



# Town of Danvers Planning Board

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

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## Planning Board Members:

William Prentiss, Chair  
John Farmer  
James Sears  
Margaret Zilinsky  
Charles Smith  
Nathaniel Sears, Associate

## **Daniel J. Toomey Hearing Room June 25, 2019 7:00 p.m. MINUTES**

William Prentiss called the meeting to order at 7:00 p.m. Planning Board members John Farmer, James Sears, Margaret Zilinsky and Associate Member Nathaniel Sears were present. Director of Planning and Economic Development, David Fields, was also in attendance.

### **OTHER MATTERS**

**309 & 309R Locust Street (Holly Hill Subdivision).** Request by Danvers Living LLC to extend completion date of remaining improvements and Tripartite Agreement from June 30, 2019 to December 30, 2019.

Attorney Nancy McCann appeared before the Board on behalf of Danvers Living LLC. This project was a seven-lot subdivision off Locust Street called Holly Hill. The completion dated was June 30, 2019, and they would like to request an extension to December 30, 2019. Out of the seven lots, five have been sold and a sixth home is under agreement. They will be completed by December 30, 2019. They are requesting an extension to the completion date with an amendment to the Tripartite Agreement.

Fields told the Board that staff has no objections to this request. The top coat still needs to be completed.

The Board had no questions.

**MOTION:** Farmer moved to extend the Tripartite Agreement and completion date for the Definitive Subdivision known as Holly Hill to December 30, 2019. Sears seconded the motion. The motion passed by unanimous vote.

**130 Centre Street.** Request by RCG Wadsworth Village LLC to extend the approval for an additional two years to begin construction prior to July 25, 2021. (Assessor's Map 40, Lot 33)

Tania Hartford, representing RCG LLC, appeared before the Board. Hartford said that there was an approved site plan to construct 12 units in three buildings. She said that they have been unable to begin, and they would like to extend their date to begin construction to July 25, 2021.

Fields told the Board that the applicant has agreed to the conditions stated in the original decision.

Farmer asked Hartford if they thought construction costs were going to be cheaper?

Hartford said that they are looking for a partner. They are requesting a two-year extension and are hopeful to begin before that date.

Prentiss asked if she was confident that this would move forward in two years.

Hartford said that they were confident it would move forward prior to two years.

**MOTION:** Farmer moved to extend the date to begin construction for the Major Modification to Site Plan to July 25, 2021. Sears seconded the motion. The motion passed by unanimous vote.

## **PUBLIC HEARINGS**

**99 Andover Street.** Request for a Special Permit pursuant to Section 30 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property at 99 Andover Street. Said property is located in the Rte. 114 Zone A Zoning District. The applicant proposes to demolish the existing Subaru Dealership building and redevelop the site with a building consisting of 22,162 square feet of which 10,000 square feet will be for a retail showroom area. The proposed use for “automotive sales (car dealership) outdoor” is a continuation of a use operating in this location for over 30 years. (Assessor’s Map 056, Lot 013)

**99 Andover Street.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property at 99 Andover Street. Said property is located in the Rte. 114 Zone A Zoning District. The applicant proposes to demolish the existing Subaru Dealership building and redevelop the site with a building consisting of 22,162 square feet of which 10,000 square feet will be for a retail showroom area. (Assessor’s Map 056, Lot 013)

J. Sears said that he did view the tape of the meeting of May 28<sup>th</sup>. He wanted to disclose that his mother lived at Olde Salem Village. He felt that he would not have a conflict of interest, and he could make an unbiased opinion.

Prentiss said that this was a continuation of a previous hearing for a Major Modification to Site Plan and the opening of a hearing for a Special Permit.

Prentiss read the legal ad.

Attorney Nancy McCann appeared before the Board on behalf of the applicant, Group 1 Automotive, Inc. They appeared before this Board on May 28<sup>th</sup> and did a full presentation at that time for the replacement of the existing Subaru dealership with a new building farther back on



the site. This building dates back to 1986 and is one of the oldest buildings on the site. The campus has been renovated over the years, and it is Subaru's turn. The existing building is closest to Route 114 and encroaches on the no disturb and no build zone. They are proposing a new dealership that meets all of the zoning, setback and density requirements. This will move the buildings out of the 25-35 foot zones of the Conservation Commission. The design and style is in keeping with other buildings on the campus. There is presently service in the dealership where it exists now. The new building will have no service performed in the building. A full presentation was made at the previous meeting. They have addressed staff, audience and department comments which were outlined in a letter sent last week. They will be going through those items.

