

# Edgartown Planning Board Minutes

Tuesday, September 17, 2019

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, September 17, 2019, at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

*PRESENT: Fred Mascolo (Chair), Michael McCourt, Lucy Morrison, Scott Morgan, Glen Searle, James Cisek (Alternate)*

*ABSENT:*

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

## **SITE VISITS**

Site visits were scheduled as follows:

- 9:15 AM 99 Chappaquiddick Road (30-66)
- 10:00 AM 26 Bayside South (36-159.120)
- 10:20 AM 12 Jane's Cove Road (38-3.7)

No deliberation was conducted as part of any site visit.

## **SCHEDULED BUSINESS**

### **5:30 PM: SP (COASTAL DISTRICT) – AJP REAL ESTATE GBR LLC: ADDITION TO DWELLING IN SHORE ZONE, 99 CHAPPAQUIDDICK ROAD (30-66)**

On Tuesday, September 17, 2019 at 5:30 PM, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on the request of George Sourati, Sourati Engineering Inc., on behalf of AJP Real Estate GbR LLC, Owner, for a special permit to renovate and construct an addition to a pre-existing, non-conforming house on a pre-existing, non-conforming lot in the Shore Zone of the Coastal District. The proposed additions are in conformance with Sections 5.1.C and 8.4.A of the Zoning Bylaw.

This application was made in accordance with Section 10.1.G of the Edgartown Zoning Bylaw. The property is located at 99 Chappaquiddick Road, Assr. Pcl. 30-66.

Copies of the application were made available in the Planning Office for public review.

*Present for the Applicant: George Sourati, Sourati Engineering, Inc.; Ben Meyers (Maryanne Thompson Architects); Phil Engelhorn (Owner);*

The Chair opened the public hearing at 5:32 PM.

## **Presentation**

Mr Sourati presented Photos of the existing structure, a site plan, and proposed additions / work (included in application file). The proposal is for two additions: A screen porch to be added to the existing screen porch, as well as a deck. The proposal will increase the floor area of the structure by about 9.4% (allowed under 8.4.A). The architectural plans (in public file) were also presented and reviewed.

Changes to existing dormers are proposed. Mr. Sourati described the changes to the structure. The board reviewed the plans.

The screen porch addition will maintain a distance of 11 feet from the side lot line. The "Hot Tub" deck will be less than 30" high, but will extend to about 6 feet from the side lot line.

Ms. Morrison: Can the deck be adjusted to conform to the 11-foot side lot line?

Mr. Meyers: It might be possible, but would be difficult.

Mr. Sourati: We are hoping to keep the deck under 30 inches, but keep it square.

Mr. Engelhorn: The immediate property to the east is owned by family members, and we do not anticipate any issues.

There being no further public comment, it was MOVED by McCourt SECONDED by Morrison

*To close the public hearing.*

VOTED: 5, 0, 0.

The public hearing was closed at 5:46 PM.

### Deliberation

It was noted that the structure is anticipated to be shortened a bit from the shore-line by removal of a porch step, and the locus map shows the nearest house about 85 feet away.

It was MOVED by McCourt, SECONDED by Searle

*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.*
- *Outdoor lighting shall be limited to that required by the building code and shall be down-lit only and fully shielded when viewed from the top and sides. Mercury vapor lighting and “bug zappers” are prohibited.*
- *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.*

VOTED: 5, 0, 0.

### **5:40 PM: SP (COASTAL DISTRICT) – CGV KAZOUKU TRUST (CRAIG G. & MARIE BENDY VOUGHT): GUEST HOUSE IN INLAND ZONE, COASTAL DISTRICT; 12 JANE’S COVE ROAD (38-3.7)**

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, September 17, 2019 at 5:40 PM, on the request of Reid Silva, Vineyard Land Surveying & Engineering, Inc., on behalf of Craig G. Vought and Marie Bendy Vought, Trustees of The CGV Kazoku Trust (Owner) for a special permit to construct a guest house and/or oversized detached bedroom on a conforming lot in the inland zone of the coastal district.

