



City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**ZONING BOARD OF APPEALS**

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • Fax 413-772-1309  
EricT@greenfield-ma.gov • www.greenfield-ma.gov

**William F. Martin**  
Mayor

*Members:*  
Twarog, Eric  
Director, Planning & Dev.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)

**ZONING BOARD OF APPEALS**  
**Minutes of January 9, 2014**  
**Police Station Meeting Room**  
**321 High Street**

The meeting was called to order by Chair, Tom McLellan at 7:00 p.m. with the following members:

**PRESENT:** Tom McLellan, Chairman Mark Maloney, Clerk Scott Conti  
Christopher Joseph Steve Ronhave

**ALSO PRESENT:** Maureen Pollock, Assistant Planner & Conservation Agent and Applicants.

**CHAIRS STATEMENT:** This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Public Hearings:

- a. 7:00 p.m.: Application of Sandri Realty Inc. for property located at 416 Federal Street (Assessor’s Map 109, Lot 25), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7 F and 200-8.3 of the Zoning Ordinance in order to install a 24.99 square foot sign with backlighting on the north end of building at this location.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair, Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance was Laurence Jarvis, Applicant; and members of the public.

McLellan Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Jarvis Explained Sandri Realty Inc has recently made upgrades to the property, including demolishing one building and making improvements to the parking lot for employees and customers. As part of the Sandri Realty’s upgrades, the company would like to install a 24.99 square foot with backlighting on the north end of building. Sandri Realty is also installing a 17 square foot circular disk with backlighting and internal illumination on the east end of the building. According to Eric Twarog, Director of Planning & Development, Sandri Realty is allowed by right up to 25 square feet of building signage. Sandri Realty requests a special permit for the additional 17 square feet needed for signage on the north end of the building.

Maloney Inquired if Sandri Realty currently has signage on both canopies.

Jarvis Responded the property does have two signs which say “Sunoco” on them.

Maloney Inquired whether Sandri Realty needs another sign



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- Jarvis            Responded they need a sign that says “Sandri”
- Maloney        Inquired whether the circular disk on the east end of the building facing Federal Street is illuminated
- Jarvis            Responded yes
- Maloney        Inquired whether the individual letters on the circular disk will be backlit
- Jarvis            Responded yes
- Maloney        Inquired whether the swoop logo on the circular disk will be backlit
- Jarvis            Responded yes, the swoop logo will have a blue backlighting, which will be lit throughout the night
- Maloney        Inquired whether there will be downlighting onto the sidewalk
- Jarvis            Responded yes
- Maloney        Inquired what the hours of operation are
- Jarvis            Responded Sandri Realty is open 24 hours, 7 days a week
- Maloney        Read correspondence from the Inspection and Enforcement Department, Planning Board, and Board of Health

Chairman McLellan opened up the hearing for public comment.

None

**Public Hearing closed at 7:15 p.m.**

**Discussion/Decision**

**Sandri Realty, 416 Federal Street**

- Maloney        States he has no issue with the request. If approved, there should be specific conditions, including the signage on the north side of building shall conform to the application plan, the signage is only backlit and not internally lit, and that window graphics that exceed the dimensions authorized in the Zoning Ordinance is not permitted.
- Conti            States the signage should not reflect back. The windows should not have additional graphics



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Joseph States he has no issues with this request

Ronhave States he has no issues with this request

McLellan States he has no issues with this request

**MOTION:** Moved by Maloney, seconded by Conti, and voted 5:0 to approve the applicant of Sandri Realty Inc. for property located at 416 Federal Street (Assessor’s Map 109, Lot 25), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7 F and 200-8.3 of the Zoning Ordinance in order to install a 24.99 square foot sign with backlighting on the north end of building at this location with the following conditions:

1. The signage on the north side of building shall conform to the application plan
2. The signage on the north side shall be backlit only and shall not be internally lit
3. The window graphics that exceed the dimensions authorized in the Zoning Ordinance is not permitted.

b. 7:15 p.m.: Application of R.G. Penfield & Sons for property located at Silver Crest Lane (Assessor’s Map R23, Lots 63I and 63J), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a maximum of a 20% reduction in setback dimensions for the construction of two ranch style duplex condominiums at these locations.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph and Steven Ronhave; Tony Wonseski Jr, Representative to Applicants; and members of the public.