Regarding staff comments, they responded to the comments from the Building Inspector with the Special Permit application. The Building Inspector felt a Special Permit was required, and an application was submitted. Indoor/outdoor sales are permitted by right. The Special Permit is for the storage of inventory. The Special Permit application outlines the project itself. Nothing has changed regarding the application. They made adjustments to address comments. The criteria of the Special Permit are met. The curb cuts are not being altered. The internal circulation will be improved. This site has been an automotive dealership for over 35 years. It keeps in the design and uses on the site. The site has been designed to provide adequate parking.

They responded to staff comments received from Engineering on May 20<sup>th</sup>. A second round of comments were issued on June 21<sup>st</sup>. Those comments have been listed as acceptable with the responses submitted by the project engineer. They are recommending approval of the site plan. There are minor items that engineering wanted submitted prior to endorsement of the plans. They have addressed department comments that were outstanding.

McCann went through the list of outstanding issues:

1. Identify a contact person for matters of concern for the Town and abutters. Jeff Kleiner has been named as the IRA group coordinator with his address and phone number. He will be available for any questions/comments/concerns.
2. The manager, Willie Moy, was at the last meeting. He held a management meeting on site at Group 1 to discuss the noise issues that were raised. Managers and employees directed that there is a new policy of no use of the panic button to find vehicles within the campus.
3. Loud radios are forbidden. Management/employees are to be mindful of noise as going about regular employment business
4. Car carriers have been advised not to idle in the parking lot. All vehicles will be unloaded in the carrier unload area.
5. Employees will be monitoring trash pickup on the site.
6. They conducted a review of the lighting fixtures; existing and proposed. Sander will show that plan to you. The photometric plan does conform to the bylaw requirements and indicates that the foot candles at the property edge are 0. There is no issue with



regard to meeting the photometric plan with this site. It was important to address this concern.

7. A study was conducted of the buffer area to see if anything could be done to provide additional buffering. It was indicated that due to Conservation Commission issues and stormwater management that it was not possible. Sander has a plan for some improved landscaping in that area.
8. Regarding the site layout, much of what was heard concerned noise and lighting. The location of the proposed building will provide a buffer from noise since moving the inventory vehicles further down, the building will provide a buffer.
9. There are no service bays in this building. The doors for the service bays in the present building face the residential abutter. There are no service bays in the new building.

McCann said that this plan meets the zoning requirements for approval.

Neal Sander, from Independence LLC, addressed the Board and said that after the last meeting, they realized the three primary concerns were drainage, landscaping and lighting.

Sander said that they were already looking at reworking the drainage, so they would not have to increase the size of the pipe flowing into Crane Brook. The 12-inch pipe will remain. It cost them two parking spaces and decreased impervious cover by an additional 400± square feet.

Regarding landscaping, they looked at the area immediately between the proposed Subaru dealership and Olde Salem Village. There is a stormwater feature next to the inventory area. There is a small area which is 25 feet wide with barriers. They are proposing to plant that area with 36 arborvitae. They are using all the available space.

Regarding lighting, they looked at which lights they could turn off after hours. The highlighted perimeter lights in orange will be shut off. Some will be dimmed. They need some security in the inventory lot.

Sander said that some minor engineering changes were done.

Prentiss said that N. Sears will have voting power on the Special Permit. On the Major Modification, the rest of the Board will be voting.

Fields said that notwithstanding Conservation Commission, Planning does not have objections to this project. The applicant will have to go to Conservation Commission. Other issues will be brought up at the Conservation Commission meeting on Thursday.

Zilinsky wanted confirmation from Fields that Engineering approved the changes. Fields said that changes have been incorporated in the present plans.



Zilinsky said that she was glad to see the changes. She agreed that the building will diminish some of the noise. She is glad to get arborvitaes.

J. Sears said that this was a 33-year old building. He asked why the building could not be renovated? Every few years you are changing the buildings.

