



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member
David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Stacey Peacock – Administrative Assistant – stacey.peacock@town.barnstable.ma.us

Minutes

Wednesday, March 11, 2015

2nd Floor Hearing Room – 367 Main Street, Hyannis, MA

Craig Larson - Chair	Present
Brian Florence – Vice Chair	Present
Alex Rodolakis – Clerk	Present
George Zevitas	Absent
David Hirsch	Present
Herbert Bodensiek	Present
Robin Young	Absent
Matthew Levesque	Present

**Also present were Elizabeth Jenkins – Principal Planner and Stacey Peacock – Administrative Assistant
Town Attorney – Ruth Weil**

Craig Larson calls the meeting to order at 7:03 PM as a quorum has been met.

Call to Order

Introduction of Board Members – *All members present introduce themselves.*

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known. No response.

Executive Session

Craig Larson declares the following: “I declare that the litigation strategy in open session with respect to the case of AMA Nantucket Inc. v. Barnstable Zoning Board of Appeals may have a detrimental effect on the litigating position of the Town.” Motion was made by Brian Florence “I move to go into Executive Session to discuss litigation strategy with respect to the case of AMA Nantucket Inc. v. Barnstable Zoning Board of Appeals based on the Chair’s declaration that an open meeting may have detrimental effect on the litigating position of the Town, and to reconvene in Open Session.”

The following roll call vote was taken in order to go into executive session:

Craig Larson - Chair	IN FAVOR
Brian Florence – Vice Chair	IN FAVOR
Alex Rodolakis – Clerk	IN FAVOR

George Zevitas	ABSENT
David Hirsch	IN FAVOR
Herbert Bodensiek	IN FAVOR
Matthew Levesque	IN FAVOR
Robin Young	ABSENT

back to open session at 7:28 pm Craig Larson calls the Laham appeal(s) and reads them into the record:

Old Business

Laham Management & Leasing Inc.

Appeal No. 2015-009, 2015-010 and 2015-0011

Continued from February 25, 2015 - Members assigned: Alex Rodolakis, Brian Florence, Matt Levesque, Herbert Bodensiek, Craig Larson

Representative: Attorney Michael Ford.

Attorney Ford is here with Jeff Ford, Jeff Boden (site engineer), Joe Laham (the principal) .

Atty. Ford: We finalized the alternate plans based on feedback from the board and the abutters. We met with the building commissioner who has consulted with the site review staff incl. Roger Parsons. We will walk you through the material and significant changes to the original plan. Existing conditions plan (Exhibit A) as you look at the plan. The single family home at 29 Bearse Rd. will remain (no longer be demolished). The draft conditions have a requirement to renovate the home. The Leggett Garage, has caused a bit of angst in the neighborhood, over time. While it has been used for auto repair and service for many years, it was likely non-compliant. The Leggett Garage will be taken down and not replaced. At 49 Bearse, there is an existing concrete building (housing 3 service bays and an office) that building is being demolished.

Exhibit B – Initial Plan, which was originally filed.

Exhibit C - Revised site layout plan. The new site layout keeps the house, removes the Leggett garage and constructs a new building on 49 Bearse Rd.

Changes made based on abutter requests:

- **The garage doors are now opening towards Hallett and Bearse (specific request from abutters to face away from the houses) and moved building closer to Hallett.**
- **Bringing the landscaping all the way around the other residential homes. There will be 105, 6-8 ft arborvitaes cedars. The original plan had half that. (Exhibit D)**
- **Inside car wash is gone. 3 detailed bays remain. Rinse aisle in the back. No car wash (private or public and no car wash equipment to be installed).**
- **Photometric plan (Exhibit E). Changes to lighting: There is no light spillage to the homes. Mr. Laham has discussed the lighting with the abutters. Lights will be on until one hour after closing. The light pole which has been an issue for one homeowner, is being removed.**

New drainage plan (Exhibit F) the rain garden has been moved further to the south and it is a little smaller since the scope of the project has also been reduced. Brought the arborvitaes all the way around the lot and the fence is on the inside of the arborvitaes.

