing – Mixed Use Special Permit in the Village Business Overlay District
50 Country Way**

Assessor's Map/Block/Lot 53-5-3 and 3B

Applicant/Owner: 50 Country Way Trust, C. Christopher Ford, Trustee

Documents

- 1/27/2014 Traffic Impact and Access Study for Proposed Mixed-Use Development at 50 Country Way by Ron Muller & Associates
- 2/18/14 Traffic Engineering Peer Review for Proposed Mixed-Use Development 50 Country Way by Vanasse and Associates, Inc.
- 1/27/14 Stormwater Report and Calculations for Proposed Mix-Use Development 50 Country Way by Morse Engineering Co., Inc.
- Proposed Mixed-Use Development 50 Country Way Site Plans Sheets 1-11 revised dated 1/27/14 by Morse Engineering Co., Inc.
- 50 Country Way Architectural Plans by Paul Ford dated 1/28/12 Sheets A 101 – A 107
- 2/20/14 Revised Engineering Peer Review for Proposed Mixed-Use Development 50 Country Way by Chessia Consulting Services

Chairman Limbacher opened the continued public hearing for 50 Country Way Mixed Use Special Permit. Greg Morse, Chris Ford and Ron Muller, traffic consultant, were present for the applicant. Also present was the Board's traffic consultant, Scott Thornton of Vanasse and Associates. Chairman Limbacher indicated that traffic would be the issue for this session. Mr. Muller gave a general perspective that the proposed project was not a high traffic generator with 30 apartments and 6,400 sq. ft. of office and 2,200 sq. ft. of retail space. He said he focused his attention on the access drive and surrounding intersections of Country Way and Stockbridge and Driftway and the existing bakery and apartment drives. Mr. Muller said he collected am and pm peak traffic counts and projected them out 7 years consistent with state guidelines. He said he calculated 30 to 60 peak hour trips based on ITE standards which would be an increase of 25 to 50 trips. He said he calculated traffic on surrounding roads with 25% going north on Country Way, 45% south on Country Way and

30% on Stockbridge to Driftway. He concluded the project has little impact, all intersections will operate at acceptable levels and there will be no Level of Service (LOS) less than LOS C. He said the Morning Glories driveway will operate at an acceptable level of service.

Mr. Muller said he focused attention on the Morning Glories drive as the applicant shares an access easement with it. He said the drive to the existing apartments will be closed to minimize conflict points. He said he recommends definition of the existing shared driveway with a double yellow centerline and shoulder line. He indicated that Mr. Morse met with the Morning Glories people earlier in the day and they were in agreement with the addition of curbing and islands adjacent to the bakery for a clearly defined driveway. He said there is stacking room for 6 vehicles at the drive through and the most he observed at any time was 3, which was good. He indicated that Vanasse and Associates concurred with his findings and recommendations.

Mr. Muller reported there were no crashes reported to the state in the last 3 years and he has contacted the Scituate Police Department for additional data. He said he did not believe there will be a crash/accident problem. He indicated that Vanasse and Associates had suggested reducing the length of the crossing distance at the entry for pedestrians. He said the entry radius could be modified to comply with the request. He said the line of sight is adequate and recommends that the landscaping not obstruct the sight line and be less than 3 feet in height. Mr. Pritchard asked if the peak counts were taken when the train lets out. Mr. Muller said they were taken in the peak times of 7 – 9 am and 4 – 6 pm. He said data was also collected from a counter placed across the road. He said the sight distance was based on observed speeds of 35 mph which exceeds posted speeds. Mr. Taylor asked how traffic volumes were calculated. Mr. Muller said they were based on ITE land use codes for the projected uses. Mr. Vogel expressed concern about the sight line of a car coming down the hill from Stockbridge Road and turning left on to Country Way. Mr. Muller said the cars will be stopped at that intersection and travelling much slower so there will be time for cars to enter/exit the site. He said the driveway and Stockbridge Road complies with all separation standards.