Sander said that this building had an interior renovation. They have outgrown the building. This is the largest Subaru dealership in the Northeast.

J. Sears confirmed that the four garage doors were only for drop-off. J. Sears asked how many arborvitaes were added. Sander responded that there would be 36 arborvitaes.

J. Sears confirmed that there would be no outdoor audio whatsoever at this location. McCann said that this concern was addressed at the other hearing.

McCann said that they did an aerial to show the location of the dealership at Olde Salem Village to address the fact that there are other dealerships that create noise. There are other uses along this corridor. There is a use, Merrimack Valley Distributors, that operates 24-hours a day. They are trying to address concerns, but noise is coming from other areas.

Zilinsky asked if the security system had been dismantled. McCann confirmed this.

Zilinsky said she can hear trucks warming up, back-up signals and car alarms. It could be Merrimack Valley.

Prentiss said that they load and unload late at night.

McCann said that there is a new policy that there are no trucks idling on the parking lot of Group 1.

J. Sears said the only issue is the nuisance issue. Is this an undue nuisance? He wants to make sure that this does not exacerbate the relationship with Olde Salem Village.

Farmer said that he understood that Group 1 is one of the largest dealerships in the country. He is amazed that it took this amount of time to put an HR policy in place to address noise. What self-testing will be in place to be sure that these things are done?

McCann said that part of the policy is that the employees have been directed not to do the things that they have been doing. The employees have been told to go to a supervisor if they have seen a violation by another employee. The supervisor will then take action.

Farmer asked why management would not do self-testing?



Willie Moy, from Group 1, said that the noise has been significantly reduced. They are serious about this policy. Two alarms went off today. One was a customer with their own car. One employee did this a week ago, and the employee was spoken to.

Farmer asked if the noise that was happening at 5:00 a.m. had been addressed? What are the hours of operation for that location.

Moy said that people will arrive at 5:30 a.m. for a 6:00 a.m. drop-off.

Farmer said that he was glad that policies were in place, but policies only work if they are managed.

N. Sears said that everyone that spoke at the last hearing was passionate about moving the building closer to their homes. Engines running and back-up beepers are all activities that are being brought closer to their homes. He asked why the dealership could not modify itself where it is. He would like to see a long period of time with the implementations in place.

McCann said that part of the implementation is that the building will provide a buffer. People wanted plantings as part of this plan. Thirty-six arborvitaes are being added. This is part of the implementation of the policies. This location has been an auto dealership for over 30 years. It is a use permitted in this zoning location. Building meets all of the density and dimensional requirements. They are relocating the structure. The noise is not from inside the building. The noise is within the inventory storage areas. This is being moved further away.

N. Sears does not like the idea of moving the building back closer to Olde Salem Village.

McCann said that the location of the building on the site is a permitted location. The Special Permit has to do with the outdoor inventory.

Sander said that the building will operate during the day. It will be quiet at night.

McCann said that this is a permitted use. They are trying to operate this dealership, modernize it and address some of the concerns under the existing conditions.

Zilinsky asked if they have found a decrease in people coming into a dealership to look at cars. She said that other dealerships have explained that today people know what they want. She asked if IRA had noticed a decrease of traffic looking for cars.

McCann said that this discussion has happened. There are studies of what the internet has done to car sales. There use to be five trips to the dealership to purchase a car. This is now down to 1.3 trips. The internet has had a huge impact.



Moy said that foot traffic has been reduced. People now make an appointment and deal with personnel at the dealership.

Zilinsky confirmed that the building would have no service. Only drop-off. What are the times for drop off? Moy responded 7:00 a.m. for the Subaru dealership. Sander added that drop off would be on the other side of the building.

Zilinsky felt the building would protect from noise. She confirmed where the cars would be relocated.

McCann showed where the current building is.

J. Sears asked the size of the arborvitaes at planning. Sander responded they would be 6-8 feet.

J. Sears asked the time to build and tear down. Sander said it would be nine months to build and six months to tear down.

J. Sears asked where the cars would be repaired. Sander showed the building at 105 Andover Street.

J. Sears asked the number of bays for the Subaru dealership and what the difficulty would be to have a drop off to the service building.

Moy said that the building at 105 Andover Street was all built out.

J. Sears asked what was needed.

Sander said they would need additional service desks.

