



City of New Bedford

Planning Board

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PATRICK J. SULLIVAN
DIRECTOR

NEW BEDFORD PLANNING BOARD

New Bedford City Hall

133 William Street

New Bedford, MA

December 12, 2018

MEETING MINUTES

CITY CLERK

2019 APR 11 A 10:11

CITY CLERKS OFFICE
NEW BEDFORD, MA

PRESENT: Kathryn Duff, *Chairperson*
Arthur Glassman, *Vice-Chairperson*
Alex Kalife, *Clerk*
George Smith
Peter Cruz

ABSENT: Kamile Khazan

STAFF: Kirsten Bryan
Jen Carloni

1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:01 p.m.

2. ROLL CALL

A formal roll call was conducted confirming members present as listed above.

3. APPROVAL OF MINUTES

A motion was made (AG) and seconded (AK) to approve the November 2018 meeting minutes. Motion passed unopposed.

Chairperson Duff inquired of the public who was present for Case #18-53

Chairperson Duff then addressed Case #18-55 regarding a scheduling conflict and requested a motion to take

the case out of order.

A motion was made (AG) and seconded (PC) to take the above-mentioned items out of order.
Motion passed unopposed.

4. PUBLIC HEARINGS

ITEM 1 – Case #18-55: - Request for the release from Covenant lots 7, 8, and 9 as shown on the plan of land entitled “Definitive Subdivision Plan of The Settlement in New Bedford, MA” prepared for DPM Development, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 (formerly located at 12 Welby Road, New Bedford, MA 02745), dated March 16, 2004 as revised through September 27, 2005; and recorded with the Bristol County (S.D.) Registry of Deeds Plan Book 157 Page 97. Applicant: DPM Development & Moniz Properties Inc (70 Lambeth Street New Bedford, MA 02745). Applicant’s Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747).

Jeff Tallman, SITEC, stated he had seen the DPI estimate and while not agreeing with all the numbers, the applicant had no issue with the holding of four lots rather than the three proposed. He requested Lots 8 and 9 be released, holding Lots 7, 17, 18 and 19 per DPI’s request.

A motion was made (AG) and seconded (PC) to allow The Settlement partial release of Covenant Lots 8 and 9, as shown. Holding Lots 17, 18, 19 and 7 on the plan of land entitled “Definitive Subdivision Plan of The Settlement in New Bedford, MA”.

ROLL CALLVOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman - Yes
Board Member Cruz – Yes	Board Member Smith – Yes
Board Member Kalife - Yes	

Motion passes 5-0

ITEM 2 - CASE #18-53/18-54 –

CASE #18-53: Request by applicant for Site Plan approval for new construction of a 5,275 SF retail convenience store with gas station and a 2,640 SF car wash; located at 2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue (Map: 130D Lots: 117 , 247, 248, & 447) on a 2.25+ acre site in a Mixed Use Business & Residential A zoned district. Owner: MIH1, LLC (401 County Street New Bedford, MA 02740), Kevin Burgess (2904 Acushnet Avenue New Bedford, MA 02745), and Neil A. & Erica S. Meunier (2194 Acushnet Avenue New Bedford, MA 02745). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).

Case #18- 54: Request by applicant for New Ground Sign Site Plan approval for two pylon signs for a convenience store with gas station and car wash; located at 2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue (Map: 130D Lots: 117, 247, 248, & 447) on a 2.25+ acre site in a Mixed Use Business & Residential A zoned district. Owner: MIH1, LLC (401 County Street New Bedford, MA 02740), Kevin Burgess (2904 Acushnet Avenue New Bedford, MA 02745), and Neil A. &

Erica S. Meunier (2194 Acushnet Avenue New Bedford, MA 02745). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).

Att. Michael Keough, Partridge, Snow & Haan, New Bedford, explained the project, a Cumberland Farms convenience store with a car wash on an adjacent lot, also operated by Cumberland Farms. He stated that after an ANR, the plans should now show two lots. Att. Keough discussed the unique New England style architecture and materials of the proposed building. He stated the site meets the zoning dimensional requirements, additionally with a 70% lot coverage and more than adequate parking.