Mr. Thornton of Vanasse and Associates indicated that he was satisfied with the preparation of the traffic study and has requested additional turning template plans and site circulation data. He said the project description followed the project with some minor discrepancies in the description. He said the study area of the 4 intersections was appropriate. He indicated that the proposed use was not a large or intensive traffic generator and that the traffic counts conducted in December were adjusted for seasonable variations. Mr. Thornton said he suggests corroboration from the local police department on the traffic accident data. He said the projection out of 7 years and background development was appropriate. He indicated that trip generation was conducted per ITE standards with 270 weekly vehicle trips and 25 additional trips at the peak am time and 52 at the peak pm time. He said passby traffic and trip distribution were fairly assessed based on traffic in the area. He said the LOS did not change at any of the intersections or the site drive and the sight distance was measured correctly. Mr. Thornton concurred with the double yellow line striping and curbing at the site driveway to define the drive and a walkway for Morning Glories. He indicated that the applicant should promote public transportation by providing train and bus schedules and bicycle storage areas. He requested additional information on truck turning radii to access the site and circulation throughout the site and indicated that parking use should be monitored for residential and types of retail and office uses from 6 months to 2 years after occupancy.

Mr. Thornton said he looked at the combination of existing and proposed uses for the site drive and said that the uses are complimentary. Morning Glories has higher traffic counts in the morning peak

and the residential use would have higher traffic counts in the evening peak. He said that if the proposed office use was medical or dental that the traffic flows would be higher and inconsistent with the projections proposed possibly changing the LOS at the driveway and for parking spaces. He said this would be similar if a retail use such as a Dunkin Donuts went in. He agrees that a striped walkway between the Morning Glories and the project would be very beneficial which could connect to a walk through the site which Mr. Muller indicated could be realigned with the parking islands.

Ms. Harbottle thought all of the pedestrian connections were important to the project. She indicated that the Board could impose conditions on types of retail/office uses so that demands would not exceed the projections. She said that Mr. Chessia's letter said the wall at the rear of the site conflicted with pedestrian access. Mr. Morse said that there could be some stairs. Ms. Harbottle said it must be handicap accessible. Mr. Muller indicated that the applicant did not take credit in the traffic generation numbers for people walking to the commuter rail station.

Chairman Limbacher asked about the 34% bypass used in the report. Mr. Thornton said there is always a component of passby traffic with retail development as an impulse stop. He said it varies largely and doesn't change the way traffic in the study is estimated. He said it varies from 25 to 80% and the 34% used here is only applied to the retail component. Both traffic engineers agreed it varies, but does not change the amount of traffic. Chairman Limbacher expressed concern that the parking spaces at the entry were backing out into the most active place in the development - traffic coming into the site. Mr. Muller said it is similar to any parking lot and that there is room for 2 to 3 cars in a cue and that backing out would not cause substantial delays. Mr. Pritchard asked what would prevent the retail component from generating traffic in the morning peak hours. Mr. Muller said the square footage would not generate a lot of traffic based on ITE. Chairman Limbacher was concerned that the maximum number of units is shown and the minimum required parking is shown. He questioned where more parking could occur if needed and concluded there is no room. He also expressed concern where and when loading would occur. Mr. Ford indicated that he has reduced the number of bedrooms. He said there are no 3 bedroom units now and 17 have 1 bedroom. Mr. Morse said that 3 or 4 spaces could be obtained by reducing islands and moving the dumpster location. He said the building sizes have been reduced and open space is now at 30%. Mr. Ford said that residential trash disposal will be internal to the buildings as in the Mill Wharf, but retail would need a dumpster. Mr. Taylor commented that service must be by a small truck as a semi truck cannot access the site.

Mr. Vogel asked about guest parking as none is provided. Mr. Ford said that residential parking will be available in the day and retail/office in the evening. Mr. Taylor offered that the MBTA lots are in close proximity. Martha Cook of the Water Resources Committee said that they would like to see less parking and don't want more impervious surface. Kathy O'Leary, an employee of Morning Glories, was present with the owner Elcio. She said that the traffic flows are based on Morning Glories being busy in the morning. She said they are hoping to expand the business which may mean the evening is busy too. She said their busy times vary. Mr. Morse showed the audience how the traffic accesses Morning Glories drive in. Mr. Vogel was initially concerned about entering and crossing conflicts, but saw that there appears to be ample stacking room. Mr. Pritchard noted that where the curbing is proposed adjacent to Morning Glories is where their customers are parking now. Ms. O'Leary stated they were concerned that there would be less parking and the employees park at the back of the building. Elcio stated that during the holiday season his employees increase from 6 to 10 to 12 to 14. Mr. Morse said that the applicant has agreed to come up with a plan for restriping/reconfiguring the Morning Glories back parking. He said they met with the Morning