This application is made in accordance with Section 5.1.D.2 of the Edgartown Zoning Bylaw. The property is

located at 12 Jane's Cove Road, Assr. Pcl. 38-3.7. Copies of the application are available in the Planning Office for public review.

*Present for the applicant: Mr. Reid Silva.*

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

Mr. Finn noted that the proposal is for a structure that has a footprint of 976 square feet, and a total habitable, or conditioned space of 824 square feet; the agenda incorrectly listed the proposal as having 1,625 square feet. Mr. Finn apologized for the error.

### Presentation

Mr. Mascolo: in that part of the island, a number of oversize guest houses have been approved in the area, so this is not an unusual issue.

Mr. Silva: I spoke with the designer, and asked about the categorization of the project; the building inspections office clarified that the proposal constitutes both a guest house and a detached bedroom under a single roof.

Mr. Silva confirmed the square footage of the structure. Mr. Silva reviewed the plans with the board.

The Conservation Commission will have to review the proposal. The Board of Health has already reviewed and approved the proposal.

Mr. Searle: The detached bedroom shows four beds. Is that permitted?

Mr. Silva: The Board of Health reviewed this, and adjudicated this as one bedroom; we trust.

No other public comment or letters have been received.

It was MOVED by Morrison SECONDED by McCourt

*To close the public hearing.*

VOTED: 5, 0, 0.

The public hearing was closed at 5:54 PM.

### Deliberation

There being no further deliberation, it was MOVED by Morrison SECONDED by McCourt

*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.*
- *Outdoor lighting shall be limited to that required by the building code and shall be down-lit only and fully shielded when viewed from the top and sides. Mercury vapor lighting and "bug zappers" are prohibited.*
- *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.*

VOTED: 5, 0, 0.

**5:45 PM: SP (COASTAL DISTRICT) – BLACK CAP NOMINEE TRUST: POOL IN INLAND ZONE, COASTAL DISTRICT, 26 BAYSIDE SOUTH (36-159.12)**

On Tuesday, September 17, 2019 at 5:45 PM, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on the request of Doug Hoehn, SBH, Inc., on behalf of Black Cap Nominee Trust, Owner, for a special permit to construct a pool in the Inland Zone of the Coastal District.

The application was made in accordance with Section 5.1 of the Edgartown Zoning Bylaw. The property is located at 26 Bayside South, Assr. Pcl. 36-159.12.

Copies of the application were made available in the Planning Office for public review.

*Present for the applicant: Mr. Doug Hoehn*

The Chair opened the public hearing at 5:56 PM.

Presentation

Mr. Hoehn presented the plans for the pool, including descriptions of the deck, the pool house, and other features. The split-rail fence will have ‘code compliant mesh’ to bring it into compliance with building and health codes. Mr. Hoehn reviewed the plans for the pool house, noting that about half is an ‘open air’ pavilion.

No public comment was received.

It was MOVED by Morgan SECONDED by Searle

*To close the public hearing.*

VOTED: 5, 0, 0.

The public hearing was closed at 6:03 PM.

Deliberation

The board had no comments.

It was MOVED by Morgan SECONDED by Searle

*To approve the application with conditions as follows:*

- 1. The pool, pool house, and fencing shall be constructed according to the plans presented at the hearing. Any modifications to the plan shall require approval from the SPGA.*
- 2. Only the residents of the dwelling and their guests shall use the pool.*
- 3. No portion of the pool shall be located closer than the standard setbacks of boundary line of lot.*
- 4. 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.*
- 5. 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.*

