

Edgartown Planning Board Minutes

Tuesday, January 7, 2020

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, January 7, 2020, at 5:30 PM at the Edgartown Town Hall, Main Street, Edgartown.

PRESENT: Fred Mascolo, Michael McCourt, Lucy Morrison, Scott Morgan, Glen Searle

ABSENT: James Cisek (Alternate)

CALL TO ORDER

The meeting was called to order at 5:30 PM, and a quorum was declared.

SITE VISITS

The following site visits were scheduled:

- 9:15 AM - 18 BAYSIDE SOUTH
- 9:45 AM - 91 WEEKS LANE (12A-17)
- 10:20 AM - 17 BOLDWATER ROAD (38-3.20)

No deliberation was conducted as part of any site visit.

SCHEDULED BUSINESS

5:30 PM: PUBLIC HEARING: SP (POOL) – 38-3.20 – 17 BOLDWATER ROAD - GABRIELLA MORIZIO AND ROBERT MCLAUGHLIN

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, January 7, 2020 at 5:30 PM, on the request of Barbara Lampson, Barbara Lampson Land Design, on behalf of Robert McLaughlin and Gabriella Morizio, for a special permit to construct a 20' x 45' swimming pool, pool fencing, and a 16x24' pool house/equipment shed.

This application was made in accordance with Section 5.1.D.2 of the Edgartown Zoning Bylaw. The property is located at 17 Boldwater Road, Assr. Pcl. 38-3.20. Copies of the application were made available in the Planning Office for public review.

Present for the applicant: Ms. Barbara Lampson, Barbara Lampson Land Design.

The Chair opened the public hearing at 5:31 PM.

Presentation

Ms. Lampson reviewed the application.

The pool and hardscape will not be visible from the pond.

A pool house will consist of a three-sided screen walls, with an enclosed room for equipment for soundproofing.

A self-closing fence will be 48" high above grade. A latch will have a release at 60" of height.

The sound-proofing will be a double-walled, and insulated for sound.

A proposed shade structure would be an open structure, akin to a pergola.

Trees to be removed were flagged, and noted at the site visit.

Mr Finn noted that the Conservation Commission has reviewed the proposal, with final approval and

an Order of Conditions expected to be issued on 8 January 2020.

Mr. Finn noted that the proposal has received approval from the Boldwater Architectural Review Committee.

The pool is anticipated to be partly drained (about 18") for winter. The pool will be salt-water.

Mr. Ted Rosbeck (Island Pools) noted that, regarding drainage and pumping off of water: Practically, no one trucks water off site. The board agreed, and directed that particular condition should be removed from the list of "Standard Conditions for Swimming Pools".

It was MOVED by McCourt, SECONDED by Morrison

To close the public hearing.

VOTED: 5, 0, 0.

The public hearing was closed at 5:39 PM.

Deliberation

It was MOVED by McCourt, SECONDED by Morrison

To approve the application with conditions as follows:

- *This special permit is not in effect until the applicant has filed a certified copy of the decision or certificate with the registry of deeds. A copy of same shall be provided to the Planning Board and Building Inspector.*
- *The construction shall conform to the application considered and approved by the Planning Board, including all plans and documents submitted in support of same, and approved by the Planning Board.*
- *This special permit shall run with the land.*
- *Prior to issuance of a building permit, the above specified plans will be compared to the construction documents submitted to the Building Inspector for verification and correspondence. If the Building Inspector determines that there are significant differences, the applicant shall be required to apply for a Modification to this Special Permit.*
- *Substantial construction activity must commence no later than one year from the date of final action by the Planning Board.*
- *No construction activity will take place earlier than 7:30 AM or later than 7:30 PM, or on Sunday, or from June 15 through September 15.*

