

TOWN OF STOW
PLANNING BOARD

Minutes of the August 15, 2023, Planning Board Meeting

Planning Board members present: Lori Clark, Margaret Costello, Nancy Arsenault, John Colonna-Romano, Deb Woods (voting associate)

Planning Board members absent: Karen Kelleher

Lori Clark called the meeting to order at 7:00pm.

Review of Correspondence

John Colonna-Romano asked what the \$500,000 grant from MassDOT was for. Valerie Oorthuys stated that it was for the Crescent Street Sidewalks project. John Colonna-Romano congratulated the planning Department for the award. He stated that he did a site visit to the area on Crescent Street where sidewalks are proposed. He noted that he agrees with the decision to put the sidewalks on the north side of Crescent Street, and that he thinks rapid flashing beacons at the crosswalk would increase the safety.

Margaret Costello asked if there has been any response from the contractor working on the Kane Land Access Path regarding the erosion of materials onto an adjacent property. Valerie Oorthuys stated that the contractor responded and that he will address the issue and continue the remaining work.

Planning Board Members' Updates

Margaret Costello asked if there had been any updates regarding a revised site plan for 148-156 Great Road. Valerie Oorthuys stated that nothing had been received.

Planning Director's Report

Randall Library Renovation

The Zoning Board of Appeals has approved a special permit and site plan and granted a variance for the renovations of Randall Library.

Joanne Drive Subdivision

The developer of the Joanne Drive Subdivision will be meeting with the Board to discuss planting street trees. The developer intends to have an agreement with a buyer to have street trees planted. Planning Staff would like the developer to show any modification to the location of street trees on a plan.

Open Discussion before Public Hearing Appointments

Planning Board administrative items listed on the agenda were concluded at 7:10. The first Public Hearing appointment was scheduled for 7:30. Between the Planning Director's Report and the first Public Hearing, Lori Clark opened discussion to allow for additional Planning Board Member updates and Public Input.

John Colonna-Romano asked if there had been any updates to the unpermitted work at 124 Great Road. Valerie Oorthuys stated that the Building Commissioner stopped the site work and instructed the property owner to file for a Special Permit with the Planning Board. She added that the property owner had expressed interest in developing the site into a car detail shop.

Margaret Costello asked if the car detail shop will be a car wash. Valerie Oorthuys stated that the car washes are not permitted under the Zoning Bylaw, but car detail shops were permittable in the Business District. She stated that 124 Great Road was in the Business District but was rezoned to the Lower Village Business District at the 2023 Annual Town Meeting. Prior to Annual Town Meeting, the property owner submitted an Approval Not Required Subdivision Plan that allowed the property to maintain its existing permitted uses of the Business District for three years even though the property is no longer in that district. She stated that car detail shops are not permitted in the Lower Village Business District, but the property can have a car detail shop permitted because of the Approval Not Required Subdivision Plan.

Deb Woods asked if the property owner can wash cars, but not operating the property as a car wash. Valerie Oorthuys stated that car washing as part of a car detail shop is allowed but operating a public use car wash is not allowed.

Margaret Costello recognized Small Farm. She stated that Small Farm hosted a meeting with other local farms; Small Farm led a discussion on how they market their produce as beautiful and healthy. She stated that she is impressed with their strategy.

Dorothy Granat, 11 White Pond Road, expressed concern about the handling of wastewater from cars that are washed at 124 Great Road. Lori Clark stated that if an application for 124 Great Road comes in, the Board will receive information about the handling of wastewater in the application or ask the applicant to provide more information if it is not provided.

The Board discussed setting dates for October Planning Board meetings. The Board set dates of October 3, 17 and 24.

Roy Miller, no address provided, asked about the process for Public Hearings. Lori Clark stated that Public Hearings are in response to an application and follow a structured procedure. She stated when a Hearing is open, the Board can receive additional information; when a Hearing is closed, the Board cannot receive any more information. She stated that the general process for a Hearing is for the Hearing to open, receive information, close the Hearing, and for the Board to deliberate. She added that the two Public Hearings on the agenda will open tonight and allow the Board to receive information from the applicant and public; she stated that the hearing may close if the Board finds it has received enough information or may be continued if the applicant approves for a continuance to allow more information to be received.

Charlie Hartford, no address provided, asked about the status of hiring a consultant for the update to the Comprehensive Plan. Valerie Oorthuys stated that there is a consultant under contract with the Town.

