



Town of Barnstable
Zoning Board of Appeals
Minutes
June 8, 2011

Laura Shufelt - Chair	Present
William Newton – Clerk	Absent
Michael Hersey	Absent
Craig Larson	Present
Alex Rodolakis	Present
Brian Florence	Present
George Zevitas	Present

Also present were Elizabeth Jenkins – Principal Planner and Carol Puckett – Administrative Assistant.

Laura Shufelt opens the hearing at 7:03 PM.

Introduction of Board Members – Board members introduce themselves.

Approval of minutes from April 27, 2011

Motion is made by Laura Shufelt and seconded by Brian Florence to approve the minutes as submitted. Laura wants to make a change on the second page for Gulachenski that the motion is made to grant the special permit and not a variance.

Vote to accept minutes as amended:

All in favor

At 7:04, Laura calls the Bram appeal and reads it into the record.

7:00 PM Appeal No. 2011-022 - Continued Andrew E. Bram, Trustee of Jafa Realty Trust

Andrew E. Bram, Trustee of Jafa Realty Trust has applied for a Variance to Section 240-11.E Residence B District Bulk Regulations – Minimum Front Yard Setback. The applicant is proposing to expand an existing deck, construct a 24 X 22 square foot garage and a 11 X 16 square foot addition connected to the primary dwelling. The applicant requests relief from the required 20 foot front yard setback to allow the deck to be a minimum of 13.3 feet and the garage to be a minimum of 17 feet from the street line. The property is located at 23 Warren Avenue, Hyannis, MA as shown on Assessor's Map 306 as parcel 173-008. It is in the Residence B zoning district.

No board members Assigned - **Decision Due: July 21, 2011**

Members assigned tonight:: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

Contractor, Michael Gaspard is representing the applicants who are also with him tonight.

Mr. Gaspard indicates that they went back to the site engineers and redesigned the proposed structure to be 22 feet versus 25 feet as previously proposed. There is also an additional parking space next to the garage.

Laura Shufelt asks about the fence and asks if it will be removed. Mr. Bram indicates that it was part of their landscaping but will remove it so that it doesn't interfere with the right-of-way.

Laura Shufelt asks if there is anyone here from the public who would like to speak either in favor or in opposition. No one speaks.

Craig Larson confirms that this is a right-of-way. Mr. Bram indicates that he is aware that it is a public road at the area in question.

Brian Florence does findings:

In regards to Appeal 2011-022, he would find that:

- owing to circumstances related to soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;
- a literal enforcement of the provisions of the Zoning Ordinance would involve substantial hardship, financial or otherwise to the petitioner, and
- desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance.

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

Based on the positive findings, a motion is made by Brian Florence to grant Appeal 2011-022 subject to the following conditions:

1. This variance is granted to Andrew Bram, Trustee of Jafa Realty Trust for the construction of a two-car garage that will be 17 feet from the street line and a deck that will be 13.3 feet from the street line.
2. The addition shall be constructed as per the plans entitled "Site Plan of 23 Warren Avenue Hyannis prepared for Andrew Bram" drawn and stamped by Down Cape Engineering, Inc, dated February 23, 2011 and revised April 1, 2011, and with corresponding elevations and floor plans.
3. There shall be no second story on the addition.
4. The decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of building permits. The rights authorized by this variance must be exercised within one year, unless extended.

Seconded by Alex Rodolakis

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

GRANTED WITH CONDITIONS

At 7:11, Laura calls the Jane McC. Thompson appeal and reads it into the record:

7:00 PM

Appeal No. 2011-023 - Continued

Jane McC. Thompson – Trustee of
Scudder Lane 203 Realty Trust

Jane McC. Thompson, Trustee of Scudder Lane 203 Realty Trust has applied for a modification of Variance No. 1995-052, which provided relief from minimum lot frontage requirements and allowed for the creation of a new lot. The applicant is proposing to amend the existing variance to reflect a change to an interior lot line as set forth in the Planning Board's endorsed Approval Not Required Plan recorded in Book 586 Page 81 at the Barnstable Registry of Deeds. The property is located at 203 Scudder's Lane, Barnstable, MA as shown on Assessor's map 259 as parcel 007-002. It is in the Residence 2-C zoning district.