McLellan Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.

Wonseski Introduced himself and explained R.G. Penfield & Sons request to the Board. The subdivision plan was originally approved in 2006. At the time, R.G. Penfield & Sons wanted all the dwelling units to be two stories, but now they would like to offer some of the dwelling units as single floor homes and duplexes. Both Lot 9 and 10, which will be single floor homes, need a 20% or less reduction in setback dimensions.

Under the current Zoning Ordinance, the setback dimensions in the Urban Residential Zoning District are as follows:

- front setback requirement is 25 feet,
- rear setback is 30 feet, and



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- side setback is 10 feet

The proposed single floor home for Lot 9 request:

- 20 foot front setback,
- 25 foot rear setback, and a
- 10 foot side setback

The proposed single home for Lot 10 request:

- 20 foot front setback,
- 27.09 foot rear setback, and
- 21.25 side setback

If approved, there would not be any further impact to the adjacent wetlands. The Conservation Commission has already approved the project, and the proposed homes would be built farther away from the wetland than previously approved. Along the limit of work, they are erosion controls present. The erosion controls will remain there until all construction is completed. Additionally, there would be no adverse impacts to the public storm drain, underground utilities, the neighbors, or the town.

- McLellan Inquired whether the house at lot 10 would be built closer or farther away from the wetland
- Wonsecki Responded the house would be built farther away from the wetland.
- McLellan Inquired whether a lot of ledge was removed from the site.
- Wonsecki Responded yes
- Maloney Read correspondence from the Inspection and Enforcement Department, Planning Board, and Board of Health

Chairman McLellan opened up the hearing for public comment.

Barbara A. MacEwan, 35 Silver Crest Lane

States she supports the request.

**Public Hearing closed at 7:30 p.m.**

**Discussion/Decision**

**R.G. Penfield & Sons, Silver Crest Lane (Assessor’s Map R23, Lots 63I and 63J)**

The Board had no issues with this request.



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Ronhave, Steven (2015)

**MOTION:** Moved by Maloney, seconded by Conti, and voted 5:0 to approve the applicant R.G. Penfield & Sons for property located at Silver Crest Lane (Assessor's Map R23, Lots 63I and 63J), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a maximum of a 20% reduction in setback dimensions for the construction of two ranch style duplex condominiums at these locations.

- c. 7:30 p.m.: Application of Jodi Kocsis and Aubrey McCarthy (Absolutely Fabulous Hair, Inc.) for the property located at 305 Wells Street, Suite 1A, which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11 C(15) and 200-8.3 of the Zoning Ordinance in order to open a hair salon.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph and Steven Ronhave; Jodi Kocsis and Aubrey McCarthy, Applicants; and members of the public.

- McLellan Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.
- Kocsis Explained their business is currently located on Avenue A, Turners Falls and would like to relocate their business to 305 Wells Street, Suite 1A, Greenfield
- Maloney Inquired why they want to relocate their business
- Kocsis Responded they think the relocation will increase their business clientele; they will have a better renting situation; and the location will provide more handicap accessible parking spaces for their clients.
- McLellan Inquired what the hours of operation will be
- McCarthy Responded the hours of operation will be Tuesday to Saturday, 9:00AM to 7:00PM
- McLellan Inquired if they intend to have any signage
- McCarthy Responded yes there will be a sign, and they will consult the Inspection and Enforcement Department to ensure it does not need a special permit
- McLellan States any signage proposal requires a permit from the Inspection and Enforcement Department, and if the size of the sign exceeds Greenfield's Zoning Ordinance, then a special permit would be required for the additional signage
- Maloney Read correspondence from the Inspection and Enforcement Department, Planning Board, and Board of Health.



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Chairman McLellan opened up the hearing for public comment.

David and Lynn Facey, property owner of 305 Well Street, Greenfield

States they are aware that there may be Building Code matters that need to be addressed before the salon opens. They arranged an informal site visit with Mark Snow, Inspector of Building in August 2013 to discuss these matters.