Public Hearing: Special Permit and Site Plan Approval – 501 Gleasondale Road (Gleasondale Mill)
Lori Clark opened the Public Hearing at 7:30pm.

John Colonna Romano motioned to waive the reading of the 501 Gleasondale Rd Public Hearing notice. Margaret Costello seconded.

Roll Call Vote: Lori Clark - **Yea**; John Colonna-Romano - **Yea**; Nancy Arsenault - **Yea**; Margaret Costello - **Yea**; Deb Woods - **Yea**.

Lori Clark provided an overview of the Public Hearing process. She identified that the Board will first allow the applicant to present information. She then stated that the Board will take comment from State government officials, local government officials, and then from members of the Board. She identified that the discussion of the Planning Board will be focused on what additional information is needed and the requested waivers submitted with the application. She continued that after the Board discusses what is needed, the Board will accept public comment. She made clear that the Hearing is limited in time. She stated that she anticipates that not everyone on the call will get to comment at the meeting, but it is likely that the Hearing will be continued to a later date to allow the public to comment. She added that members of the public can send written correspondence to the Planning Department if they are unable to attend the Hearing if it is continued.

Lori Clark stated that the topic presented in the Public Hearing may be sensitive to members of the public. She reminded the meeting attendants to be respectful, and to raise their hand if they have something to contribute during the public comment period. She made clear that the purpose of the Hearing is not to debate guns. She stated that manufacturing is permitted at the site, and that the Board cannot select which types of manufacturers can locate at the site. She stated that comments can be made about the impacts of the site's use.

Chris Franklin, applicant, presented to the Board. He stated that he is proposing to add twelve artist studios and ten gun dealers¹ to the Gleasondale Mill. He identified that the artist studios and gun dealers will be separated within the building. He noted that the activities of the gun dealers and their interaction with the public are restricted by his insurance company and remain limited.

Chris Franklin described his proposal for the gun dealer tenants. He stated that the tenants can buy, sell, and repair guns, but not to store ammunition or black powder. He stated that he has three people interested in renting a space. Each tenant space would be approximately eight feet by eight feet in area.

Chris Franklin expressed that he requested waivers from application requirements because the work he is proposing is inside the building envelope.

Concluding his presentation, Chris Franklin stated that he does not expect more than two or three cars parked on the site at one time based on his observations of the artist studios in Maynard, MA.

Lori Clark stated that prior to receiving comments from other meeting attendants, she would like to ask questions for information typically received in an application or presented in a hearing presentation. She asked Chris Franklin for more information about building capacity, traffic, hours of operation, and how these may be different from the Gleasondale Mill currently. She continued that it will be important for volume of people entering, using and exiting the site, and usage of the site to be addressed to the Board. She added that she would need clarification about what gun manufacturer entails.

Chris Franklin responded to Lori Clark's questions. He stated that Monday through Friday are typical days for the site to be used. He stated he does not anticipate a large increase in volume from the artists, but the artists may have events quarterly on weekends when other tenants are not typically on the site.

¹ Chris Franklin used the term "gun dealers" and "gun people" instead of "gun manufacturers" to reference a business that may clean, disassemble, repair, modify, or sell pieces of a firearm.

Lori Clark asked if there will be a retail component to the gun manufacturing. Chris Franklin stated that he is unaware of tenants who would retail guns. He added that his insurance only allows for guns to be fixed or repaired, not retail.

Lori Clark asked if the artists will be hosting events like the artists at ArtSpace Maynard in Maynard, MA. Chris Franklin responded that he expects the artist will hold similar events at the Gleasondale Mill. He stated that public events would mostly be on weekends, but there may be “flash sales” during the week.

Lori Clark reminded the applicant and members of the public that the opinions shared by a member of the Board does not necessarily reflect the opinion of the Board. She stated that her questions are to gather more information on what she believes is typical of the Board to request. She added that she would like to see the answers to the questions formalized in writing, and for answers to be specific when possible. Chris Franklin acknowledged what Lori Clark stated.

Lori Clark stated that other information that the Board typically asks for relate to noise generated on the site, changes to signage, changes to exterior lighting, security, and storage and disposal of waste materials. Chris Franklin stated that he does not expect there to be an increase in noise or ambient lighting. He stated that the lighting will be like that of an office building.