This is in a groundwater protection district. The materials in the building that is currently 49 Bearse Rd. and what was in the Leggett Garage are being cleaned out. A 250 gallon outside oil tank and another 150 gallon oil tank both are being removed. We will adhere to the maximum 200 gallon on site at one time. The detailing operation they will use primarily cleaning solvents in 50-100 gallon jugs.

Procedurally we have done what the board has asked us to do. The revisions are part of a formal plan set that are on file with the Town. We have reviewed the detailed findings and conditions brought forth by the commission. Mr.

Laham does not have a problem with the conditions. We do have an option we would like you to consider under condition #11.

Larson asked that the Lighting plan (Exhibit E) be displayed for public viewing at the meeting.

Larson questioned the residential house, procedurally. He believed it was previously taken out of the hearing.

Ford: The house has to be part of the hearing. There were three houses in 1922 but because of common ownership they were merged. It has to be in here because it is all part of one lot.

Jenkins: The conditions read single family residential use in accordance with zoning. Granting a use variance that allows a third of the lot to be used for parking. There is no land division, it is a division of use.

Rodolakis: Do we have the elevation?

Ford: 24 foot high building. Storage upstairs, three bays and rinse aisle in downstairs. No basement.

Rodolakis: Is it going to look like the dealership?

Laham: Yes, it is insulated metal paneling with a corrugated perforated cover over it. It is designed for Audi dealerships worldwide.

Verified 24 foot high at the peak.

Rodolakis: Is there going to be a stockade fence? Ford: Vinyl stockade fence.

Laham: Arborvitae on the exterior, fence is on the inside. Wrapped the fence and arborvitae around the residential area. There is a ten foot buffer / green space.

Rodolakis: When looking at plot proposed vehicle storage area? Are there spaces there?

Ford: Storage just for inventory, stacked parked. Whatever can fit in. There is not a specific number of vehicles listed or specific spaces.

Laham: This is inventory. Audi doesn't want any vehicles showing out at the front of the building. So all inventory will be in the rear.

Larson: Vehicles are stacked? Side by side?

Ford: Yes, side by side. There are no racks.

Morrow of 30 Otis Rd.: How tall is the vinyl fence going to be?

Laham: Typically they are 6-8 ft. Normally they are 6 ft. The arborvitae will be there.

Laham agreed to amend the fence to 8 ft. just on the side of Morrow's property per Abutter Morrow's request. The fence will be 6 feet everywhere else.

Larson asks for additional public comment. No response. Larson reads all three appeals;

7: 58 PM Appeal No. 2015-009

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc, as lessee, has applied for modify Use Variance No. 1968-06, which authorizes the northern portion of the site (Lot 8 on Plan Book 11 Page 103) to be used for automobile sales and service. The Applicant seeks to raze the existing building and construct a new building containing a private car wash and three detail bays, plus associated parking. The property is located at 49 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

7:59 PM Appeal No. 2015-010

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc has applied for use variance from Section 240-11 (Residence B Zoning District) to establish vehicle storage parking to be used in conjunction with the existing automobile dealership located at 25 Falmouth Road and 28 Hallett Road. The applicant is proposing to raze an existing freestanding garage and residential dwelling and redevelop the parcel for parking. The property is located at 29 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 039. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

7:59 PM Appeal No. 2015-011

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc, as lessee, is seeking a Special Permit pursuant to Section 240-93B and 240-94B for the alteration and/or expansion of a nonconforming building and use of the premises. The applicant is proposing to raze the existing 2,816 square foot building, consisting of 3 automobile bays and offices used in conjunction with the dealership located at 25 Falmouth Road and 28 Hallett Road, and construct one new 2,450 square foot building containing a private car wash and three detail bays, plus parking. The property is located at 49 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

Continued from February 25, 2015- Members Assigned: Alex Rodolakis, Brian Florence, George Zevitas, Matt Levesque, Herbert Bodensiek, Craig Larson.

