

**HARWICH PLANNING BOARD
HARWICH TOWN HALL - 732 MAIN STREET, HARWICH
VIA REMOTE PARTICIPATION GoToMeeting.com
TUESDAY JANUARY 12, 2021 – 6:30 PM
MEETING MINUTES**



BOARD MEMBERS PRESENT: Chairman, Duncan Berry; Vice-Chairman, Allan Peterson; David Harris; William Stoltz; Arthur Rouse; Mary Maslowski; and Craig Chadwick, were all present via remote participation.

BOARD MEMBERS ABSENT: Joe McParland.

OTHERS PRESENT: Charleen Greenhalgh, Interim Town Planner; Griffin Ryder, Town Engineer; Katie O'Neill; Noreen Kennedy; Peter Antonellis; Ben Zehnder; Alex Bardin; David Michniewicz; Jeanne Mongillo; Daniel Serber; Steven Clark; David Reid; Cyndi Williams; Gregory Winston; Dave Michniewicz; Brian Yergatian; Diane Rinkacs; Sheila Brennan; Daniel Ojala; Lawrence Brophy

CALL TO ORDER - 6:40 PM by Chairman Berry with a quorum present.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by logging in or calling in as specified above on this agenda.

PB2020-27 NextGrid, 0 Depot Road, Site Plan Review Special Permit

Representatives: Daniel Serber & Brian Yergatian

Chairman Berry re-opened the Planning Board portion of the joint hearing at 6:42 PM by reading the legal notice into the record. Daniel Serber of NextGrid, Inc. seeks a Local Stormwater Permit Application filed pursuant to the Town of Harwich Comprehensive Stormwater and Illicit Discharge Regulations to construct a ground mounted Photovoltaic Array with an accompanying stormwater management system. The property is located at 0 Depot Road, Map 64, Parcel S-1 and a continuance of the public hearing for PB2020-27 NextGrid, Inc., as applicant, Brian G. Yergatian, P.E., as representative, and Steven Clark, as owner, seek approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The property is only accessible via Mill Hill Road, Chatham. Hearing continued from 11/19/2020. The Planning Board Hearing was continued from 12/17/2020 to allow for this joint hearing with the Town Engineer.

Griffin Ryder, Town Engineer, began his portion of the hearing by explaining that the newspaper made a mistake publishing the notice, and his portion of the hearing will be continued to January 19th at 10 AM. He stated that he is acting as the Storm Water Authority and Permitting Agency. Abutters have been notified, and instructions for meeting login will be posted.

Daniel Serber and Brian Yergatian presented the application to the Planning Board. The sites topography makes this an ideal site for solar. The proposal presents a less impactful use than the existing one. Current on-site use and vehicle trips of are estimated at approximately 40 a day, or about 12,400 a year. The proposed use would result in only about 4 vehicle trips a year. There will not be an impact from nitrogen, traffic, schools, police, etc. This is a low impact development. He continued to present the proposed specifics of the solar field, including that 1.3 acres of trees will be cut, and there will be minimum site impact. Galvanized fencing will be installed, as well as remote monitoring. The site will be comprise primarily of native grasses and permeable material.

Mrs. Greenhalgh provided staff comments. Fire and Police: No issues. DPW: Lincoln Hooper email dated October 15, 2020 - Please be advised that the DPW does business with Mr. Clark and that he is currently doing brush grinding for the DPW under a contract signed a week ago. Additionally, Chris Nickerson is related to him, thus the comment on the application came from me. Although Chris and I both fee there is no nexus between his application to use his sandpit (I always thought it was in Chatham) for a solar array and the business we do with him. I felt that I should disclose these facts to you. Conservation: There is a wetland along the southern boundary. This wetland is also a certified vernal pool. How was the edge of this wetland determined, and is the wetland edge the landward limit of vernal pool? They are often not one-in-the-same. As proposed, no work would take place within the 100' wetland buffer, but we do not know how this was determined. The Conservation Administrator suggests they come to the Conservation Commission with a request for Determination of Applicability to nail down that wetland delineation. NOTE: The applicants represented has been in touch with the Conservation Administrator and has made the necessary filing with Conservation. Health: The Senior Health Agent reviewed the application for a variance to install a solar/photovoltaic facility at 0 Depot Road. This property is located in a Zone II, or water recharge area. The Health Department has no issues or concerns with the proposal, but it is important to note that Board of Health Regulations state that land use that results in impervious cover of more than 15% or 2,500 square feet of any lot, whichever is greater, is prohibited unless a system of artificial recharge of precipitation is provided that will not result in the degradation of groundwater quality. If the proposed use exceeds impervious cover of more than 15%, then the application will need to be reviewed by the Board of Health. Chatham Fire: No issues with the proposed project.