6. All pool equipment shall be located inside a pool house or enclosed structure for noise abatement to unless specifically waived by the SPGA.
7. Pools supplied by well water shall be filled prior to June 15 or after September 15.
8. Pool water shall be treated with a non-chlorinated treatment system only. Pools shall not be drained within 48 hours of any chemical treatment.
9. Heated pools are permitted with the recommendation the heat source is solar, geothermal or other alternative energy source.
10. All water (treated or untreated) drained from the pool shall be trucked off-site to an appropriate approved location unless specifically waived by the SPGA.
11. 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.
12. The responses contained within the swimming pool special permit criteria checklist shall become a part of this decision.
13. Copies of this decision shall be provided to the construction crew prior to the construction of the project.
14. The project shall meet compliance with any Conservation Commission Order of Conditions.
15. The project shall meet compliance with any Massachusetts Department of Environmental Protection Wetlands Order of Conditions.

VOTED: 5, 0, 0.

**6:00 PM: REPETITIVE PETITION – 32 OCEAN VIEW AVENUE NOMINEE TRUST (THOMAS SHEEHAN, TRUSTEE);  
32 OCEAN VIEW AVENUE (29-137)**

The Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, September 17, 2019 at 6:00 PM, on the request of Chuck Sullivan, Sullivan And Associates, Architects, on behalf of 32 Ocean View Realty Trust, Owner, to adjudicate a request for a repetitive petition, and determine whether there are specific and material changes in the conditions upon which the previous unfavorable action was based.

The application was made in accordance with Section 16 of Chapter 40A of the General Laws. The property is located at 32 Ocean View Avenue, Assr. Pcl. 29-137. Copies of the application were available in the Planning Office for public review.

*Present: Don Sullivan, Applicant; Chuck Sullivan, Sullivan & Assoc. Architects*

Presentation

Mr. Finn noted the following advice and direction from Town’s Counsel:

For the purposes of MGL Chapter 40A, Section 16, the Planning Board has two roles – that of the Planning Board, and the Special Permit Granting Authority. Therefore, the board must address this petition in two steps:

**STEP 1 – As the Special Permit Granting Authority: The Planning Board must determine, by an affirmative vote of no less than four out of five members, whether the new proposal clearly shows specific and material changes in the conditions upon which the previous unfavorable action was based. The record must reflect the specific changes cited by the board.**

**STEP 2 – As the Planning Board: the board must, by an affirmative vote of no less than four out of five members, consent to the repetitive petition.**

If both votes are successful, the board can receive the Special Permit Application. Approval of the Repetitive

Petition does not automatically mean approval of the Special Permit Application; that will be taken up as separate action.

Mr. Mascolo noted that while the meeting was a public meeting, the board was not holding a public hearing; this means members of the public may not speak unless recognized by the chair.

Mr. Chuck Sullivan (Architect) presented the proposal on behalf of Ms. Victoria Sullivan (Owner). Mr. Sullivan stated that, while the previous proposal was for a two-story garage / detached bedroom / pool cabana with two separate conditioned spaces, the revised proposal is a single-story, unconditioned garage only. The second floor has been removed. The height above mean natural grade is about eight and a half feet. A flat roof is proposed. The footprint is the same as proposed. It does not contain the features that were cited in the decision not to allow the previous structure.

Mr. Mascolo noted that the board packet included side-by-side comparisons of the previous structure, and the proposed new structure. The board reviewed the plans.

*Mr. Searle: Is the railing going around the whole property?*

*Mr. Sullivan: Only around the structure, to prevent people from walking on the roof.*

*Mr. McCourt: On the flat roof, will there be plantings?*

*Mr. Sullivan: No. The West Elevation more clearly shows the plantings only on the edges around the structure.*

*Mr. Cisek: It appears that the stone facing has been changed from the first proposal. What stone is being used as a facia on the garage walls? Mr. Sullivan: We expect to use White Mountain Field Stone.*

*Ms. Morrison: Are there strawberry plants proposed? Mr. Sullivan: That's a typo – it should read "winterberry".*

There was some discussion as to what type of plant is a winterberry plant. (bush, evergreen)

Ms. Morrison: Where is the pool equipment? Mr. Sullivan noted the location of the pool equipment in the south-east corner of the garage structure.