Glories people today for the first time and will meet with them again. Mr. Ford indicated that he will not prevent Morning Glories customers from parking in his spaces. He indicated he would put signs on the Morning Glories side indicating they are for the Morning Glories exclusive use. Elcio indicated that Mr. Ford parked in his spaces the other day and continued onto his property. He indicated that he needs to protect his customers and his employees. Mr. Ford said he would not restrict parking. Chairman Limbacher indicated that the hearing would need to be continued. Mr. Morse suggested on April 10 after the 50 Country Way Definitive Subdivision as they would be seeking an immediate continuance on that.

Mr. Taylor moved to accept the applicant's request to continue the public hearing for the Mixed Use Special Permit in the Village Business Overlay District for 50 Country Way until April 10, 2014 at 8:35 pm. Mr. Pritchard seconded the motion. Motion was unanimously approved.

**Public Hearing - Zoning Articles for 2014 Annual Town Meeting
Registered Marijuana Dispensaries, Water Resource Protection District, Village Business
Overlay District**

Documents

- Zoning Article – Registered Marijuana Dispensaries dated 2/19/14
- Proposed Water Resource Protection District Map Dec 2013
- Zoning Article - Proposed changes to the zoning Bylaw to update regulations for the Water Resource Protection District dated 2/19/14
- Map – Proposed Driftway Extension of the Village Business Overlay District dated 1/30/14
- Proposed changes to the zoning bylaw – Village Business Overlay District – Sections 560.3 and 560.4
- Email dated 2/13/14 from Brandon Moss on zoning articles

Chairman Limbacher opened the public hearing for the zoning articles for the 2014 Annual Town meeting. He said the legal ad has been legally posted and he would like to start with the Water Resource Protection District (WRPD) article. John Clarkeson and Martha Cook of the Water Resource Committee (WRC) were present along with Jim DeBarros and Rick Mosca of the Water Department. Mr. Clarkeson started with updates since the workshop held with the Planning Board a few weeks ago. He said they presented to the Advisory Committee and the response seemed favorable. He said that one member summarized by indicating that essentially the WRPD stays the same, but the closer you live to a water source more protections would be required. He said that within a Zone A, Zone II or overlapping zone, impervious coverage percentages are only for the property in the district.

Mr. Clarkeson indicated that he was unaware of the zoning map when the diversion structure issue at the bogs at 149 Old Oaken Bucket Road was brought up at the workshop. He said that Jim DeBarros of the Water Division has recently done maintenance on the diversion structure and it is fully operational and diverting water away from our reservoirs and Tack Factory Pond. He said the diversion structure was constructed as agricultural enterprises are exempt from many laws affecting pesticides and the diversion structure keeps pesticides out of the drinking water supply. He showed the structure on a map and showed that it diverts water away from Tack Factory Pond. Mr. Clarkeson said that if verified by DEP that the diversion structure is working properly, the area would no longer be part of the Zone A. He said that DEP will be sending someone out next week to check the diversion structure. Mr. Clarkeson asked that final consideration of the bylaw be postponed until after the DEP site visit and matter resolved so the map is as accurate as possible

before Town Meeting. Mr. Clarkeson said that DEP could send an email within a week after the site visit. Ms. Harbottle said the hearing could remain open until March 27, but the Board would want to act then as other Town Boards and Committees will want to know what the Board concluded.