Planning Staff Comments 1. First the Town Engineer and the Town Planner want to make it clear that we are not opposed to the proposed project, quite the opposite. 2. The use was approved by the Zoning Board of Appeals, Case #2020-34. 3. Recommended conditions are as follows: a. Board of Health Regulations and Requirements shall be met. b. Approval is subject to the Local Stormwater Permit under the Comprehensive Stormwater and Illicit Discharge Regulation approved by the Town Engineer. c. The use of the Large Scale Ground Mounted Photovoltaic Array was approved by a use variance issued by the Zoning Board of Appeals pursuant to Case #2020-34. d. This decision shall be recorded at the Barnstable County Registry

of Deeds. e. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.

Mr. Chadwick asked how the land will be maintained. Is there a plan for mowing?

Mr. Serber stated that there will be one annual mowing, and the remote monitors will alert if a shadow is being cast on the panels, and a crew member would be out to mow right away. No chemicals will be used on the site.

Mr. Rouse's call was dropped from the hearing at 6:57 PM.

Ms. Maslowski made the motion to close the public hearing at 6:58 PM, seconded by Mr. Chadwick, unanimously so voted via roll call.

On a motion from Ms. Maslowski seconded by Mr. Harris, the Board voted unanimously (6-0-0) to approve the following waivers as requested based on the facts presented by the applicant:

1. Waiver from provision of §400-16B, and in the alternative to allow the plan to follow requirements of Chapter 325, Article XXIII Large-Scale Ground-Mounted Photovoltaic Arrays, §325-140 Large-scale Solar Review.
2. Waiver from provision of §325-140B (2)(b) with respect to the boundary survey prepared by a Registered Land Surveyor as the Facility is located over 500 feet from the nearest property line to the west, per the Town GIS.
3. Waiver from §325-140B (3)(h) as §400-18 Review Procedure was followed.

On a motion from Ms. Maslowski seconded by Mr. Harris, the Board voted unanimously (6-0-0) to adopt the following:

1. The parcel is located within the RR zoning district and WR Overlay District.
2. The use was authorized through a variance from the Zoning Board of Appeals Case #2020-34.
3. The only access will be from Chatham over Mill Hill Road. No new roads are proposed.
4. The nearest home is over 800 feet away and would not be affected by the proposal.
5. The previous use of the property was that of a sand and earth removal pit.
6. The use will not cause harm or nuisance and will not derogate from the purpose and intent of the zoning codes of the Town of Harwich.

Mr. Rouse returned to the meeting at approximately 7:01pm.

On a motion from Ms. Maslowski seconded by Mr. Harris, the Board voted unanimously (7-0-0) to approve with conditions case number PB2020-27 NextGrid, Inc., for a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The decision is based on the aforementioned findings of fact, the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich. The following conditions are imposed:

1. Board of Health Regulations and Requirements shall be met.

2. Approval is subject to the Comprehensive Stormwater and Illicit Discharge Regulation Permit approved and authorized by the Town Engineer.
3. The use of the Large Scale Ground Mounted Photovoltaic Array was approved by a use variance issued by the Zoning Board of Appeals pursuant to Case #2020-34.
4. This decision shall be recorded at the Barnstable County Registry of Deeds.
5. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.

PB2020-24 195 Queen Anne Road, LLC, 195 Queen Anne Road, Approval of a Site Plan Review Special Permit

Chairman Berry reopened the hearing at 7:04 PM by reading the legal notice into the record. 195 Queen Anne Road, LLC, as applicant, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §325-55 and §§325 9 and - 51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2, in the I-L zoning district. Hearing Continued from 12/1/2020. Please note: the applicant has requested a continuance to March 9, 2021.

Ms. Maslowski made the motion to continue the hearing to March 9, 2021 no earlier than 6:30 PM, seconded by Mr. Chadwick, unanimously so voted via roll call (7-0-0).

PB2020-28 Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, 6 Station Avenue, Site Plan Review Special Permit with Waivers

Chairman Berry opened the hearing at 7:05 PM by reading the legal notice into the record. Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, as applicant, Jacobs Driscoll Engineering, Inc., as representative, seeks approval of a Site Plan Review Special Permit with waiver to establish and install two (2) 30,000 gallon propane tanks along with appurtenant equipment fixtures and site features pertinent to the establishment of a new Heating Fuel Resale and Storage use, which is an allowable use within the zoning district. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 6 Station Avenue, Map 39, Parcel K3, in I-L zoning district. Hearing continued from 12/1/2020. Please note: the applicant has requested a continuance to February 23, 2021.