No board members assigned – No testimony taken. Decision Due: July 29, 2011

Members assigned tonight: **George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt**

Attorney Paul Attea is here representing the applicant. They are seeking to update the documents to acknowledge and confirm the interior lot line that separates the two lots that were created by the variance decision that was granted in 1995. He indicates that in 1995, the predecessors of the ZBA granted the variance to allow for the establishment of the two separate lots following some observation and direction from town officials relating to some movement of ancillary structures on the property, Miss Thompson and the property owners came before the Planning Board with a new ANR plan that established an interior lot line that is reflected on the ANR plan referenced in your reading that is recorded at the Barnstable Registry of Deeds. This application seeks to update and to acknowledge that interior lot line. They are not making changes on the ground but for this board to accept with a modified document, the lot line.

Laura Shufelt asks about the accessory structures on the property and their use.

Attorney Attea indicates that they are sheds which are used as bunks, seasonal in nature, no separate plumbing facilities or utilities serviced to the buildings and are simply bunks for the owner's grandchildren when they come in the summertime. They have existed for over 100 years and was acknowledged in prior relief granted.

Laura asks if the easement for the access was ever recorded. Attorney Attea indicates that it was a condition of the 1995 decision, have submitted an easement plan that will be finalized and recorded as part of this process and will fulfill the 1995 decision which will be incorporated in the current decision.

Laura asks if the accessory structures meet the setbacks. Attorney Attea indicates that they will after this establishment and did as of 2003 when the ANR plan was approved by the Planning Board and recorded at the Registry of Deeds and was their advice that the record documents should reflect this.

Laura Shufelt asks if there is anyone here from the public who would like to speak either in favor or in opposition.

Michael Murphy of 181 Scudder Lane indicates that he is here to inquire as to what this involves and what the significance of this appeal is as it is not clear to him what is being requested.

Attorney Attea explains his request to Mr. Murphy.

Laura asks if the easement plan submitted with the application was the same as the easement originally submitted in the 1995 relief. Attorney Attea answers not in 1995 and was a condition in that variance to establish this easement and are looking to fulfill that condition. He indicates that this is essentially what exists on the land today, no change to the lots and the easement just permanently establishes the right to pass over 203 to get to 205 Scudder which is already happening as a practical matter.

Laura clarifies that there is no plumbing. Attorney Attea indicates that they are not independently habitable, no kitchen facilities and nothing that would classify them as a separate dwelling. He believes that one has a bathroom but the others are simply sheds, wood structures that have bunks in them.

Alex Rodolakis asks the reference to the house being destroyed. Attorney Attea indicates that the original structure was built in 1998 but was destroyed by fire thereafter.

Laura Shufelt asks if Attorney Attea has seen the staff report and is agreeable. Attorney Attea answers yes and has no questions.

Craig Larson clarifies with Elizabeth Jenkins – Principal Planner, the findings. Elizabeth indicates that this is a modification to the existing appeal and has suggested new findings to re-affirm the findings of the 1995 decision and to update the conditions regarding the update of the division of the lots, the zoning changes since and the new square footage of the lots.

Laura Shufelt asks if they have to reaffirm the variance findings and agree with the previous board's findings. Elizabeth Jenkins indicates that, technically, they are issuing a new variance.