Mr. Pritchard asked Mr. DeBarros if the diversion structure was diverting water downstream of the Old Oaken Bucket Pond and if it was working when he initially checked it. Mr. DeBarros said it needed maintenance to work properly, but it is in good shape now. Mr. Clarkeson said that the WRPD size will be staying the same based on feedback from the Board and public at the workshop. He said that because of the DEP directive, the Mass GIS data layers for Zone A are referred to and a few fingers that were not previously included in the district now are and will be part of the WRPD. Mr. Pritchard asked if the limitation on impervious surface for the overlapping zone is 20%. Mr. Clarkeson said that artificial recharge is acceptable for Zone A and Zone II, but not in the overlapping zones. He said impervious coverage is limited to 20% in Zone A and Zone II and can be mitigated with artificial recharge. He said artificial recharge is not permitted in the overlapping zone in accordance with DEP. He indicated it only affects land in the WRPD. Mr. Clarkeson said that the Water Resource Committee will accept the decision that DEP makes on whether there is a diversion or not affecting the Old Oaken Bucket land that flows around Tack Factory Pond. Mr. Pritchard asked about the 25% man made slopes. Martha Cook of the WRC said that that depended on the proximity to the water source. Ms. Harbottle said that no grading of land with a natural slope greater than 25% is permitted as indicated in Section 525.F.2 on page 6. She said there was no change to that requirement.

Jeff DeLisi of 318 Country Way asked if DEP comes next week and finds the map should be amended and it takes then 3 to 4 months to amend their map, should the Board be recommending that the Town map be amended prior to DEP amending their map? He indicated there is a 150 foot buffer from any tributary to Tack Factory Pond and wants the map to be as accurate as possible. He said the disclaimer in the article that says information may not be complete and field verified is disturbing from a zoning point of view. He questioned the wisdom in adopting a 150 foot buffer to any tributary leading to a water supply that is not field verified. He said the map could seriously affect private property rights and was concerned about generalizations. He said the diversionary structure should be 100% tight so that no pollutants from the bogs go into the water supply. He said if the diversionary structure is not 100% tight then the map is accurate and the Board should know it before they adopt a map. He said it would be reckless to adopt a map with pollutants going to the water supply. He said that issues with the structure have been around for a long time. He said in 2005 the Building Inspector wrote a letter indicating that the structure should be fixed as it was vandalized. He was concerned that the structure is just being fixed now and that it should be 100% fixed before the Town adopts a map. He said he received a copy of a memorandum from Jennifer Sullivan that the stream is no longer a tributary as the diversion structure is now fixed. Chairman Limbacher said that DEP will verify that the structure is fixed on March 6 and then the Board will know the status of the tributary. Chairman Limbacher said he cannot address the issue of this map being updated before the DEP map.

Mr. Clarkeson said that this is not the first time the map is before Town Meeting. He said the map could be published without the Zone A to the bog based on field verification by DEP. He said the map disclaimer is on Mass GIS and it is a snapshot in time. He said the normal permitting process is to field verify and the map is just a starting point. He said there is field verification at every step in a development process. Steve Bjorklund commented that if it is not a tributary it should not be on the plan and the diversion structure should be fixed so that water from the bogs never goes into the water supply. He commented on the 20% impervious coverage that if there is a lot in 2 districts the

less restrictive portion applies to the entire lot provided it does not extend more than 25 feet within the more restricted district. He said it goes against Section 330 of the zoning bylaw. Ms. Harbottle said where the zones are most restrictive is Zone A and the overlapping zone and these are subdistricts. Ms. Harbottle said she would ask Town Counsel for his interpretation. Discussion was continued to March 27.

Registered Marijuana Dispensaries – Ms. Harbottle indicated that as of January 1, 2013, legislation went into effect permitting registered marijuana dispensaries. She said that in May 2013, the Department of Public Health implemented regulations. The state has issued permits for 2 locations in Plymouth County in Plymouth and Quincy. She said that the regulations could change allowing more dispensaries and thus Scituate needs to be prepared. She said the bylaw will regulate the dispensaries under a Special Permit from the Planning Board. She said the facilities would require heavy security, there could be no signs or advertising and there would be a 500 foot setback from schools, parks and recreational facilities used by children. Chairman Limbacher said that he wanted one change in item 12 for the annual report to be submitted to the police as well as the Planning Board since they will have all the other information. Mr. Vogel verified with Ms. Harbottle that this is in line with the state regulations. She indicated it was. Mr. Pritchard asked if the state cancels the license, he would like the Planning Board and Police Department to be notified as well. The Board determined that that could be a condition of a permit that the departments be notified immediately in the event of a license cancelation. There were no comments from the public.