Lori Clark invited members of the Board to ask clarifying questions to the applicant before allowing State government officials to ask questions or comment. Nancy Arsenault asked the applicant if he is aware that former tenants of ArtSpace Maynard have found a new location, and if that will impact his proposed use of the site. Chris Franklin stated that he is not worried about artists finding other locations; he added that the studios for the artists could be modified to another use such as a small workshop.

Nancy Arsenault asked the applicant if the gun manufacturers will sell pieces of guns online and use their rented space for storage; she noted that this was done at a mill building in Littleton. Chris Franklin responded that this is what he expects will happen at the site. Nancy Arsenault asked if the gun pieces will be stored, assembled into guns, and sold on the internet. Chris Franklin responded that is the intention. Lori Clark asked if there would be customer pick-up on the site. Chris Franklin responded that it is unlikely but could be done if someone is local. He stated that parcel delivery services are expected for the delivery to a customer.

Deb Woods asked the applicant if there will be inter-state gun deliveries, citing that when people move inter-state, they must have their guns transported through gun manufacturers. Chris Franklin stated that he is unsure. He stated that he expects the spaces for gun manufactures to operate like a warehouse.

John Colonna-Romano asked if the LLC that owns the Gleasondale Mill still exists. He also noted that there is correspondence about back taxes on the property and asked for more information on that. Chris Franklin stated that he paid the back taxes today. He stated that he will have his accountant investigate the question on the LLC.

Nancy Arsenault asked if the applicant had heard from the Fire Department regarding emergency egresses and fire systems. Chris Franklin stated that he has not yet heard back from the Fire Department, but he is aware of modifications to the building, like exit lighting and pull stations, that need to be installed.

Deb Woods asked where the egresses are for the floor of the building where the artist studios are proposed. Chris Franklin stated that there are two egresses, one on each side of the building.

Margaret Costello asked the applicant why he is proposing gun manufacturing instead of creating more spaces for artists or craftspeople. Chris Franklin responded that gun manufacturers are small business, and he shared his personal view about guns.

Nancy Arsenault asked the applicant what security measures will be taken to prevent theft. Chris Franklin responded that each manufacturer would provide their own security. He noted that each tenant will need to get approved by the ATF (Bureau of Alcohol, Tobacco, Firearms and Explosives).

Lori Clark asked the Board to provide comments on what additional information is needed from the Applicant. She stated that she believes that additional information about capacity, current and new vehicle traffic, parking, activities of gun manufacturer, hours of operation, and events held on site. Nancy Arsenault agreed with Lori Clark. Deb Woods added that she would like to see what rules Chris Franklin's insurance has for the site if he can share it publicly.

Nancy Arsenault asked for more information regarding the requirements of the ATF and ensuring that the gun manufacturers meet the requirements. Chris Franklin stated that the ATF has annual inspections. He added that the Police Department can impose additional regulations.

Lori Clark asked if any members of the State government at the meeting have any questions or comments. A representative from State Representative Kate Hogan was present at the meeting; he stated that he was on the call for informational purposes and did not have anything comments to share on her behalf.

Lori Clark invited Michael Sallese, Chief of Police, to comment or to ask questions to the applicant. Michael Sallese stated that the Police Department will do an inspection and issue licenses, but the Department has not received any applications. He addressed that there are safety concerns from the Fire Chief and Building Commissioner that will need to be met prior to any issuance of a license. He stated that he cannot deny a license to someone who can legally have a license.

Lori Clark stated that there was correspondence from the Fire Chief regarding the placement of dumpsters and parking alongside the existing buildings.

Michael Sallese stated that he has concerns that items forbidden by Chris Franklin's insurance could be at the site; he stated that he would like more information on how these forbidden items will be prevent from entering the site. Michael Sallese stated that he cannot regulate what the insurance company forbids.

Lori Clark stated that she does not believe that there will be time for public input at this meeting. She stated that it may be too early in the Hearing process for public input as typical information requested of the Board has not been provided. She reminded members of the public that they can send written correspondence to the Board in the event that the Hearing is continued.