STANDARD CONDITIONS FOR SWIMMING POOLS

- *The pool, pool house (if any), and fencing (if any) shall be constructed according to the plans presented at the hearing. Any modifications to the plan shall require approval from the SPGA.*
- *Only the residents of the dwelling and their guests shall use the pool.*
- *No portion of the pool shall be located closer than the standard setbacks of boundary line of said lot.*
- *The pool must be securely fenced and maintained with a child-proof fence, gates and doors to a height of not less than four feet. A 'life ring', shall be provided with a secured safety line of a length to reach all areas of the pool.*
- *The location of the pool shall not interfere with the enjoyment of the view of the natural surroundings from a way used by the public, public land, or abutting land.*
- *All pool equipment shall be located inside a pool house or enclosed structure for noise abatement to unless specifically waived by the SPGA.*
- *Pools supplied by well water shall be filled prior to June 15 or after September 15.*
- *Pool water shall be treated with a non-chlorinated treatment system only. Pools shall not be drained within 48 hours of any chemical treatment.*
- *Heated pools are permitted with the recommendation the heat source is solar, geothermal or other alternative energy source.*
- *Outdoor lighting is limited to that required by building code and shall be low wattage, fully shielded when viewed from the top and sides and directed downward. Mercury vapor lighting and bug zappers are prohibited.*
- *The responses contained within the swimming pool special permit criteria checklist shall become a part of this decision.*



EDGARTOWN PLANNING BOARD NOTICE OF PUBLIC MEETING / AGENDA

Tuesday, January 7, 2019 at 5:30 PM
Edgartown Town Offices, 70 Main Street

Edgartown, Mass
Town Clerk's Office
Jan 2, 2020
Rec'd for Record
AT 11 H 3 M AM

SITE VISITS

- 9:15 AM - 18 BAYSIDE SOUTH
- 9:45 AM - 91 WEEKS LANE (12A-17)
- 10:20 AM - 17 BOLDWATER ROAD (38-3.20)

CALL TO ORDER

SCHEDULED BUSINESS

- 5:30 PM: PUBLIC HEARING: SP (POOL) – 38-3.20 – 17 BOLDWATER ROAD - GABRIELLA MORIZIO AND ROBERT MCLAUGHLIN
- 5:45 PM: PUBLIC HEARING: ADMINISTRATIVE REVIEW – 29A-96 – 59 NORTH STREET – AMERICAN TOWER, INC.
Applicant proposes to remove certain equipment and install certain equipment at an existing Personal Wireless Services Facility; work will not increase height of existing tower, nor involve any work beyond existing compound.
- 6:00 PM: PUBLIC HEARING: SP (PIER) - 18 BAYSIDE SOUTH (36-159.14) - STANTON
Add a 10' x 6' float, and 24' x 5' extension, remove 1 spile and move 2 previously licensed spiles 3' closer to the pier. The 25' extension is an extension of the existing "L" at the end of the pier and extends the pier northward and slightly away from the faired pier line.
- 6:15 PM: PUBLIC HEARING: SP (POOL) - 91 WEEKS LANE (12A-17) – KLUCHNIK
Construct an in-ground swimming pool, pool equipment shed, pool enclosure fence and associated utilities, in the inland zone of the Coastal District.

ADMINISTRATIVE

PRESENTATION / DISCUSSION: ZONING BYLAW – RECOMMENDED CHANGES

Review and vote on proposed changes to Zoning Bylaw:

- Clarification of use restrictions in Setback Areas
- Simplify review of Accessory Apartments in the Historic District
- Allow Small Structures By Right on Nonconforming Lots
- Require Special Permit for Large Accessory Structures in R5 / R20 Districts

APPOINTMENTS TO MASTER PLAN STEERING COMMITTEE

PAYROLL: JANUARY 7, 2019

MINUTES: NOVEMBER 11, 2019; DECEMBER 3, 2019; DECEMBER 17, 2019

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

LINK TO MEETING MATERIALS

<http://bit.ly/EPB-2020-0107>

- *Copies of this decision shall be provided to the construction crew prior to the construction of the project.*
- *The project shall meet compliance with any Conservation Commission Order of Conditions.*
- *The project shall meet compliance with any Massachusetts Department of Environmental Protection Wetlands Order of Conditions.*

VOTED: 5, 0, 0.

5:45 PM: PUBLIC HEARING: ADMINISTRATIVE REVIEW – 29A-96 – 59 NORTH STREET – AMERICAN TOWER, INC.