Village Business Overlay District – Ms. Harbottle indicated that the bylaw changes include definitions of mixed use and mixed use development. She said that the proposed extension of the district included 2 MBTA parking lots and most of the area from the citizen petition article last fall except for the south part of a parcel that is near a wetland. She indicated that the Advisory Booklet will have strikeouts and additions as requested by a town meeting member last year and the map will be available for Town Meeting. There were no public comments.

Mr. Taylor moved to **continue** the public hearing on the zoning articles to March 27, 2014 at 8:15 pm. Mr. Pritchard seconded the motion. Motion was unanimously approved.

**Public Meeting – Site Plan Waiver – 76A Front Street
Assessor’s Map/Block/Lot 50-7-18
Applicant/Owner: Quench Juicery, LLC**

Documents

- Application for Site Plan Waiver with supporting materials received 2/7/14
- Transmittal letter to departments dated 2/10/14

Patrick and Emily Farr said they hoped to open a juice bar at called Quench Juicery at 76A Front Street. They said they will serve fresh juices prepared on site similar to Lido Juice in Cohasset. He said they will have juices, smoothies and some breakfast items. He said they have talked with some local farms and the pulp will be able to be used as hog feed and they desire to be organic and locally sourced. Mr. Farr indicated that the space is in the alley between Scituate Federal and the Conway building and their neighbor is Beaucoup. He said he will remove 2 non-load bearing walls and add some sinks and a juicer. He said there will be seating for approximately 15 with bar stools and tables.

Ms. Harbottle said that it seems like a good addition as it is not an intense use and there is parking in Cole Parkway. She indicated that the Director of Public Health has signed off on the project. Mr.

Taylor said that outdoor seating would be great and he liked the concept. Mr. Pritchard concurred and asked about signage. Mr. Farr said they will have a 3' x 3' sign on the existing wall hanger and will probably paint a sign on the glass. Mr. Vogel and Mr. Greene did not have any issues.

Mr. Taylor moved that the Planning Board finds the proposed site work or building work is minor in nature because there appears to be adequate parking in the nearby public parking lot and on Front Street, and no site work is proposed, and to grant the site plan waiver for Patrick Farr, Owner of Quench Juicery at 76A Front Street, with the following conditions:

1. Construction shall comply with the improvements shown on a plan entitled Quench Juicery submitted with the application. Signage shall comply with plan submitted and be no larger than 3 ft. by 3 ft. and be hung on the side of the building on the existing sign hanger.
2. Approval is contingent upon all local approvals being obtained from the Town of Scituate.

Mr. Pritchard seconded the motion. Motion was unanimously approved.

Form A – 42 Ann Vinal Road/Bittersweet Drive
Assessor's Map/Block/Lot: 27-6-14A
Applicant/Owner: Matthew J. & Erin B. McLoughlin

Documents

- Application and Plan of lots 42 Ann Vinal Road, Scituate, MA, Assessors' Lot 27-6-14 prepared by mr Surveying, Inc. for applicant Matthew J. & Erin B. McLoughlin dated 8-14-13

Mr. McLoughlin indicated that he would like to subdivide his property into two lots. He said the land area is just over one acre. Ms. Harbottle indicated that both lots have access and frontage and the plan can be endorsed.

Mr. Taylor moved to endorse as approval under the Subdivision Control Law not required a plan of lots 42 Ann Vinal Road, Scituate, MA, Assessors' Lot 27-6-14 prepared by mr Surveying, Inc. for applicant Matthew J. & Erin B. McLoughlin dated 8-14-13 as the division of land is not a subdivision because each lot shown on the plan has access and frontage on public ways as required by the zoning bylaw on Ann Vinal Road or Bittersweet Drive. Mr. Vogel seconded the motion. Motion was unanimously approved.

Form A – 50 Country Way
Assessor's Map/Block/Lot: 53-5-3 and 3B
Applicant/Owner: 50 Country Way Trust, C. Christopher Ford, Trustee

Documents

- Application and Plan of Land 50 Country Way Scituate, MA showing a division of parcels 53-5-3 & 3B being lots 5 & 7 as shown on L.C. Plan 12125E by Morse Engineering Co., Inc. dated 2/10/14.