McCann said this is how dealerships function.

J. Sears asked if there was a way to do this.

McCann said that the building is all bays. There is no waiting area. The site at 105 Andover Street is not set up for people to bring cars in on a regular basis.

J. Sears asked if the applicant would be amendable to make a condition to come back in 15-18 months to review the noise. Moy agreed.

Sander asked if the condition could start from the issuance of the Certificate of Occupancy.

Prentiss confirmed that the inventory was being moved as far away as possible.

Moy said that they do not want inventory everywhere.

J. Sears asked about directional signage. Sander said that the directional signage will stay in the same location. Sander explained the circulation.

Nancy Rubin, 142 Village Post Road. Rubin asked if doors are going to be opening and closing when the cars are going into the building. She felt that the building was not going to be a buffer. Do the cars come back to the dealership to be picked up? She would like clarification.

Prentiss asked what the four bay doors in the back were for if they were not for service.

Sander said that two bays are for new vehicle delivery. The others are to get cars into the showroom.

Rubin asked where the cars were being dropped off.

Sander showed the drop-off to the west of the building.

Zack Fein, 10 Carriage Way. Fein said that it was confirmed that foot traffic went from 5 visits to 1.3 visits. They should not need bigger buildings due to less traffic. He felt IRA should consider remodeling the existing building. Less traffic should not need a bigger building.

Donald Thompson, 107 Village Post Road. Thompson said that he opposes the expansion and wants the Board to not approve this application. The alarm system has ceased since the 24<sup>th</sup> of May. There has been a vast improvement of the 10-20 occurrences of the panic button. The sounds could be coming from another dealership or another point on the campus.

Thompson takes exception about the photometric plan that states zero lighting at the edge of the property. He can read from the light that spills into his unit.

Thompson relayed the following points:

Can they ask for conditions or stipulations on noise abatement so that if the applicant violates they can be cited? How would they be cited? Who would they tell? What are the teeth? What is the penalty to management?

The piles of snow sometimes exceed 20 feet in height.

Thompson asked the Board if they were aware of a right of way that Olde Salem Village has through the IRA/Group 1 property.

Fields said that he had received an email from Thompson about this, and he is not aware of any utility easement.

Thompson said that it was for water and sewer access to Route 114.

Prentiss confirmed that this would be allowed.

Thompson requested that the Board reject the applicant's request. He would request conditions such that in conjunction of the work for the Conservation Commission, that there will be minimal impacts to their homes. He would like mechanisms provided for future accountability. They heard that auto sales are an improved use of this property. Residential is an approved use for Olde Salem Village.

Thompson said that he would like to touch upon the point that N. Sears brought up regarding nuisance. Can you imagine the impact of a building twice as large and twice as close? Nuisance will increase. The building as proposed provides a buffer for a few units. He felt the building would provide a buffer for nothing. The nuisance is going to grow. Management wants to grow sales. Management should be able to accomplish this by renovating the building.

Robert Young, 140 Village Post Road. Young is a former trustee of Olde Salem village. The relationship goes back many years, but things change. There is a new plan. You can see how disgruntled the neighbors are. Noise, lighting, trash abatement were promised. He asked how big the present building is in square feet.

Fields said it was 12,000 square feet.

Young said that the applicant indicated that only 10,000 square feet would be used for a showroom. What is the other 12,000 square feet being used for? What is the purpose of enlarging it.

Prentiss believed it would be for a showroom and drop-off as well as a customer lounge.

Sears asked if the building had a second floor. Sander responded no.

Young asked how the other 12,000 square feet would be used. He has only heard for the traffic of the trucks.

McCann said that internal circulation on the site will be helped. It gets the building out of the no build/no disturb zone. The building goes into an area that meets the setback for wetlands and zoning requirements. The interior 10,000 square feet is for a showroom, customer amenity and service drop off. Zoning bylaw doesn't require that they keep a building in a location on a site that is currently encroaching on setback requirements. This is a business that has been evolving over several years. They try to make things better as they go forward. This is a business. The owner has a right to relocate if it meets setback requirements to make their business better to make their customers happy. They are trying to meet their customers' requirements as permitted

under the zoning bylaw. The auto dealership abuts a residential area. They are trying to meet and address the concerns that arise. They felt improvements will make things better. It meets their needs and the needs of their customers. There is an area where you can get a cup of coffee. There are different things that are expected for the customer experience. Group 1 has the right to evolve and meet the needs of the customers while meeting the zoning requirements.