Craig Larson makes findings:

- 1. Jane McC. Thompson, Trustee of Scudder Lane 203 Realty Trust and Benjamin C. Thompson, et.al., as Trustees of Scudder Lane Trust, have applied for a modification of Variance No. 1995-052, which provided relief from minimum lot frontage requirements and allowed for the creation of a new lot. The applicant is proposing to amend the existing variance to reflect a change to an interior lot line as set forth in the Planning Board's endorsed Approval Not Required Plan recorded in Book 586 Page 81 at the Barnstable Registry of Deeds.**
- 2. The properties at issue are located along Scudder Lane in Barnstable Village in an R-2C Zoning District requiring two acres of buildable upland and 20 feet of frontage.**
- 3. The current configuration of the lots provides only 12.12 feet of frontage along Scudder Lane as shown on the plan titled "Plan of Land in Barnstable, MA prepared for Jane Thompson", drawn and stamped by Arne Ojala, P.E. and recorded at the Barnstable County Registry of Deeds on November 20, 2003.**
- 4. The overall area of both lots is approximately 7 acres. The lots are bounded on the north by Barnstable Harbor with significant frontage on to the harbor. The lot addressed 205 Scudder conforms to the minimum lot area of the R-2C Zoning District. The lot area of 203 Scudder is grandfathered under the provisions of the ordinance.**
- 5. The primary dwelling located at 205 Scudder Lane lot was there prior to the adoption of zoning in 1950. At one time a second neighboring lot was purchased. The second lot was added to the primary lot when, in the 1980's, the dwelling on the second lot was destroyed by fire and not rebuilt. For the purposes of zoning, the second lot was merged into the primary lot for lack of compliance with the requirements of the ordinance. Those two lots had merged as a result of common ownership.**
- 6. Owing to the topography of this particular lot, being sloped as well as its overall shape and configuration, these conditions are unique to this area which lends to the hardship for which relief is being sought.**
- 7. Granting the permit to create two parcels as separate buildable residential lots as shown on the Approval Not Required Plan recorded in Book 586 Page 81 at the Barnstable Registry of Deeds in 2003 would not be in derogation of the spirit or intent of the Zoning Ordinance.**

Laura will not vote in favor of the findings at this time if they have to reaffirm the conditions of the variance of the previous board as she has a problem with it. She indicates that she is okay with changing the lot line

but given that the zoning has changed since the original appeal was issued, has a problem with it. Elizabeth Jenkins indicates that if the board wants to make it a modification that it would be appropriate. Attorney Attea asks whether this is substantive or procedural. Elizabeth Jenkins indicates that only a condition of the variance needs to be modified. Laura clarifies that she is not comfortable. Attorney Attea indicates that he wanted just a modification and not a variance request. They discuss. Laura suggests that they rescind the findings.

Craig wants to amend the findings to eliminate 6 and 7.

Vote

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

Craig Larson makes a motion to grant appeal 2011-023 with the following conditions:

1. The land shall be subdivided pursuant to the plan entitled "Plan of Land in Barnstable, MA prepared for Jane Thompson", drawn and stamped by Arne Ojala, P.E. and recorded at the Barnstable County Registry of Deeds on November 20, 2003.
2. Suitable easements shall be established for the benefit of the lot addressed 205 Scudder, so as to ensure a safe passage of all vehicles including emergency vehicles from Scudder Lane through 203 Scudder Lane and into 205 Scudder Lane. The easement plan entitled "Easement Plan of Land in Barnstable, MA #203 Scudders Lane, Prepared for Jane McC. Thompson, Trustee, Scudder Lane 203 Realty Trust" dated April 18, 2011, shall be recorded at the Barnstable County Registry of Deeds.
3. Neither of these lots shall be further subdivided.
4. The lot addressed 203 Scudder shall consist solely of a single family residential dwelling and its permitted accessory uses as per zoning for the district and that dwelling shall in all respects comply with the new provisions of Title V for on-site septic disposal.
5. Access to and from these properties shall be maintained on a year-round basis to the satisfaction of the public safety personnel of the Town of Barnstable, including police and the Fire Department, by respective owners of both parcels.