Chris Franklin stated that he has a potential gun manufacturing tenant at the meeting who can speak on his behalf and provide information to the Board regarding what typical activities of a gun dealer are. Lori Clark allowed the potential tenant to provide additional information to the Board. Andrew Lu, potential tenant, stated that he is a gun manufacturer and can provide some answers to the Board's questions based

on his experiences. He stated that he currently operates his business on weekends and by appointment only; he noted that operating on the weekend is on his federal firearm license. He stated that safes will be used to store firearms and firearm components. He stated that he has a camera system in addition to the safes to ensure that the guns and components are secure. He acknowledged that there are inspections from ATF and the State to ensure that the business is operating according to regulations. He stated that most of the gun manufactures interested in renting at the Gleasondale Mill are sole proprietors who will have low impact on parking on site.

Lori Clark asked for the Board's input regarding the waivers requested from the applicant. She began asking for comment on the Board's input on the waiver to provide a site plan. John Colonna-Romano stated that there will need be some site plan review, citing concerns with parking. Nancy Arsenault agreed with John Colonna-Romano. Deb woods stated that she would like a site plan submitted.

Lori Clark asked for the Board's input regarding the waiver requested for providing a stormwater management plan. John Colonna-Romano stated that he is concerned about hazardous materials from activities on site entering the groundwater.

Lori Clark stated that more information regarding traffic will need to be provided before the Board can waive the requirement of a traffic study. John Colonna-Romano agreed. Lori Clark stated that she would like documentation about anticipated traffic first.

Lori Clark asked for the Board's input regarding the waiver requested for providing a landscaping plan. Lori Clark stated that she has concerns about outdoor storage on the site which may impact the landscape. She stated that there is outdoor storage on the site near the Assabet River. John Colonna-Romano asked if outdoor storage would be on a site plan instead of a landscaping plan. Lori Clark responded that outdoor storage would likely be on the site plan.

Lori Clark asked for the Board's input regarding the waiver requested for providing building elevations. The Board acknowledged that there are no changes to the buildings' elevations.

Lori Clark stated that the Board did not provide decisions regarding the waivers, but the discussion was to provide guidance to the applicant.

The Board discussed the possibility of the Hearing being continued. Chris Franklin had stated that he is in favor of continuing the Hearing to another date. October 3, 2023, was proposed.

Deb Woods asked the applicant to modify the application and to ensure that all parts of the application are completed.

Margaret Costello asked the applicant to provide information regarding the brownfield environmental remediation on the site and information regarding inspection services.

Lori Clark acknowledged the public for attending the meeting. She apologized that public input could not be taken at the meeting. She stated that the public can attend the continuation of the Hearing or provide written correspondence to the Planning Department. She clarified that the members of the Board cannot comment or answer questions about the application outside of the Hearing.

*John Colonna-Romano motioned to continue the public hearing to October 3, 2023 at 7:30pm.
Deb Woods seconded.*

Roll Call Vote: Lori Clark - **Yea**; Margaret Costello - **Yea**; Nancy Arsenault - **Yea**; John Colonna-Romano - **Yea**; Deb Woods - **Yea**.

Public Hearing: Modification of Special Permit, Erosion Control Special Permit, and Earth Removal Special Permit, and Site Plan Approval – 63-65 White Pond Road

Lori Clark opened the Public Hearing at 8:20

*John Colonna Romano motioned to waive the reading of the 63-65 White Pond Rd Public Hearing notice.
Nancy Arsenault seconded.*

Roll Call Vote: Lori Clark - **Yea**; John Colonna-Romano - **Yea**; Nancy Arsenault - **Yea**; Margaret Costello - **Yea**; Deb Woods - **Yea**.

Lori Clark explained the procedure of the Public Hearing.

Jonathan Bransfield, applicant, designated Chris Anderson to speak on his behalf. Chris Anderson presented the site plan to the Board. He acknowledged that the Board had approved a building and a contractor's yard on the site in 2016, and that the site is currently used as a contractor's yard. He stated that the land is no longer subject to MGL Chapter 61A and can be developed without that restriction. He stated that the purpose of the modification is to have the site plan match what work has been done on the site so far.

Chris Anderson stated that there are site plan modifications to the contractor's yard and stormwater management system. He stated that the application addresses the original conditions of the permits including the frontage landscaping and sidewalks. He stated that the plans have been sent for peer review, but the peer review has not been completed.

Lori Clark asked the Board to provide any comments or questions to the applicant. John Colonna-Romano asked the applicant for clarifications; he asked if the applicant received a Special Permit in 2016, met some of the conditions in the Permit, and then did additional site work outside of what was allowed in the Permit. Chris Anderson responded that the intent is to modify the Special Permit to accommodate the site work already performed. He noted that there will not be an increase in use compared to what has been done so far.