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board held a public hearing in the Town Hall, Main Street, on Tuesday, January 7, 2020 at 5:45 PM, on the request of Katie Benson, Smartlink LLC, on behalf of American Towers Inc., Owner, for Administrative Review of a proposal to remove certain equipment and install certain equipment at an existing Personal Wireless Services Facility; work will not increase height of existing tower, nor involve any work beyond existing compound.

This application was made in accordance with Section 13 ("Personal Wireless Services Facilities") of the Edgartown Zoning Bylaw. The property is located at 59 North Street, Assr. Pcl. 29A-96. Copies of the application were made available in the Planning Office for public review.

Present for the Applicant: Katie Benson, Smartlink LLC, Mark Donnelly, SmartLink (on behalf of AT&T)

The chair opened the public hearing at 5:47 PM.

Presentation

Mr. Donnelly noted that the tower is 160 feet, a guyed tower. Equipment to be swapped on the tower will not be larger in area than existing equipment.

Three existing “squids” for power will be increased by one.

The capacity of the facility will be increased, as well as speed and reliability. While not 5G, it does proceed in order.

No work will be done outside the compound.

No new cabinets or generator will be installed.

New equipment will be installed in the existing building.

The installation will involve a telescoping boom truck, for safety and ease of installation.

A total of six antennas will be removed from the tower, and replaced with six new antennas.

It was MOVED by McCourt, SECONDED by Searle

To close the public hearing.

VOTED: 5, 0, 0.

The public hearing was closed at 5:55 PM.

Deliberation

Mr Finn noted that the Application was received on November 25, 2019.

The “Shot Clock” for the application is 60 days (giving Planning Board until January 25, 2020 to review application).

The work as proposed constitutes a co-location that is not a substantial change.

No existing ‘stealth’ technology is in use at the site.

No additional lighting is proposed.

Pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455(a), "...a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

It was MOVED by McCourt SECONDED by Searle

To approve the proposal as presented.

VOTED: 5, 0, 0.

6:00 PM: PUBLIC HEARING: SP (PIER) - 18 BAYSIDE SOUTH (36-159.14) - STANTON

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street on Tuesday, January 7, 2020 at 6:00 PM, at the request of Kara Shemeth, SBH, Inc. on behalf of Daniel W. & Mary B. Stanton (Owner) to add a 10' x 6' float, and 24' x 5' extension, remove 1 spile and move 2 previously licensed spiles 3' closer to the pier. The 25' extension is an extension of the existing "L" at the end of the pier and extends the pier northward and slightly away from the faired pier line.

This application was made in accordance with Sections 5.6.G.1.b and 6.4.E of the Edgartown Zoning Bylaw. The property is located at 18 Bayside South, Assr. Pcl. 36-159.14. Copies of the application were made available in the Planning Office for public review.

Present for the Applicant: Kara Shemeth, SBH

The chair opened the public hearing at 6:00 PM.

Presentation

Ms. Shemeth presented the plan. The Additional section creates an "L", and aims slightly away from the faired pier line. The previous addition to the pier was 2002.

No interference with traffic is anticipated.

The water is relatively shallow in the immediate vicinity.

The floats are generally removed at the end of each season. Other floats are similarly removed.

The poor condition of some of the existing pilings was noted.

It was MOVED by Searle, SECONDED by Morrison

To close the public hearing.

VOTED: 5, 0, 0.

The public hearing was closed at 6:08 PM.

Deliberation

It was noted that an Order of Conditions was issued by the Conservation Commission on November 14, 2019.

It was MOVED by Searle, SECONDED by Morrison

To approve the application as presented, with standard conditions for Piers, as follows:

- 1. All construction of the pier must comply with plan as submitted with the application (plan details)*
- 2. All marine related activities shall comply with the Edgartown Harbor Plan Pier Permitting Guidelines.*
- 3. No dredging is permitted without prior approval of the Conservation Commission.*
- 4. Pier is for private, recreational use. No commercial activities are permitted.*
- 5. Appropriate lateral access stairs shall be provided.*
- 6. Lighting on any stairs shall be limited to the minimum required by regulation or code and shall be downward lit.*
- 7. No white caps shall be placed on the piles.*

8. Rafting of boats off the pier or floats is not permitted.
9. The applicant, owner, and contractor are responsible for compliance with all conditions of this special permit.
10. The project engineer and contractors are to be provided with a copy of this permit and plans prior to commencement of construction.
11. The Planning Board, its agents and employees have the right of entry upon the property to inspect for compliance with this Special Permit.
12. All removable floats must be removed prior to November 1 through April 1.
13. If a pier or floats are damaged by natural causes or otherwise, they must be repaired or removed within 12 months.
14. A life ring and line shall be placed at the harbor/bay end of the pier.
15. No additional lighting is permitted except where required by code or regulation.