Christian Farland, Farland Corp, stated that in its exiting condition there are two single family dwellings upon it, with the remainder of the lot being undeveloped. He stated the structures went through the Historic Commission as well as the city council, and were approved to be demoed. He described the property, including its location, frontage and the abutting commercial uses. He noted the 27 lot Farland Estates subdivision behind the subject property, which was planned for future development by oversizing some lots to provide an adequate buffer. He stated existing stone walls will stay intact. He discussed the property's sloping topography. He covered the specifics of the plan presented this evening, noting the fulfillment of ADA requirements and installation of a bike rack.

He stated the site will be serviced by municipal water and sewer. He stated the storm water was designed in accordance with Mass DEP and City of New Bedford requirements. He then pointed out the same, noting the location of the piped roof runoff, et cetera, again noting the system is in full compliance. He stated it is a significant improvement to existing conditions.

Mr. Farland then addressed the landscaping features, which are above and beyond requirements, as well as a proposed fence. He directed the board to his renderings, and pointed out the natural landscaping buffering the residential structures as well.

Mr. Farland directed the board to the lighting plan proposed, noting no light shines off the property. Regarding snow removal, Mr. Farland pointed out the location of such areas, and then addressed the enclosed dumpster location.

Mr. Farland then addressed Cumberland Farms' new protocol regarding car wash facilities, this proposal representing the third in Massachusetts. He stated the automated two bay car wash has security cameras and doors that close at certain times of day and in cold weather. He then explained the water system of the car wash, which goes into a sediment trap in the trench drain, and then discharges, eventually into the city's drainage system, meeting state and city requirements.

Mr. Farland stated the signage proposed is typical to Cumberland Farms, including the sign in front as well as the car wash sign. He added the base of the sign will be landscaped. He stated the signage will go before the zoning board of appeals because of the need for a variance. He noted most surrounding area signs are non-conforming as well.

Mr. Farland then discussed erosion control. He stated he believe the plans are consistent with the city's Master Plan regarding development of a vacant lot, and meet the site plan requirements.

With regard to traffic concerns from abutters, he stated the site discussed is in conformance and invited the board to view the same. He then introduced Erin Fredette, traffic engineer.

Ms. Fredette stated a full traffic impact study was conducted. She stated existing conditions were studied, including signal timings and turning movement counts, et cetera. She stated the study looks seven years into the future, and once established, they examine traffic expected to be generated by the site. She stated the majority of trips are largely pass-by trips, or people already on the roadways. This should result in some two additional trips per minute to the site during weekday morning peak hours, adding this is a conservative analysis. Ms. Fredette stated the signalized intersection adjacent to the project operates today at a Level B. She stated the proposed project will have the site continuing at a Level B. She stated the proposed driveways are expected to operate at a Level C and a Level D, along with Level E in the weekday afternoon peak hours, which she states are considered acceptable. She then explained the delays and the plans that were designed to address the same. Ms. Fredette said they also examined visibility.

Ms. Fredette stated the proposed project is not expected to have a significant impact on the adjacent roadways. She stated the matter is under peer review by the city consultant.

In response to Board Member Smith, Ms. Fredette confirmed that exiting south from the north driveway leaves drivers crossing four lanes of traffic. Board Member Smith inquired if the study considered the driveway only allowing a right turn, which Ms. Fredette stated it did not. Chairperson Duff discussed the peak traffic hours examined, as well as the impact from the vocational high school and its events. Chairperson Duff then discussed pedestrian access to the site. Ms. Fredette noted that the study counts examine a single day, but seasonal data is examined as well.

Mr. Farland also noted a pedestrian crossing signal.

Chairperson Duff noted an anomaly on parking and loading, wherein 40 parking spaces were listed, but 43 were mentioned in the presentation. Mr. Farland clarified that it was 43 spaces.

In response to Chairperson Duff, Ms. Fredette stated the risk/danger of the intersection is examined through a crash analysis of the study area. In this case, the signalized intersection, according to DOT, had 15 crashes over a five year period, which is below the average crash rate.

Chairperson Duff noted the board had not yet received the DPI comments, as they wait for the peer review results.