Ms. Maslowski made the motion to continue the hearing to February 13, 2021 no earlier than 6:30 PM, seconded by Mr. Chadwick, unanimously so voted via roll call.

PB2020-31 711 Main Street LLC, 711 Main Street, Modify Site Plan Review Special Permit Representative: Saumil Patel

Chairman Berry re-opened the hearing at 7:06 PM by reading the legal notice. 711 Main Street LLC, Saumil Patel, manager, seeks approval to modify Site Plan Review Special Permit PB2019-18 to reduce the number of existing parking spaces by one (1) to accommodate the

installation of an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 711 Main Street, Map 41, Parcel D8, in the C-V and Harwich Center Overlay zoning districts. Hearing continued from 12/17/2020

Saumil Patel presented the application. They are applying to add a generator to the rear of the building, which will take one of the existing parking spaces. They will still have 23 parking spaces, which meets all of the requirements. A stockade fence will surround the generator.

Mrs. Greenhalgh provided staff comments. Fire, Water, Health, Engineering & Highway: No issues or concerns. Planning Staff Comments 1. In discussion with the Town Engineer we both agree that this is an appropriate location for the generator. This was a difficult parking space to maneuver in the first place, so there are no concerns with generator to be located in this former parking space. 2. The initial site plan approval provide for two extra parking spaces. The elimination of one space should no impact the property or uses on the property. All conditions imposed pursuant to the PB2019-18 decision should continue and can be easily be made a condition of approval.

Two letters of concern regarding buffering and noise were received, which were both read into the record. The letters were from Peter Antonellis and Susan Sader and from Robert and Lynn Stern.

Mr. Harris asked how often the generator will run a test. Mr. Patel stated that it will run every two weeks for 15 minutes. They will schedule it to run during the day.

Ms. Maslowski asked if he was willing to put up a fence to create a screen. Mr. Patel stated that he ordered the tallest Leland Cypress trees available. They will grow about 4' a year. That will screen the headlights, especially with a little more time to grow.

Ms. Maslowski asked when where the trees planted. It was responded about 4 weeks ago. They ordered all of the tallest one available. The shortest one is about 7'.

Mr. Harris questioned the spacing between trees. Mr. Patel responded about 5-6'.

Mr. Chadwick asked about planting on the retaining wall. Mr. Patel stated that the spacing is only about 18-20', so it would be difficult, but not impossible.

Mr. Chadwick asked about putting a stockade fence on the retaining wall. Mr. Patel stated they were thinking of putting it on the property line for the most privacy.

Mr. Antonellis stated that they are amendable to a stockade fence on the property line that is likely the best solution. The pictures show that the trees are below the retaining wall. They would have to grow 4-5' to be near the guard rail, and the trees wouldn't help. The fence is the best solution for their concerns. He asked if there are requirements for power for the generator. How do you settle on a particular generator.

Chairman Berry stated that there is an equation of cubic volume of the area that uses a standard formula and thresholds for determining the size of a generator.

Mr. Antonellis asked how much noise does it put out vs. what is allowed under the Noise Pollution code.

Mr. Patel stated that the specifications have been shown to the building department, and they stated that it will not create too much noise. Testing is brief, and it will only be used during storms and power outages.

A lengthy discussion was held over fence height.

Ms. Maslowski made the motion to close the hearing at 7:33 PM, seconded by Mr. Chadwick, unanimously so voted via roll call.

On a motion from Ms. Maslowski seconded by Mr. Harris, the Board voted unanimously (7-0-0) by roll call vote to approve with conditions and waivers case number PB2020-31 711 Main Street LLC a modification of the PB20219-18 Site Plan Review Special Permit to reduce the number of existing parking spaces by one (1) to accommodate the installation of an enclosed mechanical energy appliance (generator) at the rear of the building for the property located at 711 Main Street, Map 41, Parcel D8. The application is pursuant to the Code of the Town of Harwich §325-55. The decision is based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich. The following conditions are imposed:

1. All conditions and provisions of the PB2019-18 Site Plan Special Permit shall continue to be observed/enforced and shall continue to run with this decision.
2. This decision shall be recorded at the Barnstable County Registry of Deeds.
3. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.
4. The applicant shall install a fence as close to and along the rear property line on 711 Main Street with its abutters and such fence shall be approved by the Harwich Historic District and Historical Commission.