The floor plan was further reviewed.

It was MOVED by Morrison SECONDED by Searle

*That there are significant material changes in the conditions upon which the previous unfavorable action was based, specifically the removal of the second floor, and added natural screening.*

*SEARLE: Concur*

*MORRISON: Concur*

*MCCOURT: Concur*

*MORGAN: Concur*

*MASCOLO: Concur*

THE VOTE BEING 5 TO 0 WITH NO ABSTENTIONS, THE VOTE PASSED.

It was MOVED by Morgan SECONED by Morrison

*To consent to the repetitive petition.*

THE VOTE BEING 5 TO 0 WITH NO ABSTENTIONS, THE VOTE PASSED.

**6:10 PM: SP – 32 OCEAN VIEW AVENUE REALTY TRUST (THOMAS SHEEHAN, TRUSTEE); 32 OCEAN VIEW AVENUE (29-137)**

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, September 17, 2019 at 6:10 PM, on the request of Chuck Sullivan, Sullivan And Associates, Architects, on behalf of 32 Ocean View Realty Trust, Owner, for a special permit to construct a single-story two-and-a-half bay garage with a flat roof on a non-conforming lot in the

inland zone of the coastal district. Application was made pending approval of an appeal for permission to submit a repetitive petition.

This application was made in accordance with Section 10.1.G.6 of the Edgartown Zoning Bylaw. The property is located at 32 Ocean View Avenue, Assr. Pcl. 29-137. Copies of the application are available in the Planning Office for public review.

*Present for the applicant: Mr. Don Sullivan (Applicant); Mr. Chuck Sullivan (Sullivan and Associates, Inc.)*

The Chair opened the public hearing at 6:19 PM. (44:15 on the recording)

### Presentation

Mr. Don Sullivan: I think Chuck outlined the proposal pretty clearly. Two elements need to be satisfied: has the neighborhood been improved with similar structures? And is the proposal more detrimental to the neighborhood? I would argue that improves the neighborhood; the garage will be completely screened; and previous concerns related to the driveway and cars moving on the lot will mean parking will be in the garage, instead of elsewhere on the lot; further the garage will be fully screened.

Mr. George Brush (for Caroline and Bo Reily): Mr. Brush apologized for the absence of Mr. and Mrs. Reily. Mr. Brush stated that his client's principal objections relate to the fact that the previous structures on the property were completely screened by the trees on the lot. Those trees have been removed. Why is there so much real-estate left open closer to the house? If the improvements were placed closer to the house, the remainder of the lot would be able to be reseeded to provide natural screening.

Mr. Brush: Before the last hearing, I spoke with Don Sullivan and Jason Brickman (Builder); the reason for this was that the owners did not want it that way.

Mr. Brush presented a plan that shows a potential site layout that would allow for a pool and pool house, with vegetative screening. Mr. Brush stated that his proposal would preserve view channels from the harbor, while also providing visual screening between neighbors.

Mr. Brush: The second factor is whether the proposal is more objectionable to the neighborhood. We believe that this proposal would be more objectionable because it does not protect view channels, and the privacy screening between neighbors.

Mr. Brush:" The compromise plan, proposed by Mr. Sullivan for a short period, would be acceptable to the Reilys. I have tried to have this conversation with Mr. Sullivan, and Mr. Brickman, but have been stonewalled. The fact of the matter is that the Sullivan's can have the garage, pool house and pool in a location that is consistent with the Zoning Bylaw.

Mr. Brush: The compromise plan works; however, our proposal has been rejected by the Sullivans. What does the bylaw say? We believe the proposal would be more detrimental to the neighborhood than what was there originally.

Mr. Brush: At the last hearing, you tried to get a compromise. There is a compromise to be had: Say no to this proposal. The Sullivans will come back with another, better proposal, and so long as the screening is in place, the Reilys would not object.