Lori Clark asked for further clarification. She stated that the existing Permit allowed for 1.5 acres of site work, and that site work has currently exceeded 1.5 acres. She stated that the additional work beyond the 1.5 acres has been done prior to applying a modification to the Special Permit. Jonathan Bransfield acknowledged that was true. Lori Clark asked Jonathan Bransfield if he has any comments. Johnathan Bransfield stated that he was ignorant.

John Colonna-Romano asked what the Board should consider first in this application for a modification. Lori Clark suggested that the Board should understand what was conditioned originally, what the current state of the site is, and what additional work is needed that exceeds the existing Permit.

Chris Anderson presented the existing approved site plan associated with the Special Permit. He identified the 1.5 acres that were permitted, a proposed building, and parking spaces on the site. Chris

Anderson then presented the modified site plan; he highlighted that the proposed building position has been rotated to be parallel to White Pond Road and parking has been adjusted based on the new building position. He identified that the stormwater management system has been adjusted to better serve the site's topography. He stated that the contractor's yard has been expanded on the site. Conditions met have been documented in the submitted project narrative.

Nancy Arsenault asked if there would be an increase in the number of vehicles and contractors using the property. Jonathan Bransfield responded that there would be no increase in the number of vehicles entering and exiting the site.

Lori Clark asked the Board to consider the visual appearance of the property, noting that this was a previous concern from abutters. She also asked the Board to consider the unpermitted tree clearing and its noise and visual impact to Town Forest.

Lori Clark recommended that the Board do a site walk to improve the understanding of the site. Nancy Arsenault and John Colonna-Romano agreed with Lori Clark.

Margaret Costello expressed concern about the tree clearing and additional activity that has occurred on the site since 2016. She stated that the amount of work done without any permission from the Town is shocking. She agreed that a site walk is needed. She expressed hesitation on granting a modification as there is no trust between the applicant and the Board.

Deb Woods agreed with the concerns of Margaret Costello. She stated that she does not believe that a permit should be modified just to make unpermitted work allowed. She stated that she would like to hear what has happened and why it has happened.

Lori Clark opened the Hearing to public input.

Mark Forgues, 9 White Pond Road, stated that he believes that there are multiple issues with the application. He expressed that the work was done without following the process of the permit, and there is an increase in vehicle traffic along White Pond Road. He believes that vehicle traffic, especially that of large construction equipment, is being disrespectful to the neighborhood. He suggested that the Board orders the site to be restored to how it was prior to the unpermitted site work, and for the applicant to apply for a new Special Permit once the site has been restored.

Jenna Surwilo, 10 White Pond Road, stated that she does not believe a new Special Permit should be granted to the applicant, citing that the existing Special Permit was not followed. She asked what the vehicle limits for the site are. She also asked if a permanent fence is needed instead of a blue tarp acting as a fence now. She stated that there are no sidewalks on White Pond Road, so she believes that there is no need for discussing the sidewalk condition in the Special Permit.

Laura Corbin, 10 White Pond Road, expressed concerns that the applicant is not aware of the impacts of traffic on White Pond Road. She stated that there are large trucks idle on the road at the intersection of White Pond Road and Great Road, and the large trucks create noise. She expressed concerns regarding the safety of the Road, particularly for pedestrians, and the amount of litter on the Road. She stated that she questions if the vehicles entering and exiting the site are doing so at the specified hours of operation.

Dorothy Granat, 11 White Pond Road, encouraged the Board to consider the pedestrian oriented vision of the Lower Village Business District and its proximity to the site and conservation area. She expressed concern with safety as the number and speed of large trucks prevent her and her horse from walking down White Pond Road.

Greg Freeburn, 29 White Pond Road, stated that he agrees with the other comments from the public regarding the increase in traffic. He stated that he does not feel safe walking down the Road to the conservation land. He added that his car has almost been hit by landscaping trucks as he is entering or exiting his driveway.

Mark Forgues, 9 White Pond Road, expressed concern when crossing White Pond Road, particularly when accessing his mailbox. He asked the Board if there are weight restrictions for White Pond Road. He also stated that there are vehicles using White Pond Road late into the night.