VOTED: 5, 0, 0.

6:15 PM: PUBLIC HEARING: SP (POOL) - 91 WEEKS LANE (12A-17) – KLUCHNIK

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Monday, January 7, 2019 at 6:15 PM, at the request of George Sourati, Sourati Engineering, on behalf of Jorge & Claudia Kluchnik, to construct an in-ground swimming pool, pool equipment shed, pool enclosure fence and associated utilities, in the inland zone of the Coastal District.

This application was made in accordance with Sections 5.1.C and 10.1.G of the Edgartown Zoning Bylaw. The property is located at 91 Weeks Lane, Assr. Pcl. 12A-17. Copies of the application were made available in the Planning Office for public review.

Present: George Sourati, Sourati Engineering.

The Chair opened the public hearing at 6:00 PM.

Presentation

Mr. Sourati presented the application.

A single family residence currently on the site. The property is under agreement. A proposed buyer wishes to get permission to install a pool prior to closing.

The site plan was reviewed.

Mr. Sourati noted that the boundary along The Boulevard is considered a side lot line. All development will meet setbacks.

Mr. McCourt: The equipment shed will be in the view of the immediate neighbor.

Mr. Sourati: A line of evergreens is proposed for the boundary line.

Mr. Finn noted that the lot is non-conforming (19,166 sq. ft. +/-, R20 zoning requires 21,780 sq. ft.).

Mr. Finn noted that there do not appear to be any swimming pools within 500 feet of locus. A single above ground pool is noted on a non-conforming lot on 14th Street, and an inground pool on a conforming lot at the far end of Weeks Lane.

Nearly the entire lot is in the Inland Zone of the Coastal District.

A number of abutters were present. Mr. Sourati reviewed the plan with the abutters.

The location of the pool to the existing house was discussed. The elevation of the pool was discussed; the grades (existing and proposed) were reviewed.

After some discussion, it was recommended that the changes that were discussed be reflected on a revised site plan, to be presented at a subsequent meeting.

Mr Finn noted that the Conservation Commission will be reviewing the proposal at their regular meeting on January 8, 2020.

It was MOVED by Searle, SECONDED by McCourt

To continue the public hearing to January 21, 2019, 5:55 PM.

VOTED: 5, 0, 0.

ADMINISTRATIVE

PRESENTATION / DISCUSSION: ZONING BYLAW – RECOMMENDED CHANGES

Mr. Finn presented a series of proposed changes to Zoning Bylaw (document attached to these minutes as Addendum #1).

Clarification of use restrictions in Setback Areas

There was some discussion related to the use of setback areas. There was focus on the current placement of utility equipment in setback areas.

There was some discussion related to whether local zoning regulation could be more restrictive than the state building code.

After some discussion, it was agreed to revise limitations on setback areas as follows: “Any part of a structure, including projections from a structure, eaves, gutters and cornices. Mechanical equipment such as air-conditioners and/or pool equipment may be placed in setback areas, but no closer than five feet to any boundary line.”

Simplify review of Accessory Apartments in the Historic District

The proposal was reviewed. After some discussion, there were no recommended changes from board members in regard to the proposed language.

Allow Small Structures By Right on Nonconforming Lots

After some discussion, it was agreed that the the proposed language was acceptable; Mr. Ted Rosbeck (Island Pools) suggested instead that the board modify section 10.1.G.2, and insert the ‘utility shed’ and ‘single-car garage’ exemption in that section. Mr. Rosbeck submitted suggested language for consideration.

Require Special Permit for Large Accessory Structures in R5 / R20 Districts

There was some discussion related to regulating large accessory structures on R5 and R20. After some discussion, there was mixed support for the proposed language, with no specific recommendations for change, or any action taken.