PB2020-26 Royal Apartments, 328 Bank Street, Special Permit for Multifamily Use and Site Plan Review

Representatives: Ben Zehnder & Alex Bardin

Chairman Berry re-opened the hearing at 7:37 PM. PB2020-26 The Royal Apartments LLC, as owner, Benjamin E. Zehnder, Esq, Representative, seeks approval of Special Permits for Multifamily Use and Site Plan Review for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.Q (approved at the 9-26-2020 Town Meeting) and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district. Hearing continued from December 17, 2020

Ben Zehnder reviewed the proposed application for 26 apartments, which is a much needed resource in the town.

Mrs. Greenhalgh provided staff comments. Health: The Senior Health Agent reviewed the application for approval of a multi-family use special permits in the Harwich center overlay district and a site plan review special permit at 328 Bank Street. The septic system was originally designed for 31 assisted living rooms, plus additional office space, for a total flow of 4773 gallons per day. The proposed floor plans show that 33 bedrooms are proposed, with a total flow of 3630. As the plan is proposed, the Health Department has no concerns, however; we do require that a passing Title 5 inspection be submitted prior to any building permit approval. Fire Chief: No issues for the Planning Board from Fire for this project. Police: The Deputy Chief had the traffic officer look at the plans. Here are Officer Holmes Comments, after meeting with Carla Burke, via email December 22, 2020: "I had a nice conversation with Carla and explained where our input comes from as far as looking at past crashes and traffic complaints. She was happy I listened to her voice and concerns. After talking with her I did recognize one problem. The height and/or location of the current fence along Bank St limits the sightline looking south. Could we have planning recommend the fence be removed and/or reduced in height to meet the provisions of the Bulk Height By-Law? No other concerns from me." DPW/Highway: No concerns. Conservation: As proposed all work is outside the 100' buffer zone. Erosion control shall be install on the 100' line to ensure work stays out of conservation jurisdiction. Permits required if work will enter conservation jurisdiction. So long as no new activity is happening in the 100' wetland buffer, conservation has no jurisdiction. Engineering: The Town Engineer reviewed the plans with the Town Planner; comments are noted below. Additionally, he will be reviewing in detail the Stormwater Report and provide comments as needed.

Planning Staff Comments 1. As noted, the Town Engineer and Town Planner met to review the plans and application as submitted on October 23, 2020. We had four items which have all been fully addressed with the most recent revised plans and other clarifications. 2. The Board has historically granted waivers from all setbacks within the Overlay district. The requested waivers are reasonable. 3. At this time, the plans and requirements of the zoning bylaws appear to have been met. 4. As of January 5, 2021 (9:15 am), 16 letters/emails, copies attached, had been received from abutters and a legal representative of abutters. (Please note that two (2) of the letters (from Mongillo and Menzies) are duplicates and only one of each is attached). 5. Reasonable conditions are recommended including: a. Erosion control shall be install and maintain during construction on the 100' conservation buffer line to ensure work stays out of conservation jurisdiction. Permits from Conservation shall be required if work enters conservation jurisdiction. b. A passing Title 5 inspection be submitted to the Health Department prior to any building permit approval. c. All signage shall comply with the Sign Code, Historic District & Historical Commission and Building Department Requirements. d. All lighting shall comply with the Lighting Code and Historic District & Historical Commission Requirements. e. Appropriate approvals from the Historic District & Historical Commission shall be required. f. Any changes to the approved site may require additional review and approvals from the Planning Board and the Historic District & Historical Commission. g. This decision shall be recorded at the Barnstable County Registry of Deeds. h. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.

Ten letters of opposition were received. The letters concerns included density issues, hazards to vehicles and pedestrians, environmental, side walk and parking, on-site management, noise, and light.

Larry Brophy stated that he was a Town Planner, and on the Planning Board of ten years. He is also on the Harwich Affordable Trust. There is a dire need for this housing in Harwich. The need is critical, and anything we can do to help is good.

David Reid stated that part of his previous letter could be disregarded, as the new by-law had not yet been approved. Attachments are included in his letter. This is a non-conforming building.

Mr. Zehnder responded to Mr. Reid's comments.

Peter Antonellis raised concerns about pedestrian activity.

Judith Underwood spoke in support of housing in Harwich.

Mr. Stoltz recommended a traffic study, as well as sidewalks.

Diane Rinkacs stated that this is an emotional topic for affordable housing, but raised concerns with the proposal.

A very lengthy discussion ensued including the need for a traffic study and if so, what type. The Board ultimately did not chose to require a study.