Board Member Glassman noted police information states there were 31 crashes for 2016. Ms. Fredette stated that local crash data is not typically looked at.

Chairperson Duff stated the complicated intersection for such a site with four roads converging on one site with frontage on two roads reminds her of the downtown octopus intersection in the city and the five minute wait at that complicated intersection. Ms. Fredette noted the driveway locations that were planned to mitigate such concerns.

Board Member Smith noted the fork in the road, and stated such intersections in the city are proposed to be blocked off, such as Mt. Pleasant Street. He felt there had to be a better way to handle the traffic. He suggested the exit direction be limited a one way turn.

Board Member Cruz noted his concerns with stacking and cueing and how it integrates with the intersection, and he is eager to see the peer review results.

Chairperson Duff inquired whether the drive on Rte. 18, a state road, obligates a review by the state be conducted. Ms. Fredette stated the subject intersection is not under Mass DOT jurisdiction.

In response to Chairperson Duff, Mr. Farland stated there are not currently stations for electric charging vehicles, but the issue can be discussed with Cumberland Farms. In response to Chairperson Duff, Mr. Farland explained the routes planned for pedestrian access, noting there are presently no proposed sidewalks on the site.

Chairperson Duff discussed with Mr. Farland the stone walls and any historic references on the site. Mr. Farland, in response to an inquiry by Chairperson Duff, stated the current proposal is for a 24-hour operation seven days a week. Mr. Farland stated the automated car wash would have the same hours. In response to Chairperson Duff, Mr. Farland stated there is currently no recycling of water for the car wash.

Board Member Smith mentioned his concerns with the lack of recycling the car wash water. In response to Board Member Smith, Mr. Farland pointed out where the loading dock is proposed, near the dumpster. Mr. Farland added in response that no drive-thru's are planned. Mr. Farland also displayed the rendering of the car wash and store design.

Board Member Cruz discussed the pedestrian access and ADA compliance, and asked that the accesses are perpendicular to the road. Board Member Cruz also agreed with board members on the water recycling, and then discussed drainage impacts. Mr. Farland noted that chambers are being removed and relocated and will meet requirements. Board Member Cruz and Mr. Farland discussed erosion control and silt sacks. Board Member Cruz also addressed with Mr. Farland the capturing of any oil/gasoline at the fueling stations, and they discussed the operation of the car wash doors.

In response to Chairperson Duff, there was discussion about the impact of headlights to oncoming traffic. Chairperson Duff then discussed building finishes, such as the vinyl siding, et cetera, and then discussed signage. Board Member Cruz also agreed and gave input on the signage issues. Chairperson Duff read Code of Ordinances 3200, sign restrictions. Board Member Smith addressed signage visibility concerning nearby trees.

A motion was made (AG) and seconded (GS) to open the public hearing.
Motion passed unopposed.

In response to Chairperson Duff's invitation to speak or be recorded in favor, Neil Meunier stated the area is not residential any longer.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Jacqueline Coucci, Armsby St., stated she is concerned that only one day was studied for traffic. She stated her experience has shown many students and pedestrians walking in that area where the curve is. She felt even two additional cars per minute will have a high impact and noted visibility problems, speed, et cetera. She felt this business was duplicative of others very nearby.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Kristen Raffa 3571 Acushnet Avenue, stated she seconded much of what was stated. She suggested an independent traffic study be done. In response to Chairperson Duff's invitation to speak or be recorded in opposition, Bruce Oliveira, stated he too agreed with the comments made, reiterating the area is very congested. He stated he is opposed to the project.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, male stated his business requires backing in from Acushnet Avenue, which is challenging. He stated he agrees with the board accident numbers in his experience.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Mohamed Hayoz, 2942 Acushnet Avenue, owner of the nearby Sunoco, stated the traffic crossing Acushnet Avenue is a nightmare and he has witnessed many accidents. He stated his customers exit onto Phillips Ave. He believes there will be far more than two trips per minute. He stated he is definitely opposed.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, abutter Paul Lamaire, 967 Victoria St., stated he agrees with all the comments made, particularly regarding traffic and pedestrians.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Janet Harvey, Winston Street, stated she is concerned about the environmental impact on the area marshland. She is concerned about the lack of recycling the car wash water. She stated she concurs with her neighbors and thinks it an extremely bad idea.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Sue Picard, 3299 Acushnet Ave., stated she travels the road at least six times a day, and it is a horror show now, which will be made worse. She too stated the curve is terrible, as is trying to take a left. She stated the entire condo she lives in is totally against this project.