Modification to B1 District

A proposal to amend language related to permitted uses in the B1 District was discussed. After some deliberation, no decision was reached. Mr. Finn noted that he would review the draft language, and provide an updated revision.

Appointments to Master Plan Steering Committee

Mr. Finn presented the responses to the invitation for appointment to the Master Plan Steering Committee.

Other Administrative Matters

Payroll for January 7, 2020 was reviewed and approved.

Minutes from November 12, December 3 and December 17, 2019 were presented for review and approval.

MEETING SCHEDULE

A meeting was scheduled for January 21, 2020. Mr. Finn noted that, traditionally, the board dispenses with regular meetings in February. A public hearing to present and receive comment on proposed zoning bylaw changes was requested; a specific date will be determined after polling by the Board; a likely date for consideration would be the second Tuesday, February 11, 2020, 6 PM.

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

There being no further business, it was MOVED by Morrison, SECONDED by Searle

To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 7:36 PM.

Respectfully Submitted,

Douglas Finn,
Administrative Assistant

APPROVED by vote of Planning Board
at a regular meeting, held on

2/11/20 (Date of vote)

[Signature] Mascolo

[Signature] McCourt

Lucy L. Morrison Morrison

_____ Morgan

[Signature] Searle

_____ Cisek (alternate)

Proposed Bylaw Changes

Clarify the definition and use of setback areas 1
Simplify Review Process of “Accessory Apartments” 2
Allow Small Structures By Right on Nonconforming Lots. 3
Require Special Permit Approval for Large Accessory Structures in the R5 and R20 Districts. 4

Clarify the definition and use of setback areas

Setback areas are between the boundary line and the setback line of a given property, and are necessary to maintain emergency access, insure privacy, and promote quality of life. Setback areas vary from one zoning district to another. The following changes are recommended to to protect public safety and improve quality of life.

Article:

To amend the Edgartown Zoning Bylaw, section 1.3, Definitions, by adding the following definitions:

SETBACK AREA: A distance from a curb, property line, or structure within which building is prohibited.

and to further amend the Edgartown Zoning Bylaw, Section 1.4 “Enumeration of Zoning District” by adding the following:

FRONTAGE: All lots created after April 9, 1985 will have a minimum frontage of 50 feet on a street.

Setback Areas may contain: fences not requiring a building permit, parking areas and driveways.

Setback Areas shall not contain: any part of a building including projections from a building (e.g., eaves, gutters, cornices), HVAC equipment, electrical equipment, signs, public utility apparatus, poles, and constructed landscape elements that extend more than two feet above mean grade.

In accordance with Section 6 of Chapter 40A of the General Laws, Setback Areas may by right contain structures intended to provide assistance to individuals with physical impairments, such as ramps and chair lifts.

Rationale:

These two articles clarify how setback areas have traditionally been enforced. Minimum setback distances from a given boundary is necessary to preserve access to four sides of a structure in case of fire or emergency, and to preserve and protect property rights of abutters.

Simplify Review Process of “Accessory Apartments”

Current Zoning Bylaw requires that, for any proposed accessory apartment in the Historic District, the HDC must issue a Certificate of Appropriateness before the Zoning Board of Appeals can accept an application. Removing this restriction will allow an applicant to pursue both applications simultaneously, will improve clarity, reduce regulatory burden on the applicant, and save time.

Article:

To amend the Edgartown Zoning Bylaw Section 10.3.D. “Accessory Apartments”, by striking section 10.3.d.3.F, and 10.3.d.3.i entirely.

~~10.3.d.3.f. Historic District: Any proposed accessory apartment in the Historic District must first receive a Certificate of Appropriateness from the Historic District committee before applying to the Zoning Board of Appeals for consideration for a special permit.~~

~~10.3.d.3.i. Pre-existing: Accessory apartments in existence prior to the adoption of this section may have application made for a special permit without prejudice by April 1, 1998 and may be given special permits provided they meet all of the above requirements.~~

Rationale:

Section 10.3.D.3.f puts an undue burden on homeowners by requiring the Historic District Commission process to be completed prior to allowing an application to be filed with the Zoning Board of Appeals. The two reviews are separate, address separate aspects of a given proposal, and the consideration of one need not be dependent on the successful conclusion of another. This change is strongly recommended by administrators for the ZBA and the HDC.