Special Permit Findings

Larson moves that the board make the following Draft Findings for Appeal 2015-009;

Larson reads the Draft Findings for appeal 2015-009.

- Laham Management & Leasing, Inc seeks to modify Use Variance No. 1968-06, which authorizes the northern portion of the site (Lot 8 on Plan Book 11 Page 103) to be used for automobile sales and service.
- The subject property is located at 49 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.
- The subject property is improved with a 2,806 sq.ft concrete block service shop with three work bays and an office, constructed in 1959 and expanded in 1973. The remainder of the lot is used for parking and storage of vehicles.
- The Applicant seeks to construct a new building containing a vehicle rinse bay and three detail bays, in addition to upper-level storage, and to use the subject property for outdoor vehicle storage and parking. The uses will be accessory to the automobile dealership located at 25 Falmouth Road and 28 Hallett Road.
- The Board granted a Use Variance 1968-6 to allow use of a "residential garage for the sale and repair of automobiles" on Lot 84, as shown on Plan Book 11 Page 103. The property has been continuously used for automotive uses consistent with the decision.
- The proposal for a car rinse bay and three detail bays, along with the removal of a 250 gallon oil tank, will decrease the quantity of hazardous materials stored on site and bring the site into greater conformance with the Groundwater Protection Overlay District regulations.
- There are 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.

Larson moves that the board make the following Draft Findings for Appeal 2015-010;

Larson reads the Draft Findings for 2015-010.

- Laham Management & Leasing, Inc seeks a use variance from Section 240-11 (Residence B Zoning District) to establish vehicle storage parking to be used in conjunction with the existing automobile dealership located at 25 Falmouth Road and 28 Hallett Road.
- The subject property is located at 29 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 039. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.
- The subject property is improved with a 1008 sq.ft garage, described as a "service shop" and a 1,748 sq.ft single-family residential dwelling built in 1950. Service work was being conducted on this property in conjunction with the adjacent Trans-Atlantic Motors business, in violation of zoning.
- The applicant seeks to use Lot 83, as shown on Plan Book 11 Page 103 for vehicle storage and parking accessory to the dealership located at 25 Falmouth Road and 28 Hallett Road and in conjunction with the accessory automotive detailing use and vehicle storage at 49 Bearnse Road. The single-family residential use and development of Lots 81 and 82 will continue.
- The proposal will eliminate the nonconforming automobile service use on the property and remove a 150 gallon oil tank and bring the property into conformance with the Groundwater Protection Overlay District.
- There are 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.
- 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.

Larson moves that the board make the following Draft Findings for Appeal 2015-011;

Larson reads the Draft Findings for 2015-011.

- Laham Management & Leasing, Inc seeks a Special Permit pursuant to Section 240-93B and 240-94B for the alteration and/or expansion of a nonconforming building and use.
- The property is located at 49 Bearnse Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.
- The Applicant seeks to construct a new building containing a vehicle rinse bay and three detail bays, in addition to upper-level storage, and to use the subject property for outdoor vehicle storage and parking. The uses will be accessory to the automobile dealership located at 25 Falmouth Road and 28 Hallett Road.
- In 2008, the Board granted Appeal Nos. 2008-060 & 2008-061 to alter and expand a nonconforming use to redevelop the eastern half of 49 Bearnse Road (Lots 84 & 85). In doing so, the Board made a finding that Lot 85, as shown on Plan Book 11 Page 103, has been used for auto sales and repair dating back to 1950 and prior to the 1969 zoning map changes and that those uses were lawfully preexisting nonconforming.
- The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-93B and Section 240-94B allows for the alteration of a preexisting nonconforming use and the alteration of a preexisting nonconforming site containing a nonconforming use.
- The Site Plan Review Committee approved the proposed plans on March 10, 2015.
- After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.
- Any proposed expansion of the use shall conform to the established setbacks for the zoning district in which it is located, or such greater setbacks as the Zoning Board of Appeals may require due to the nature of the use and its impact on the neighborhood and surrounding properties.