Ms. Victoria Sullivan: We are not interested in moving back. We are interested in moving forward. We have an amazing landscaping plan that will provide more screening that previously existed. We are investing a great deal of money in the landscaping, and believe it will provide adequate screening.

Mr. Mascolo: We are reviewing only the application before us: that of a proposal for a garage. What is in front of you is only what we are reviewing. There is a proposal for additional landscaping that will assist with the matter.

Ms. Morrison: Is the previously proposed landscape management plan still on the table?

Mr. Don Sullivan: We did originally agree to that, along with other conditions that were suggested as

conditions for approval of the original proposal; that's not on the table now. That being said: We do expect to maintain the landscape features that we will install.

Mr. Jason Brickman: Attorney brush spoke about a previous plan -

Mr. Mascolo: That's not on the table – that's not part of our discussion.

Mr. Brickman: Attorney Brush also spoke about what was more detrimental to the neighborhood. Three of the four walls of this garage are part of the retaining wall for the approved swimming pool; What we are adding is the fourth wall, and a flat roof. The view will be of a wall, regardless of the outcome tonight; the only feature that could be considered detrimental would be the flat roof we propose to place on the wall, plus the west wall.

Mr. Brush: I'd like to see the landscape plan that shows the screening. I don't believe the landscaping will be sufficient to provide screening.

Discussion and crosstalk ensued, ending with the Chair gaveling the room back to order.

Mr. Mascolo asked if there was further comment:

Mr. Don Sullivan: Just to clarify; our planting plan does not call for new plantings in the right of way. The right of way will be maintained, and our landscape screening will be maintained.

Mr. Mascolo asked if there are any more questions from the board.

Mr. Searle: The proposal from Mr. Brush suggests moving everything up, but that would be impossible given the location of the septic system.

Mr. Mascolo. The only thing in front of us is the garage.

Mr. Searle: I have no problem with the location of the garage.

Ms. Morrison: all set.

Mr. McCourt and Mr. Morgan had no further comments.

It was MOVED by McCourt, SECONDED by Searle

*To close the public hearing.*

VOTED: 5, 0, 0.

6:42 PM.

### Deliberation

Mr. Cisek: I would like to say that the Sullivan's aren't going to get what they want; however, as the landscape designer said, it would be more detrimental to be looking at a concrete wall on two sides, instead of a garage. I think that the original conditions that we drew up should be considered.

Mr. Morgan: I was one of the dissenting votes; I know I happened to be mentioned in the complaint by name, which doesn't make me happy; however, how I vote has nothing to do with the people [involved]. This plan works for me. The previous plan looked like a guest house; the foundation is already there for the pool; the retaining walls are in. I believe that the Sullivans will maintain the screening as they agreed. There are other examples that we could point out in town that show a natural screen that is very effective. I suspect the same will be true here.

Mr. McCourt: I'm good: They have made tremendous changes to the project, and I am very happy with this modified proposal.

Mr. Searle: I was also a dissenting vote; I am very happy with this proposal.

Mr. Morrison concurred with previous comments.

Mr. Mascolo: I believe that neighbors have the right to comment on proposals, as in this case. I believe that neighbors have right to express their opinion; however, in cases of disagreement, I prefer to side with the



owner of the property. I do not believe a neighbor cannot dictate what an individual can or cannot do.

It was MOVED by McCourt SECONDED by Searle

*To approve the project as presented, with standard conditions for construction projects, 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.*
- *Outdoor lighting shall be limited to that required by the building code and shall be down-lit only and fully shielded when viewed from the top and sides. Mercury vapor lighting and “bug zappers” are prohibited.*
- *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.*

VOTED 5, 0, 0.

## **ADMINISTRATIVE**

### **SHORT TERM RENTAL ADVISORY COMMITTEE**

Mr. Finn stated that the Board of Selectmen will be forming an advisory committee to look at the short term rental money and the feasibility of a housing bank. The Board of Selectmen has asked that a member of the Planning Board be on this committee due to the overarching themes mentioned in last April's Town Meeting. The first meeting should be mid October.