Lori Clark asked Jonathan Bransfield the amount of vehicle traffic is associated with his company compared to the other tenants on his site. Jonathan Bransfield stated there are eight other tenants who use the site. He offered to provide a headcount of the number of occupants for the site. Lori Clark stated that would be helpful, and asked if a traffic forecast could be provided to the Board.

Katie Fisher, 1 White Pond Road, asked where the location of the well is on the site. Chris Anderson identified the location of the well on the site plan. Katie Fisher asked if the Board of Health has approved the location of the well and septic on site. Jonathan Bransfield stated that he is working with the Board of Health to address their concerns and comments.

Dorothy Granat, 11 White Pond Road, expressed concern about stormwater runoff entering ground and surface water supplies. Lori Clark stated that the concern can be addressed by the peer reviewing engineer. Dorothy Granat expressed concern about nitrogen entering the water supply from the site's prior use as a horse farm.

Lori Clark asked Jonathan Bransfield how much of the site had trees cleared. Jonathan Bransfield stated that over five acres have been cleared.

Greg Freeburn, 29 White Pond Road, asked if a traffic study could be done as a condition of the modification to the Special Permit as a traffic study was waived from the existing Special Permit. Lori Clark stated that they are asking for an inventory of the businesses first to determine if a traffic study will be needed.

Margaret Costello asked if the applicant could make an agreement with J Melone & Sons to use their access driveway to Great Road instead of using White Pond Road. Jonathan Bransfield stated that J Melone & Sons does not support allowing shared use of their driveway.

Margaret Costello asked Jonathan Bransfield how he will reassure the Board that the remaining site will not be cleared and that further expansions will not take occur. Jonathan Bransfield stated that the area cleared extends to the 100 foot buffer. He states that he will not alter the area within the buffer as he aims to keep out invasive species and preserve the native vegetation.

Jenna Surwilo, 10 White Pond Road, asked what the vehicle limit is for the site, and if White Pond Road has a vehicle weight limit. Jonathan Bransfield stated that eighty-four vehicles per a day are allowed by the existing Special Permit. He noted that he has observed more people driving to Assabet River National Wildlife Refuge and to Track Road. Valerie Oorthuys stated that there is not a weight limit for White Pond Road.

Dorothy Granat, 11 White Pond Road, asked if maintenance of vehicles associated with the site will occur on the site. Jonathan Bransfield stated it is prohibited on the site, and that the site is strictly used for storage.

Margaret Costello asked if the Board can regulate hours of operation on the site. Valerie Oorthuys stated that the Board can reasonably regulate the hours of operation. She added that the hours of operation may be included in the existing Special Permit. Jonathan Bransfield confirmed that the existing Special Permit sets the hour of operation between 6am and 5pm on weekdays and 8am and 12pm on Saturday. He stated that the term “generally” was used, and in his opinion, majority of the vehicles entering and exiting the site occur within those hours.

Mark Forgues, 9 White Pond Road, asked where vehicles will be stored on the site and what surface will be used for vehicle storage. He also asked if the water supply on the site will need to be a public water supply.

Nancy Arsenault asked the Board to consider the other properties on White Pond Road operating similarly to 63-65 White Pond Road. She stated that the Board can review the general area when a site walk is conducted.

Mary Mintz, 26 White Pond Road, asked the Board to review the physical condition of White Pond Road and travel behaviors of road uses while the Board conducts a site walk. She encouraged the Board to include a safety study as part of a traffic study, if appropriate.

John Colonna Romano motioned to continue the Public Hearing to September 26, 2023, at 7:30.

Margaret Costello seconded.

Roll Call Vote: Lori Clark - **Yea**; John Colonna-Romano - **Yea**; Nancy Arsenault - **Yea**; Margaret Costello - **Yea**; Deb Woods - **Yea**.

Margaret Costello stated that traffic has been a reoccurring concern for every proposal in Stow. She asked the Board to think about what the Board can do to address this concern. Lori Clark responded that working on traffic may require collaboration with the Select Board and Complete Streets Committee.

Adjournment

Margaret Costello motioned to adjourn.

John Colonna Romano seconded.

Roll Call Vote: Lori Clark - **Yea**; John Colonna-Romano - **Yea**; Nancy Arsenault - **Yea**; Margaret Costello - **Yea**.

Respectfully Submitted,
Michael Slagle