The proposed structure is in conformance with the setback requirements of the RB District. The development of the site, including perimeter landscape buffers and impervious surface coverage, shall result in improvements over the existing conditions.

- The proposed use and expansion is on the same lot as occupied by the nonconforming use on the date it became nonconforming.
- The proposed new use is not expanded beyond the zoning district in existence on the date it became nonconforming.
- The proposed alteration/expansion of the nonconforming use and site will not be substantially more detrimental to the surrounding neighborhood.
- The proposal for a car rinse bay and three detail bays, along with the removal of a 250 gallon oil tank, will decrease the quantity of hazardous materials stored on site and bring the site into greater conformance with the Groundwater Protection Overlay District regulations.

Vote to Accept the Special Permit Findings for 2015-009, 2015-010, 2015-011:

Aye: Craig Larson, Brian Florence, Alex Rodolakis, David Hirsch, Herbert Bodensiek, Matthew Levesque

Nay: None

Larson moves that the Board grant the Appeals No. 2015-009, 2015-010 and 2015-011 with the following conditions. Larson reads the proposed conditions for Appeal 2015-009, 2015-010 and 2015-011;

Proposed Conditions (Appeal No. 2015-009, 2015-010 and 2015-011)

1. Relief is granted to Laham Management and Leasing, Inc. for the following:
 - a. To raze an existing 2,816 square foot automobile service and office building on 49 Bears Road and construct a new building containing one vehicle rinse bay and three detail bays, in addition to upper-level storage.
 - b. To use the property at 49 Bears Road for outdoor vehicle storage and parking.
 - c. To use the property as shown as Lot 83 as shown on Plan Book 11 Page 103 for vehicle storage and parking.
2. All uses shall be accessory to the automobile dealership located at 25 Falmouth Road and 28 Hallett Road. The uses shall not be operated as a separate business or leased to any other entity for separate operation. Only vehicles associated with the dealership building at 25 Falmouth Road/28 Hallett Road shall be parked or stored on the property.
3. The property as shown on Plan Book 11 Page 103 as Lots 81 and 82 shall continued to be used and developed as single-family residential in accordance with zoning.
4. The property shall be redeveloped in accordance with the plans entitled Site Plans for Audi of Cape Cod – Detail Building, dated March 6, 2015, drawn and stamped by Atlantic Design Engineers, Inc, eleven sheets.
5. The existing single-family dwelling at 29 Bears Road shall be rehabilitated to meet current and Building, fire, and health codes, and Housing Quality Standards. If rented, the property shall be registered with the Health Division.
6. A minimum ten foot landscaped border shall be maintained along all property lines border single-family residential development. The border shall be improved with a landscaping as shown on the plan referenced in Condition No. 4 and an eight foot solid vinyl fence.
7. All storm water shall be contained on site.
8. Vehicle storage and parking shall be subject to the conditions of the Licensing and Building Divisions.
9. There shall be no rack storage of vehicles.
10. Site lighting shall be installed and maintained in accordance with the photometric plan referenced in Condition No. 4. All lighting shall be located on site and full cut-off fixtures shall be utilized to ensure light or glare does not impact neighboring properties. Site lighting and the required photometric plan shall conform to Cape Cod Commission standards for Exterior Lighting Design, as sited in Technical Bulletin 95-001.
11. Prior to the issuance of any building permit, the Applicant shall provide a cost estimate and provide a maintenance contract with a landscape company to maintain the landscaping as required in Condition, 4 for a minimum of three years to be in compliance with site plan approval.
12. As this property is located in a Groundwater Protection Overlay District, the generation, treatment, storage or disposal of hazardous materials or waste is prohibited, except in very small quantities as allowed by Section 240-35(F)(2)(p).
13. There shall be no parking or unloading of vehicles within any right of way.
14. This 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 for this special permit to be in effect. The rights authorized by this special permit must be exercised within two years, unless extended by the Board.