Mr. Mascolo and Ms. Morrison volunteered to serve on the committee. Mr. Finn also volunteered to attend.

Mr. Finn also noted that the MV Commission will likely be hosting a presentation by a vendor that helps municipalities to manage short-term rentals, and that he would keep the board apprised as to a date and time for same.

### **ZONING REVIEW STUDY GROUP PROPOSAL**

Mr. Finn asked that the Board create a Zoning Bylaw study group, in order to hold public ‘conversations’ related to the zoning bylaws, to invite comment on the current Zoning Bylaw, and consider potential changes to the Zoning Bylaw in order to better serve the town.

Mr. Mascolo suggested that a later date – perhaps in January, when it is quieter.

### **COMMENTS FROM THE CHAIR**

Mr. Mascolo advised that members should refrain from discussion with anyone regarding matters that are subject to court appeal.

**CPC GRANT – SWIMMING PLACE PATH**

Mr. Finn requested permission to apply for a CPC grant to improve Swimming Place Path (an unimproved ancient way, owned by the town) between Herring Creek Road and Road to the Plains, a stretch of about 1,600 feet. The grant would fund clearing of the path, ‘grubbing’, compaction of existing soils, and addition of a pervious trail bed, as well as way-finding signage at both ends.

It was MOVED by Morrison SECONDED by Mascolo

*To authorize the application of a CPC grant for funds needed to improve Swimming Place Path, an unimproved ancient way, owned by the Town, between Herring Creek Road and Road to the Plains.*

VOTED: 5, 0, 0.

**MILL HILL ROAD SURVEY - REQUEST FOR BIDS**

Mr. Finn reported that he had drafted a request for bids to survey Mill Hill Road, in accordance with the appropriation by Town Meeting. The request for bids would be reviewed by local engineers, the Town Administrator and the Town Procurement Officer prior to publication.

**MVC Update**

Mr. Finn attended the “listening session” related to the DRI Checklist, and reported some specifics. There was some discussion about the details of the matter. More information will be provided, and the board will be updated.

Mr. Finn also noted that the LUPC had voted to recommend not to approve the Meetinghouse Way Subdivision as amended. A vote by the full Commission is expected to take place on October 3.

**REVIEW OF MINUTES**

Copies of the September 3, 2019 Minutes were presented for review.

**REVIEW AND SIGN PAYROLL (SEPTEMBER 17)**

Payroll sheet was reviewed and signed.

**OTHER CRITICAL BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE**

No other business was presented.

**SCHEDULE OF UPCOMING MEETINGS**

Meetings were tentatively scheduled for

- October 1, 15;
- November 5, 19; and
- December 3, 17;

**ADJOURN**

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

*To Adjourn.*


VOTED: 4, 0, 0.

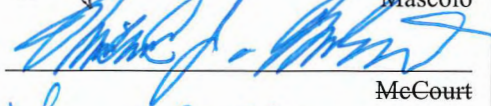
The meeting was declared adjourned at 6:58 PM.

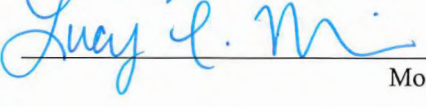
Respectfully submitted:  
Douglas Finn, Administrative Assistant

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

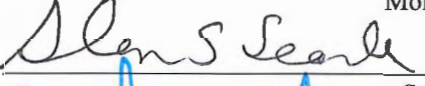
10/1/19  
\_\_\_\_\_  
(Date of vote)


  
\_\_\_\_\_  
Mascolo

  
\_\_\_\_\_  
McCourt

  
\_\_\_\_\_  
Morrison

\_\_\_\_\_  
Morgan

  
\_\_\_\_\_  
Searle

  
\_\_\_\_\_  
Cisek (alternate)