Ms. Harbottle indicated the applicant filed the Form A prior to the legal ad appearing for changes to the Water Resource Protection District (WRPD) as they are concerned with the change in impervious surface requirements. She indicated that the plan will provide a zoning use freeze. She

indicated the plan shows frontage on Stockbridge Road that is not practically accessible and the applicant will provide a note on the plan that Lot 9 is not a buildable lot. Ms. Harbottle said that now there is 20% maximum impervious surface coverage in the WRPD. She said they would not be able to construct the plan before the Board under the Mixed Use Special Permit with the proposed zoning. Mr. Pritchard expressed concern with the function of timing and how the Board will address protecting the water supply with their proposed development plan. Chairman Limbacher said that the proposed development is a special permit subject to conditions by the Board. Ms. Harbottle said that perhaps some type of pervious pavement could be used in the WRPD. Mr. Pritchard said he would like to see the WRPD issues addressed in the special permit so that it is consistent with the purpose of the new zoning.

Mr. Taylor moved to endorse as approval under the Subdivision Control Law Not Required a plan of land 50 Country Way, Scituate, MA prepared by Morse Engineering Co., Inc. for applicant C. Christopher Ford, Trustee of 50 Country Way Trust dated 2-10-14 as the division of land is not a subdivision because each lot shown on the plan has frontage on public ways and Lot 9 will be labelled as not a buildable lot as it has no practical access. Mr. Vogel seconded the motion. Motion was unanimously approved.

Vote to recommend street acceptance for Walnut Tree Hill

The Board briefly discussed the road acceptance. What is proposed for acceptance is the legal area of the right of way for each road. Ms. Harbottle said that everything in the roadway right of way is usually taken by the Town and drainage out of the right of way is maintained by the Homeowner's Association.

Mr. Taylor moved that the Planning Board recommend to Board of Selectmen and 2014 annual Town Meeting that the streets of Greenbriar Way, Garrison Drive, Walnut Hill Drive, Woodworth Lane and Bridle Lane be laid out in accordance with MGL Chapter 82, Section 21 – 24 and be accepted by Town Meeting to become public ways in accordance with layout plans dated March 17, 2008 contingent upon review by the Planning Board Chairman. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Recommendation on Consulting Engineer

Chairman Limbacher indicated that they have interviewed all five consulting engineers and all are qualified to do the job of peer review and/or inspections. He said that they are reviewing the personnel teams and costing them out and then will make a recommendation. Mr. Pritchard asked if the Board was going to choose multiple consultants and cycle through them. Ms. Harbottle indicated that was done before, but the best match for the Board will be selected for each project based on style and complexity of the project. She indicated she was investigating a flat rate for all consultants. She said not all of the consultants are local.

Accounting

Documents

- PR # 1405810 (\$ 144.00)

Mr. Taylor moved to approve the requisition of \$144.00 to Westongraphics for a mounted map of the Water Resource Protection District for Town Meeting. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Minutes

Mr. Taylor moved to approve the meeting minutes of 2/13/14. Motion was seconded by Mr. Pritchard. Motion was unanimously approved.

Town Planner Report

Ms. Harbottle indicated that the EDC met last night with a quorum, but unposted meeting. She said their presentation to the Selectmen on the Market Study will be on 3/25/14. She said the EDC will also be meeting with the Chamber of Commerce. Mr. Taylor asked about the status of the Riverways retail and affordable units. Ms. Harbottle said she would check. The Board asked about the signage for the Jacob Hatch Building. Chairman Limbacher said the chair of the CPC would be coming to the meeting on 3-13-14 to discuss CPC approved projects for Town Meeting. He indicated that she will be looking for a vote of support.

Old Business and New Business

Documents

- Staff Report for 2/27/14 meeting sent to members.
- Route 3A Corridor Study by MAPC
- Letter to ZEO and Health Agent on 149 Old Oaken Bucket Rd
- Granite curb information from DPW

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 10:17 p.m. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk
3-13-14
Date Approved