Section 10.3.D.3.i no longer has any impact on present or future applications. Removal is recommended for sake of clarity.

Allow Small Structures By Right on Nonconforming Lots.

Article

To see if the town will amend the Zoning Bylaw, Section 10.1.G, by adding Section 7, as follows:

7. Notwithstanding any other section of this Bylaw, Utility or Storage structures when accessory to a pre-existing non-conforming dwelling, shall be permitted by right on any non-conforming lot of at least 6,500 square feet, only as follows:

- One structure on a lot, designed exclusively for utility or storage, that is 100 square feet or less.**
- One structure on a lot, designed exclusively for storage of a single motor vehicle, that is 220 square feet or less, has a single garage door, and not more than one 'walk-out' door with an opening of 36 inches or less.**

Structures permitted under this section

- shall not have more than one level;**
- shall not be more than ten feet in height from mean natural grade;**
- shall not be served by heating, air conditioning, potable water service, or wastewater service; and**
- must otherwise conform to all statutory and Bylaw requirements.**

Rationale

Where desired, regardless of the conforming nature of a lot, a home-owner should be permitted to construct a small utility shed, or a single-car garage. The potential disruption from such basic structures is likely to be very minimal, create a negligible impact to the use on the lot, and therefore, no action by a special permit granting authority should be required. Current practice is to grant an 'exemption' for such structures; such approval is granted in nearly every case.

Require Special Permit Approval for Large Accessory Structures in the R5 and R20 Districts.

Article

To amend the Edgartown Zoning Bylaw Section 2.2.A, “R-20 Residential District - Permitted Uses” as follows:

1. Any uses permitted in the R-60 District **except that usual and necessary outbuildings incidental thereto shall have no more than 900 square feet of gross floor area.**

And further, to amend the Edgartown Zoning Bylaw Section 2.2.B, “R-20 Residential District - Conditionally Permitted Uses” by adding the following:

- 14. Usual and necessary outbuildings incidental thereto having a gross floor area greater than 900 square feet.**

And further, to amend the Edgartown Zoning Bylaw Section 2.3.A, “R-5 Residential District - Permitted Uses” as follows:

1. Any use permitted in the R-60 District, except that the lot on which a guest house is constructed must have a minimum area of 15,000 square feet, **and that usual and necessary outbuildings incidental thereto shall have no more than 900 square feet of gross floor area.**

And further, to amend the Edgartown Zoning Bylaw Section 2.3.B, “R-5 Residential District - Conditionally Permitted Uses” by adding the following:

- 11. Usual and necessary outbuildings incidental thereto, with more than 900 square feet of gross floor area.**

Rationale

This proposed regulation would only apply in the R5 and R20 districts.

Our current Zoning Bylaw requires a Special Permit for any guest house proposed to be larger than 900 square feet, as a larger structure is presumed to create more use on a lot than may be desirable.

The same rationale applies to larger accessory buildings: they may invite increased physical activity, noise, energy usage, stormwater displacement, water or wastewater capacity and (in some cases) visual impact, any of which are likely to have an impact on an abutter, the neighborhood, or the town in general. A Special Permit review allows public to comment, and approval to be conditioned. In this way, the reviewing board will be enabled to protect the interests of the neighborhood and the Town.

PLANNING BOARD

PUBLIC MEETING SIGN-IN SHEET

MEETING DATE:

1/7/2020

Name (Please print legibly!)

Street Address

Agenda Item

Name (Please print legibly!)	Street Address	Agenda Item
Mark Donne Ky	9 Michael Ave Nashua NH	American Tower
Katherine Benson	129B N. River Rd. Milford NH	B&AUS
TED ROSBEK	33 LEWELYN way	18 Bayside Pier
Lara Shenofa	17 Curtis Lane	91 weeks Lane
Carlynn Buchholz	75 Anthonys Way	" " "
DREW GUEL	55 New Blvd	" " "
Carol Grant	S. Somner St.	" " "