Matt Levesque seconds the motion to grant the appeal with Proposed Conditions for 2015-009, 2015-010, 2015-011

Vote to grant Appeal(s) No. 2015-009, 2015-010, 2015-01 with Conditions:

Vote In Favor of all three appeals

Aye: Craig Larson, Brian Florence, Alex Rodolakis, David Hirsch, Herbert Bodensiek, Matthew Levesque

Nay: None

GRANTED WITH CONDITIONS

New Business

8:18 PM Appeal No. 2015-013

Hutchens

Lorene F. Hutchens & E. James Hutchens have petitioned for a Special Permit pursuant to §240-92.B to expand a preexisting nonconforming residential structure. A new proposed entry, mud, and laundry room would be added to the north side of the house; a portion of the existing deck on the south side would be enclosed; and a closet would be added to the second floor. The additions would be located within the required side yard setback. The property is located at 69 Longwood Avenue, Hyannis, MA as shown on Assessor's Map 287 as parcel 042. It is in the Residence F-1 Zoning District.

Members assigned: Craig Larson, Brian Florence, Alex Rodolakis, David Hirsch, Herbert Bodensiek, Matthew Levesque
Representative: Attorney Peter O'Keefe

Also present is Engineer, John Cavanaro and Architect, Adam Mooring
Homeowners not present, they are ill.

Atty O'Keefe: Property has three buildings. A single family home, detached garage and an old ice house. Discussing the residence only. Buildings all built in 1800's predating zoning. The Hutchens have owned the property for the last 17 years as a summer home. They plan to make this their year round residence, motivating them to make renovations. Under Section 240-92B a pre-existing non-conforming structure which is used as a single family residence may be expanded by special permit if the expansion cannot meet the current set back requirements provided that the proposed alteration or expansion will not be more detrimental to the neighborhood than the existing structure. B believes this is the case here.

John Cavanaro Consulting, Engineer (Norwell) – John Cavanaro. Pre-existing nonconforming lot dating back to about 1872. 15,000 sq. foot lot, abuts 3 other non-conforming lots. All setbacks on all three structures on this lot are non-conforming. It is a Long narrow lot. The structures are about a foot - a foot and a half back from the side lot line. The main structure is about 5 ft. back from Washington Ave. All setbacks are non-conforming. Goal is to get a mud room and a new entrance with better access into the main house. The front entry now goes into the dining room.

Adam Mooring, AIA Architect: This is known as the Sturgis Langdon House on the National Register. Brought forth to the Historic Commission, they were happy with the proposed changes. House has been modified over the years.

Architect reviews proposal for placement of addition.

Mooring: This project is to create permanent year round living. Currently most people pull in driveway and walk into the house through the dining room and squirrel. Would like to maintain the house to look like it's been there for a long time, currently it has a fragmented look. Plan is for a first floor addition of a mudroom. Second floor reduced roof line and a master bedroom closet. Second floor roof line helps create the look of the original architecture. Sitting room expansion to the rear (pool side) with a shed roof to keep in line with existing architecture.

Larson: On the suggested conditions, all mechanical equipment associated with the dwelling will be screened to neighboring homes.

Florence: The conditions require these be screened. Are they screened now?

Cavanaro: The property is surrounded currently by thick privet hedges on the westerly border, which will remain unchanged.

Atty O'Keefe: The standard we have to meet is that the expansion will not be more detrimental to the neighborhood than what is currently there. We believe we have met that burden. We have many neighbor letters of support.

Larson: I do have four letters in support of the applicant, four direct abutters. Letters have been read.