Seconded by Brian Florence

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

MODIFICATION GRANTED WITH CONDITIONS

AT 7:40 PM, Laura Shufelt calls the EAC appeal. Elizabeth Jenkins indicates that she has communicated with the applicant and they are asking for a continuance tonight. She indicates that the consultant has required additional information and they have had to extend the consultant's contract and further negotiate the conditions of the variance and has taken longer procedurally than anticipated. She requests that the board establish a final deadline for making a decision. Laura Shufelt suggests 60 days.

7:00 PM Appeal No. 2009-025 – Continued

EAC Disposal, Inc.

Modification of Variance No. 1996-14

Opened April 1, 2009, continued, May 20, 2009, August 5, 2009, September 23, 2009, November 4, 2009 December 9, 2009, February 10, 2010, moved to February 24, 2010, April 14, 2010, May 26, 2010, July 14, 2010, August 11, 2010, September 15, 2010, October 27, 2010, December 1, 2010, February 2, 2011., March 9, 2011, April 13, 2011, May 11, 2011 and June 8, 2011..

Board Members Assigned: William H. Newton, George T. Zevitas, Brian Florence, Alex M. Rodolakis, Laura F. Shufelt

Decision Due: June 18, 2011

EAC Disposal, Inc., d/b/a Cape Resources Company has applied for a Modification of Variance No. 1996-14. The modification is sought to allow for revisions to the site that include a new wood processor and staging area, alteration to interior site circulation, and additions and alterations to screening berms and landscape. The property is addressed 280 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as parcel 008. The lot is in a Residence F Zoning District

A motion is made by Laura Shufelt and seconded by Brian Florence to move this to June 22, 2011 at 7:00 PM.

Vote:

All in favor

CONTINUED TO JUNE 22, 2011 at 7:00 PM

At 7:42, Laura calls Appeals 2011-029 and -030 and reads it into the record.

7:05 PM Appeal No. 2011-029 - New Berkshire 1802 House, LLC

Berkshire 1802 House, LLC, Richard J. Kowarek and Nancy L. Hunter Young, Managers, as prospective owners, have petitioned for a Special Permit pursuant to §240-14(C)(7), to continue to operate a bed and breakfast operation for property located at 591 Main Street, Barnstable, MA as shown on Assessor's Map 133 as parcel 056. It is in a Residential F zoning district.

7:05 PM Appeal No. 2011-030 - New Berkshire 1802 House, LLC.

Berkshire 1802 House, LLC, Richard J. Kowarek and Nancy L. Hunter Young, Managers, as prospective owners, have applied for a Variance to §240-11(C)(6)(b) to maintain five bedrooms for up to ten lodgers as well as the owner's quarters. The property is located at 591 Main Street, Barnstable, MA as shown on Assessor's Map 133 as parcel 056. It is in a Residential F zoning district.

Members assigned tonight: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

Attorney Matt Spillane is here representing the applicants. He indicates that his clients have vast experience in running a bed and breakfast operation and they are essentially looking for it to be granted to them. He indicates that they are not changing any conditions but that according to the special permit in place, it cannot be transferred without appearing before the zoning board. The proposed owners will run the business in the same manner and there will be no changes to the footprint and that this will be a turn-key situation.

Brian Florence asks if there is any record of water quality issues. Elizabeth Jenkins indicates that she had spoken with the Board of Health and that they have been meeting all their licensing and health requirements. Craig Larson clarifies that the owners will be living there and taking ownership as an LLC. Elizabeth Jenkins clarifies that in the regulations they have to file an annual affidavit with the Building Commissioner stating that it is their residence. Brian Florence clarifies that the property will also be held in the LLC. The board discusses.

Attorney Spillane is agreeable that it will be issued to the LLC.

Laura Shufelt asks if there is anyone here from the public who would like to speak either in favor or in opposition. No one speaks.