Ms. Maslowski requested that the Planning Board seek legal advice from Planning Board council on the authority to act on the application, seconded by Mr. Stoltz. The motion passed with a vote of 6-1-0, with Vice-Chairman Peterson casting the dissenting vote.

Ms. Maslowski made the motion to continue the hearing to February 9, 2021 not earlier than 6:30 PM, seconded by Mr. Rouse, the motion passed with a vote of 6-1-0, with Vice-Chairman Peterson casting the dissenting vote.

A brief recess was taken from 9:49 PM to 10:00 PM.

PB2020-32 Wychmere Harbor Real Estate LLC, 23 Snow Inn Road, Amend Site Plan Review Special Permit

Chairman Berry opened the hearing by reading the legal notice into the record. Wychmere Harbor Real Estate LLC, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend the Site Plan Review Special Permits granted in Cases PB2019-27 and PB2020-23, or in the alternative a new Special Permit to make additional alterations to the previously approved design of the Beach Club to re-design the pool area to include an additional pool, construct a new infant pool, create a fenced, natural lawn service alley along the east side, and make accompanying landscape and walkway revisions. The application is pursuant to the Code of the

Town of Harwich §325-55 (Site Plan Review), and Chapter 400. The property is located 23 Snow Inn Road, Map 8, Parcel P2-12, in the RH 3 and R L zoning districts.

At the request of the applicant's representative, Ms. Maslowski made the motion to continue the hearing to February 9, 2021 no earlier than 6:30 PM, seconded by Mr. Rouse, unanimously so voted via roll call (7-0-0).

PB2020-35 Our & Blanchard, 103 & 105 Old Harwich Brewster Road, ANR

Representative: Dan Ojala

Our & Blanchard - Approval Not Required Plan (ANR) - 103 and 105 Old Harwich Brewster Road, Map 65, Parcels R2 and R3 respectively.

Dan Ojala, presented the ANR plan. He stated that this is a simple matter. It meets the shape, frontage, and acreage.

Mr. Stoltz questioned the access, which was clarified by Mr. Ojala.

Ms. Maslowski made the motion that said plan does not constitute a subdivision as the way shown on the plan is a public way maintained and used as a public way and has, in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, seconded by Mr. Harris, unanimously so voted via roll call (6-0-0) (Mr. Rouse as an alternative is not eligible to vote on this matter).

MEETING MINUTES- December 12, 2020

Ms. Maslowski made the motion to approve the minutes as written, seconded by Mr. Chadwick, unanimously so voted via roll call (7-0-0).

ZONING AMENDMENT

Mrs. Greenhalgh provided a memo to the Board outlining potential the Zoning Amendment and changes to the Rules and Regulations. Including:

Zoning Amendments: 1. There will need to be changes made to the Flood Plain Requirements, Article XVII, §325-104 through 108.1. These do not need to be address at the 2021 Annual Town Meeting, but will be required soon after in order to keep the Town of Harwich Community Rating System status in good standing. 2. Perhaps a new section regarding erosion control. 3. §325-42.L – The MRL and MRL-1 parking setbacks to streets, side and rear lots lines is 50 feet.

Rules and Regulations: Back in 2008 the Town of Harwich codified the bylaws within the Town. For some reason the Planning Board's Rules and Regulations ("Rules and Regs"), formally known as Chapter 400 Subdivision of Land and Site Plan Special Permits, was included in the codification. It is not entirely clear as to the reason they were included. Other rules and/or regulations for other Boards/Committees/Commissions are not included in the "Codes". For example the Board of Health Regulations and the Harwich Wetland Regulations (Conservation

Commission). The Town Engineer and Planner have and will continue to work on an update to the Rules and Regulations. Appendix 1, the Rational Method of Drainage Design and other Tables and Figures in Appendices 2 and 3 all are in need updating. The checklist within Appendix 4 is also in need of corrections and updates. The Board may also wish to consider changing the abutter notification requirement.

HISTORIC ADVISORY OPINIONS- None

WEST HARWICH DCPC- Chairman Berry updated the Board on the DCPC process.

REVIEW AND APPROVAL OF THE 2020 ANNUAL REPORT

Mr. Harris made the motion to approve the annual report with a note that the 2020 Zoning Amendments were approved on January 12, 2020, seconded by Mr. Rouse, unanimously so voted via roll call (7-0-0).

BRIEFINGS AND REPORTS BY BOARD MEMBERS- None.

ADJOURNMENT:

Mr. Rouse made the motion to adjourn at 10:20 PM, seconded by Mr. Chadwick, unanimously so voted via roll call.

Respectfully Submitted,
Kathleen A. O'Neill

Adopted: February 23, 2021