Prentiss confirmed that the truck traffic would not change.

Young said that there is a philosophy of being a good neighbor. Group 1 has never been good neighbors. The residents of Olde Salem Village have been there since 1982 which is longer than they have been there.

Young said that Olde Salem Village was removed from the flood plain map. They hired a survey company to have this done. What is Group 1 doing to prevent any change to the flood plain? Where is the 30-inch pipe?

Prentiss said that they are not putting in a 30-inch pipe. They are reducing impervious surface.

Young asked if there was anything in the plan that monitors the water to be sure the brook does not overflow and go back to the flood plain?

Sears said that with any project, the applicant needs to provide a report how the stormwater would be affected.

Sander explained the stormwater. The peak flow rate is being decreased.

Robert Walsh, 141 Village Post Road. Walsh thanked IRA for pointing Kleiner as the contact person. How will they be informed how to reach Mr. Kleiner?

Prentiss said through the Planning Department, or Kleiner can provide that information before leaving.

Walsh said that if this is passed, he would like stipulations to protect the neighbors. He would like to make the penalties strong enough to deter. If they break these stipulations, it is going to hurt them.

Sears said that the zoning and enforcement officer is the Building Inspector. That is the person to contact. They have an ombudsman through the development to contact the Building Inspector.

Zilinsky said there is the need for the person to be in place. She felt it was better to deal neighbor to neighbor. Kleiner would be the first line, and then they should call the Building Inspector. They have to work together.



Holly Burke, 76 Village Post Road. Burke asked if there was any work being done on the property after 10:00 at night. She heard tools being used until 1:00 a.m. There is limited traffic. There has been noise from 10:00 p.m. to midnight for the last week and a half.

Moy said it is not them.

Prentiss said that there are other properties that have night deliveries. Someone else is making those sounds.

Burke asked if Maloney would address this. She said she has called the police on Title Boxing, and nothing has been done.

McCann said that there are businesses that operate 24 hours a day. IRA is not one of them.

Prentiss asked the Board if there were any additional comments.

Sears said that there is a balance between the neighbors and commercial property that they abut. They abut a busy highway corridor zone. Do we feel that what they have done is a reasonable attempt to address the nuisance? What is the best use for the project? Has this nuisance been addressed by the restrictions imposed with the plans we are hearing about with Kleiner, the Building Inspector and meeting in six months after occupancy?

Zilinsky agreed with Sears. It is unfortunate to have residences next to a business. She is happy to hear that the noise has lessened. The business is making an effort. The business has a right to be there. They are trying to lessen the nuisance. She agreed that the condition is a good one to put in. There are a lot of businesses that make noise near Olde Salem Village.

Farmer expects the neighbors to be a good neighbor. He would expect a large company to be sensitive to abutters. It is a privilege to do business in Danvers. This has been mismanaged for the past five years, and it should not have gotten to this point.

N. Sears felt it was a good thing that the company had made progress. The progress was only made since the residents came before them and aired grievances. The plan is to go forward with these plans and revisit. What would you do then? He did not feel it was a sufficient plan.

**MOTION:** Zilinsky moved to close the public hearing for the Special Permit for 99 Andover Street. Farmer seconded the motion. The motion passed by unanimous vote.

Michael Tiernan asked for a clarification. Will the abutters be notified for the revisit with the applicant after six months of occupancy?



Prentiss said yes.

Prentiss said that he has only question. Is the requirement to come back six months after the Certificate of Occupancy attached to the Special Permit? Fields confirmed this.

Sears asked that if there are noise complaints, is there a zoning enforcement officer to address the issues.

Prentiss said that if the applicant comes back and does not meet the satisfaction of the Board, they would reach out to the Building Inspector regarding the action to take.

N. Sears pointed out that the Board will not have them take down the building.

Prentiss said this will be to improve the standing of the relationship between the abutters and the businesses.