Brian Florence does findings:

In Appeal 2011-029, the use of a Bed and Breakfast at the site located at 591 Main Street, Barnstable, MA is an existing use lawfully established in 1977 and that the petitioners are before us due to a technicality in our zoning ordinance specifically Under §240-11(C)(6) - Special Permits for Bed and Breakfast use and may only be issued to an individual who is the owner of the property and not transferable to a subsequent property owner. The intent of the zoning ordinance is to allow Bed and Breakfast establishments under certain circumstances all of which have been met by the petitioner and since the use has not changed the proposal before us will not result in creating a deleterious affect on the neighborhood.

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

Motion is made by Brian Florence to grant the special permit with the following conditions:

- ✚ Any transfer of the management within the LLC will require approval from the Zoning Board of Appeals
- ✚ The property shall conform to and be maintained in its existing condition with all requirements of the Town of Barnstable Zoning Ordinance 240-11(C)(6) for Bed and Breakfasts, with the exception of Subsection (b)(2), as may be varied in accordance with Variance request 2011-030.
- ✚ This relief is granted specifically based upon the existing structure located on the site. If that structure is removed or significantly altered to any degree, this Special Permit shall expire.
- ✚ The total number of bedrooms or size of the dwelling shall not be increased or expanded without further relief from the Zoning Board of Appeals.
- ✚ Vegetation in the front and side setbacks, and around parking areas, which act as screening for the parking areas and building, shall be maintained. Shrubs, trees, and other plants which die shall be replaced with new vegetation not less than five feet in height.
- ✚ Exterior lighting shall be low level, and shall not cause its illumination to fall onto adjacent properties.
- ✚ Signage shall not exceed four sq. ft. in area in accordance with §240-63 of the zoning ordinance. All signage must be approved by the Old Kings Highway Historic District Committee.
- ✚ The applicant shall have annual tests of their drinking water and submit these to the Board of Health, especially in view of the location of the on-site well to the septic system.

Seconded by Craig Larson.

Alex Rodolakis suggests adding a condition that the managers of the LLC., shall be required to file the affidavit as set forth in 240-11(C) 4

Brian Florence accepts the amendment.

Vote to accept the amendment:

All in favor

Vote on all conditions:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

GRANTED WITH CONDITIONS

Brian Florence makes variance findings on Appeal 2011-030:

Appeal No. 2011-030: Berkshire 1802 House, LLC, Richard J. Kowarek and Nancy L. Hunter Young, Managers, as prospective owners, have applied for a variance to §240-11(C)(6) to maintain five bedrooms for up to ten lodgers as well as the owner's quarters. The property is located at 591 Main Street, [West] Barnstable, MA as shown on Assessor's Map 133 as parcel 056. It is in a Residential F zoning district

- owing to circumstances related to such structures and especially affecting such structures, but not affecting generally the zoning district in which it is located;
The property contains an operational bed-and-breakfast with five bedrooms for up to 10 lodgers. The bed-and-breakfast has been operating with this capacity for over 27 years. The operation is authorized through the grant of a Special Permit.
- a literal enforcement of the provisions of the Zoning Ordinance would involve substantial hardship, financial or otherwise to the petitioner, and
- desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance.

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

Brian Florence makes a motion grant the variance with the following conditions:

1. The property shall contain not more than five bedrooms to be occupied by not more than 10 lodgers. There shall be one additional bedroom authorized in this building for purposes of owner-occupancy only. This room is not to be used for guest occupancy.
2. This Variance is subject to Special Permit Number 2011-029.
3. This Variance is transferable only with permission of the Zoning Board of Appeals.

Seconded by Craig Larson

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

GRANTED WITH CONDITIONS

AT 7:59, Laura calls the Pelletier and Hass appeal and reads it into the record:

7:10 PM

Appeal No. 2011-028 - New

James Pelletier and Joel Hass

James Pelletier and Joel Hass have petitioned for a Variance to Section 240-13(E) – Bulk Regulations – Minimum Front Yard Setback. The petitioners are proposing to construct a 14 foot by 15 foot addition which will encroach nine feet into the required 30 foot front yard setback along Matthias Lane. The property is addressed as 66 Allyn Lane, Barnstable MA, as shown on Assessor’s map 258 as parcel 073. It is in a Residence F-1 zoning district.