In response to Chairperson Duff's invitation to speak or be recorded in opposition

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Councilor Linda Morad, previously Ward 1, stated she did not feel the proposed development is the best one for this site. She acknowledged the previous comments and reiterated that the traffic is a nightmare. She also encouraged the city to take its own traffic review. She consulted New Bedford Police and stated that in 2015 there were 21 accidents on that stretch of road, with 31 in 2016, 24 in 2017, and currently 24 in 2018. She stated this does not include fender benders. She also noted that many accidents can be attributed to drivers trying to cross

multiple lanes. She strongly suggested if approved the Cumberland Farms should do a review and safety upgrade of this road at this area. She felt there needs to be a dedicated turn lane. She again stated she strongly feels Cumberland Farm patrons not be allowed to exit south. She pled with the board to examine the safety issues and hours of operation, most especially with the car wash. She again suggested our traffic people look further at this.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Councilor Brad Markey, Ward 1, stated he too is concerned about the traffic issues. He too is concerned about any left turns.

Chairperson Duff acknowledged the traffic accident concerns and figures.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, Mr. Solomos, G&S Pizza owner, stated he agrees with all traffic statements made. He stated vehicles can take two-three minutes trying to exit his business. He stated the extra traffic and competition will affect surrounding businesses.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, George Morad spoke on behalf of Joe & Perkey's, and stated the pause button is common sense. He felt this project is not what the city needs in this particular location. He stated in traveling the road on a daily basis his experience is the roads in that area are over congested and more traffic will be a problem, perhaps resulting in a fatality. He noted the other nearby gas stations. He too noted the need for no left turn, and added there are no turn lights. He feels there is no need for another gas station/convenience store in that location and it doesn't make sense.

Chairperson Duff thanked Mr. Morad.

There was no response to Chairperson Duff's further invitation to speak or be recorded in opposition.

A motion to close the hearing was withdrawn.

Mr. Farland applauded the abutters for their involvement and noted their traffic concerns. He requested a continuance to the January 9, 2018 board meeting, which will be held at the library.

Chairperson Duff encouraged Mr. Farland in the interim to examine safety improvements. Some issues were discussed, such as the installation of sidewalks.

A motion was made (GS) and seconded (AG) to continue the public hearing to the above date and location. Motion passed unopposed.

ITEM 3 – Case #18-50/#18-51

Case # 18-50 - Request by applicant for Site Plan approval for new construction of a 1,067 SF fast-food restaurant with drive-thru window; located at 101 Belleville Avenue (Map: 85, Lot: 300) on a 0.46+ acre site in an Industrial A [IA] zoned district. Owners: John & Carol Souza and Kevin & Darleen Mendoza (42 Brown Street Fairhaven, MA 02719) Applicant: Arris Partners, LLC (300 Baker Avenue,

Suite 280, Concord, MA 01742) and Weekly Grind II Realty, LLC c/o Tom Daly (PO Box 51147 New Bedford, MA 02745).

Case #18-51– Request by applicant for Special Permit for a reduction of the number of parking spaces required for a 1,067 SF fast-food restaurant with drive- thru window; located at 101 Belleville Avenue (Map: 85, Lot: 300) on a 0.46+ acre site in an Industrial A [IA] zoned district. Owners: John & Carol Souza and Kevin & Darleen Mendoza (42 Brown Street Fairhaven, MA 02719) Applicants: Arris Partners, LLC (300 Baker Avenue, Suite 280, Concord, MA 01742) and Weekly Grind II Realty, LLC c/o Tom Daly (PO Box 51147 New Bedford, MA 02745).

Jim Bernardino, Bohler Engineering, stated this evening's proposal is for a Dunkin. He stated there will also be a 180s/f freezer system as well. He stated the project proposes 15 parking spaces from the 25 required, plus a loading zone. He then covered the existing location and related details. He stated the surrounding neighborhood includes both residential and commercial businesses. He stated the existing area Dunkin Donuts will be relocated as part of the project. He noted the building and fence currently on-site will be demolished.