Jenkins: Three additional letters were distributed to the board this evening. There are a total of seven letters of support.

Florence reads a copy of the Public Notice of Appeal No. 2015-013. Lorene F. Hutchens & E. James Hutchens have petitioned for a Special Permit pursuant to §240-92.B to expand a preexisting nonconforming residential structure. A new proposed entry, mud, and laundry room would be added to the north side of the house; a portion of the existing deck on the south side would be enclosed; and a closet would be added to the second floor. The additions would be located within the required side yard setback. The property is located at 69 Longwood Avenue, Hyannis, MA as shown on Assessor's Map 287 as parcel 042. It is in the Residence F-1 Zoning District.

Craig Larson asks for public comment. No one speaks.

Brian Florence moves that the Board make the following finding:

Special Permit Findings

- The application falls within a category specifically excepted in the ordinance for a grant of a special permit:
Section 240-92(B) allows for the alteration and expansion of a preexisting nonconforming building or structure, provided that encroachments into a ten-foot side yard setback receive a Special Permit.
The principal dwelling was constructed in 1896, prior to the adoption of zoning.
- Site Plan Review is not required for single-family residential dwellings.
- After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.

The Board is also asked to find that:

- The height of the proposed addition will not exceed the height of the existing dwelling.
- The proposed alteration and expansion will not be substantially more detrimental to the neighborhood than the existing dwelling.

Vote: The Board Votes to Accept the Special Permit Findings

Aye: Craig Larson, Brian Florence, Alex Rodolakis, David Hirsch, Herbert Bodensiek, Matthew Levesque

Nay: None

Brian Florence also moves to grant Appeal No. 2015-013 w/the following conditions.

Conditions

1. Special Permit No. 2015-013 is granted to Lorene F. Hutchens & E. James Hutchens to allow two additions within the side yard setback, totaling 918 square feet, to the preexisting nonconforming dwelling at 69 Longwood Avenue, Hyannis.
2. The dwelling shall be constructed in substantial conformance with the plan entitled "Proposed Site Plan – 69 Longwood Avenue" dated September 21, 2014, drawn and stamped by Brendan Sullivan of Cavanaro Consulting; and the elevations and floor plans dated November 18, 2014, drawn and stamped by Adam Alexander Moring, AIA for AAM Architecture & Design, eleven sheets.
3. The proposed redevelopment shall represent full build-out of the lot. Further expansion of the footprint or gross floor area of the dwelling or accessory structures is prohibited without prior approval from the Board.
4. All mechanical equipment associated with the dwelling (air conditioners, electric generators, etc.) shall be screened from neighboring homes and the public right-of-way.
5. All works shall be done in accordance with the Barnstable Historical Commission decision dated December 22, 2014.
6. 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 building permit. The rights authorized by this special permit must be exercised within two years, unless extended by this Board.

Vote: To Grant Appeal No. 2015-013 with Conditions

Vote in Favor

Aye: Craig Larson, Brian Florence, Alex Rodolakis, David Hirsch, Herbert Bodensiek, Matthew Levesque

Nay: None

GRANTED WITH CONDITIONS

Other business

Upcoming Meeting dates: March 25, April 8, April 22 and May 13

Inclusionary Zoning Solutions, March 28th – John Carver Inn, Plymouth, MA

Citizens Planning Training Collaborative March 25th – at Holy Cross, Worcester, MA

Open Meeting Law training announced tomorrow March 12, 2015 at 6:00 pm.

Meeting Adjourned 8:41 pm

Exhibits Appeal No. 2015-009, 2015-010 and 2015-011

Exhibit A	Existing Conditions Plan
Exhibit B	Initial Plan filed
Exhibit C	Revised Layout Plan
Exhibit D	Landscaping Plan
Exhibit E	Photometric Plan
Exhibit F	Drainage Plan

Respectfully Submitted,
Stacey Peacock
Administrative Assistant
Growth Management