Members assigned tonight: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

Builder Chris Childs of Patriot Builders is here representing the applicants. Mr. Pelletier is also here tonight.

Mr. Childs gives a summary of the relief being requested which is for an addition. He indicates that on the side of the structure where the addition will be constructed, there will be trees and feels there will be minimal visual impact to the neighbors. They have been approved by OKH. Mr. Pelletier explains that they had originally looked at putting the addition on the back of the house. However, there is a patio and three roof lines which they had to take into consideration. With research this was the most acceptable, in his opinion, place to put the addition. He indicates that the house is on an angle and the front of the house is 30 feet off the setback. He has spoken with the neighbors and the realtor did approach the neighbors with this proposal.

Chris Childs addresses the variance three prong test and indicates they are limited to expansion because of the trees and septic system. The purpose of the addition is to slide the kitchen into the addition to create more open space within the dwelling. As to the hardship, it is on a corner lot and it is the side of the house they are trying to add onto yet it requires a front yard setback. Expanding anywhere else would be more expensive and the relief would not impose a detriment to the neighborhood and will be well screened.

Laura Shufelt asks if there is anyone here from the public who would like to speak either in favor or in opposition.

Rob Miksis of 25 Matthias Lane is a neighbor who lives across the street. He indicates that the placement of the addition is a nice spot and doesn’t feel it would be an encroachment and is in favor of this.

Craig Larson does findings:

In Appeal 2011-028, James Pelletier and Joel Hass, as owners, have petitioned for a variance to Section 240-13(E) – Bulk Regulations – Minimum Front Yard Setback. The petitioners are proposing to construct a 14 foot by 15 foot addition which will encroach nine feet into the required 30 foot front yard setback along Matthias Lane. The property is addressed as 66 Allyn Lane, Barnstable MA, as shown on Assessor’s map 258 as parcel 073. It is in a Residence F-1 zoning district.

In Appeal 2011-028, the petitioners are seeking relief from the 30 foot front yard setback required in the RF-1 zoning district. The proposal is to construct a 15’ by 14’2” addition to an existing single-family residential dwelling. The proposed addition would encroach into the required 30 foot front yard setback by 8’1”.¹ The addition is for an expansion of the kitchen, which is currently located in the southeast corner of the house, adjacent to the proposed addition.

The subject property is a .82 acre corner lot located in Barnstable, north of Route 6A. The property has frontage on Allyn Lane and Matthias Lane. Matthias Lane is a short, private, dead-end street that terminates in a paved turn-around.

- owing to circumstances related to soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;

¹ The certified plot plan drawn for this project revealed that the setback of the proposed addition was greater than initially thought, thus the difference between the relief requested in the application and the dimensions shown on the plan.

- a literal enforcement of the provisions of the Zoning Ordinance would involve substantial hardship, financial or otherwise to the petitioner, and
- desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance.

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

Motion is made by Craig Larson to grant the relief being sought with the following conditions:

1. This variance is granted for the construction of a 14'2" by 15' addition that will encroach 8.1 feet into the required front yard setback along Matthias Lane.
2. The addition shall be constructed in substantial conformance with the plan entitled "Site Plan, 66 Allyn Lane, Barnstable MA", drawn and stamped by Bass River Engineering, and the elevations entitled "Addition to Pelletier/Haas Residence, 66 Allyn Lane" drawn by Patriot Builders.
3. The addition shall be one-story.
4. The decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of building permits. The rights authorized by this variance must be exercised within one year, unless extended.

Seconded by Brian Florence.

Vote:

AYE: George Zevitas, Brian Florence, Alex Rodolakis, Craig Larson, Laura Shufelt

NAY: None

GRANTED WITH CONDITIONS

Motion is made by Brian Florence and seconded by Craig Larson to adjourn.

Vote:

All in favor.

Meeting adjourned at 8:11 PM.