**MOTION:** Zilinsky read the Certificate of Action and moved to approve the Special Permit for 99 Andover Street.

Sear requested the condition that the applicant is to return to the Planning Board after six months from obtaining a Certificate of Occupancy to report on and address any issues that may be of interest to the Planning Board with respect to noise and provide notice to abutters.

McCann clarified that the plan revision date was June 21<sup>st</sup>.

**MOTION:** Sears seconded the motion. The motion passed by a vote of 4-1. N. Sears did not approve.

**MOTION:** Zilinsky moved to close the public hearing for the Major Modification to Site Plan for 99 Andover Street. Farmer seconded the motion. The motion passed by unanimous vote.

**MOTION:** Sears read the Certificate of Action and moved to approve the Major Modification to Site Plan for 99 Andover Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

**221 Newbury Street.** Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by Breakaway, Inc. for property at 221 Newbury Street located in the Highway Corridor. The applicant seeks to add 1,026 gross square feet to the Breakaway nightclub space to provide new toilet facilities as well as a green room for performances. There will be the creation of a new accessible main entrance, a new takeout area and a new accessible unisex

toilet. The ramp to the ground floor function room will be relocated to create a new accessible means of egress from the space. (Assessor's Map 24, Lot 21)

Prentiss read the legal notice.

Joe Crowley appeared before the Board on behalf of Breakaway, Inc. He bought the property four years ago. They have achieved their goals of cleaning it up and bringing it back to a community-based building. Groups have been able to raise close to \$1,000,000 in three years of community activity. They wanted to have it be more accessible. They have had issues with accessibility and toilet issues but cannot expand the present bathrooms. They are proposing a handicapped ramp up front with handicapped parking spots at the base of the ramp. They are adding bathrooms. They will be adding a green room. People have been coming from far away for the groups. They are adding a green room space along with other egress for the night club. They have made the facility a lot cleaner and safer. They want to have only one bar. They removed trip hazards. They are looking at ways to handle the crowds. Safety is a priority.

Fields said that they have received comments of "no comments" from departments. Most of what is happening is within the building. The main aspect for the site plan is the addition of 1,000 square feet. Staff does not have objections to this.

N. Sears said that as long as the Town has no issues regarding sewer usage. He asked what a green room was.

Crowley said that it was a dressing room and place for a performer's equipment or a place to change. It was always painted green.

Farmer asked what the capacity was for patrons. Crowley said that the whole building can hold a capacity of 700 patrons.

J. Sears said they did a nice job of improving it. He asked if they were taking up parking spaces with the bump out.

Crowley said that no parking was being taken.

J. Sears confirmed that they were not proposing any interior use.

J. Sears asked if they met the 3% landscaping percentage right now.

Fields asked the applicant if they could contact their surveyor for the landscaping percentage.

Crowley explained the landscaping.

Sears asked for the parking number.



Crowley said that they had 242 parking spaces.

J. Sears asked if the auto dealership was a use. He asked if they had an arrangement with them for parking.

Crowley said that they help out the sportsplex during the weekdays, and they use their parking at night. The high use is at opposite times.

J. Sears asked if they could add more landscaping? He asked if there were any opportunities for landscaping at the front of the building.

Crowley felt there weren't any other areas they could landscape.

J. Sears asked about planters.

Crowley said that they did planters near the pilates building.

Zilinsky said that she hasn't been in this site for over 40 years. She is happy to hear that you and the sportsplex have an agreement for parking.

Prentiss said that he was glad to see two neighbors getting along. Seeing businesses working together for parking is good.

**MOTION:** Zilinsky moved to close the public hearing for Site Plan for 221 Newbury Street. J. Sears seconded the motion. The motion passed by unanimous vote.

**MOTION:** Farmer read the Certificate of Action and moved to approve the Site Plan for 221 Newbury Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

## **MINUTES**

May 28, 2019

**MOTION:** Farmer moved to approve the minutes of May 28, 2019. Sears seconded the motion. The motion passed by unanimous vote.

June 11, 2019

**MOTION:** J. Sears moved to approve the minutes of June 11, 2019. Farmer seconded the motion. The motion passed by unanimous vote. Zilinsky abstained.



Planning Board Minutes

June 25, 2019

The meeting ended at 9:30 p.m. and went to Executive Session.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on September 10, 2019.



Planning Board Minutes

June 25, 2019

15