Mr. Bernardino then discussed the proposed development details, stating the facility will be primarily a drive-thru use with no interior seating, as well as an egress only drive. He noted the development will utilize the existing billboard sign.

He then described the parking proposal and site circulation, including delivery areas. The proposal requests operation from 4:00 a.m. to 9:00 p.m. He discussed expected traffic conditions and vehicle visits.

Mr. Bernardino then detailed the landscaping plan, including a 6' screen fence at the perimeters of the residential site uses. He also covered screened waste receptacle locations, as well as snow removal.

He discussed storm water techniques to be incorporated, including an underground detention system all in accordance with DEP and city regulations. He moved on to the signage package submission, to include a free-standing pylon sign. He noted building elevations showing building and the new Dunkin signage.

Mr. Bernardino discussed the lighting plan and construction activities in accordance with input from DPI.

Chairperson Duff noted the DPI issue of the building being too close to the sewer line. Mr. Bernardino stated they will work with DPI in relation to the sewer line servicing two houses which may not be active. He drew the board's attention to the submitted waivers. He felt the plan is consistent with the city's Master Plan and invited questions.

Board member Cruz and Chairperson Duff discussed the retention of the existing billboard, which the applicant cited as a source of revenue.

Mr. Bernardino confirmed for Board member Smith the plan for handicap parking. The then discussed vehicle stacking.

In response to Chairperson Duff, Mr. stated they had not had contact with the neighbors, but for the purchase of land from one abutter. His understanding from the broker and developer, who met with neighbors, notes no objection to the project.

There was brief discussion on hours of operation, as well as building and directional signage.

Chairperson Duff expressed handicap pathway location concerns related to safety, pedestrian and bicycle traffic, and the two way traffic coming off Belleville. There was further discussion on these items, including the staff memo contents and increased landscaping.

Board Member Smith agreed and stated his preference for a one-way ingress, and had his own concerns about handicap walking aisles.

Chairperson Duff and Board Member Cruz inquired as to the usage of mobile ordering and any double stacking.

Board Member Cruz expressed a concern about access from Cedar Grove and the driveway placement to the Belleville Ave intersection, which he would like looked into. He also discussed ADA access and path of travel, as well as a striped crosswalk connecting the two existing accessible ramps across Cedar Grove. In response to Board Member Cruz, Mr. Bernardino stated DPI has requested sidewalk replacement along the property frontages, as well as curbing and street trees.

Board Member Cruz requested information on store delivery vehicles/routes/locations, as well as turning radius. Board Member Smith questioned whether trucks would be backed in, Mr. Bernardino stated that had not yet been decided, but they expect truck entrance one way and exit the other.

Board Member Cruz inquired as to erosion control, suggesting silt sacks. Mr. Bernardino noted their comprehensive erosion control plan.

Chairperson Duff inquired as to the location of the proposed free standing sign and discussed visibility.

Board Member Cruz discussed lighting spillage onto an adjacent property. Mr. Bernardino stated they would address the issue. Board Member Cruz then asked the applicant to walk through their drainage plan.

Chairperson Duff discussed the materials proposed for the building, roof, et cetera, and gave suggestions. She noted her support for development of the site.

Board Member Cruz inquired as to any requirement for public restrooms. The applicant was willing to look into any and comply with the same, and brief discussion followed on the subject.

Board Member Smith inquired as to drive-thru speaker noise levels disturbing residents at 4:00 a.m.. Mr. Bernardino explained that it would not.

Chairperson Duff discussed the hours of site lighting.

A motion was made (PC) and seconded (AG) to open the public hearing.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor or opposition

A motion was made (AG) and seconded (GS) to close the public hearing.

After board discussion on conditions, a motion was made (AG) and seconded (GS) to approve the site plan for new construction of a 1,067 SF fast-food restaurant with drive-thru window, located at 101 Belleville Avenue (Map: 85, Lot: 300) on a 0.46+ acre site in an Industrial A [IA] zoned district, with the following conditions:

- Crosswalk striping on Cedar Grove St. side
- DPI and Traffic commission comments
- Location of Cedar Grove driveway to be reviewed
- Silt sacks and erosion plan
- All general conditions, including bike rack to be installed in specified location
- Make Building Commissioner aware regarding lack of public restrooms
- Hours of operation 4:00 a.m. – 9:00 p.m.
- Designated 5' crosswalk to the entrance
- No left leaving on Belleville Ave
- Northern property lighting revision to no more than .5 candlepower
- Light colored roof
- General Building lighting from 4:00 a.m. to one hour after closing
- Revise entrance only off Belleville Ave. No exit onto Bellville Ave.

ROLL CALLVOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman - Yes
Board Member Cruz – Yes	Board Member Smith – Yes
Board Member Kalife - Yes	

Motion passes 5-0

A motion was made (AG) and seconded (GS) to approve the special permit for reduction of parking from 25 spaces to 15 spaces, a reduction of 10 spaces, required for a 1,067 SF fast-food restaurant with drive-thru window; located at 101 Belleville Avenue (Map: 85, Lot: 300) on a 0.46+ acre site in an Industrial A [IA] zoned district.

ROLL CALLVOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman - Yes
Board Member Cruz – Yes	Board Member Smith – Yes
Board Member Kalife - Yes	

ITEM 4 – Case #18-52 – Request by applicant for New Ground Sign Site Plan approval of a pylon sign for a dentistry/multiuse office building ; located at 899 Pleasant Street (Map: 58 Lot:302) on a 0.41+ acre site in a Mixed Use Business [MUB] zoned district. Owner: 899 Pleasant Street LLC c/o Dr. Moftah El-Ghadi (32 Hillman Street New Bedford, MA 02703) Applicant: Poyant Signs c/o Bethany Leonard (125 Samuel Barnett Blvd. New Bedford, MA 02745)

Stephanie Poyant, Poyant Signs, stated the applicant seeks to install a new freestanding sign for a multi-use office space. She explained that the internally illuminated sign would allow space for each of the six building units. She explained the masonry sign base and visibility. She covered the section layout of the sign based on tenants. She covered the sign details and advised of the need for zoning board appearance related to sign height and square footage. She discussed setbacks, which will require a variance, and stated they had no problem with the board's lighting regarding hours of operation; in this case lighting from 7:00 a.m. to 7:00 p.m. Chairperson Duff addressed with Ms. Poyant the sign location related to the property line, height, materials and its historic nature, as well as a masonry base so close to the sidewalk walking path. After board comments, Ms. Poyant stated they would look at narrowing the sign.

A motion was made (PC) and seconded (AG) to open the public hearing.
Motion passed unopposed.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor or opposition

A motion was made (PC) and seconded (GS) to close the public hearing.
Motion passed unopposed.

After a review of conditions, a motion was made (AG) and seconded (PC) to approve the request by applicant for New Ground Sign Site Plan approval of a pylon sign for a dentistry/multiuse office building, located at 899 Pleasant Street (Map: 58 Lot:302) on a 0.41+/- acre site in a Mixed Use Business [MUB] zoned district, with the following conditions:

- That the sign may be lit from 7:00 a.m. -7:00 p.m., one hour before and one hour after business hours.
- That the material sample board will be submitted for staff review
- That the sign will be set back 6', with a recommended overall height of 16' and 7' wide.
- That the base will be eliminated and a stone

ROLL CALLVOTE:

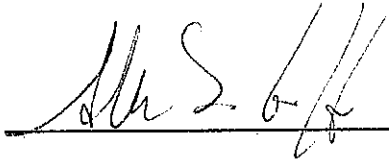
Chairperson Duff – Yes Vice Chairperson Glassman - Yes
Board Member Cruz – Yes Board Member Smith – Yes
Board Member Kalife – Yes

5. OLD/NEW BUSINESS:

Ms. Bryan stated that public meeting notices are available for surrounding communities and are available at the planning office for public viewing.

6. ADJOURNMENT:

A motion was made (AG) to adjourn at 9:30 p.m.
Motion passed unopposed.



Alexander J. Kalife, Clerk



Date