Maloney Inquired whether the Faceys have contacted Mark Snow since.

Facey Responded no, but they will set up another site visit with Mark Snow

Brickett M. Allis, 300 Wells Street, Town Council member for Precinct 3

States he is a Town Council member for this precinct and is happy to see the request to open a salon. Any business in this building is terrific.

McLellan Inquired whether there is a designated accessible parking space

Facey Responded yes

**Public Hearing closed at 7:40 p.m.**

**Discussion/Decision**

**Jodi Kocsis and Aubrey McCarthy (Absolutely Fabulous Hair, Inc.), 305 Wells Street, Suite 1A**

The Board had no issues with this request.

**MOTION: Moved by Maloney, seconded by Conti, and voted 5:0 to approve the applicant of Jodi Kocsis and Aubrey McCarthy (Absolutely Fabulous Hair, Inc.) for the property located at 305 Wells Street, Suite 1A, which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11 C(15) and 200-8.3 of the Zoning Ordinance in order to open a hair salon.**

- d. 7:45 p.m.: Application of Tami Stanclift for the property located at 100 Green River Road (Assessor's Map R34, Lot 37), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200.4.2 C(1) and 200.8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph and Steven Ronhave; Tami Stanclift, Applicant; and members of the public.



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- McLellan Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.
- Stanclift Explained that she was unaware that she needed a special permit for keeping livestock and poultry on a parcel of less than five (5) acres until Mark Snow, Inspector of Building informed her. She currently keeps 12 ducks, 9 chickens, and 1 rooster on her property. She now would like to request a special permit for the continued possession of the said animals. Stanclift stated she was going to request to keep 2 dairy goats as well, but out of respect of her neighbor's opposition to them, she has withdrawn that request.
- McLellan Inquired whether she has a pond for the ducks
- Stanclift Responded yes, she has a plastic lined pond for the ducks
- Maloney Inquired whether the duck are fenced in
- Stanclift Responded yes. She has a 75'X75' stockade fence
- Maloney Inquired whether the chickens roam
- Stanclif Responded no. The chickens are kept in a coop with a run, which is fully enclosed
- Maloney Read correspondence from the Inspection and Enforcement Department, Planning Board, and Board of Health.

Chairman McLellan opened up the hearing for public comment.

Anne Brosky, 109 Green River Road

Inquired how many chickens does Ms. Stanclift currently keep

- Stanclift Responded 9 chickens, which are all in a coop with a 20'x12' run. The ducks are enclosed with a wire fence

George Brosky, 109 Green River Road

Inquired if Ms. Stanclift plans to keep 2 dairy goats

- Stanclift Responded she will not keep 2 dairy goats

Charles Bartholomew, 108 Green River Road

Stated he has no issue with the chickens and ducks

Wanda Mauran, 75 Green River Road



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Stated she has no issue with the chickens and ducks

**Public Hearing closed at 8:00 p.m.**

**Discussion/Decision**

**Tami Stanclift, 100 Green River Road**

- Maloney Stated the only opposition with this is request was for the 2 dairy goats, and that has been withdrawn
- McLellan Stated the closest abutter does not have an issue with the rooster
- Conti Stated he is not in favor of this request. People should not have poultry as pets, because it will attract predators
- Joseph Stated he is in favor of this request. There are a lot of things that favor people getting closer to farming, livestock and poultry. Taking care of animals that we eat, especially in urban areas where people don't always associate a chicken nugget with an actual animal is a good thing. Also, this is a good example of working with your neighbor. Ms. Stanclift originally wanted two dairy goats, but after speaking with your neighbors, she removed the dairy goats from her request.
- Ronhave Stated he is in favor of this request. Ms. Stanclif is already keeping the livestock, and the neighbors do not have any problems with the animals
- McLellan Stated the property is in a Rural Residential Zoning District, and is supportive of the request though understands Conti's concerns

**MOTION:** Moved by Maloney, seconded by Ronhave, and voted 4:1 to approve the applicant of Tami Stanclift for the property located at 100 Green River Road (Assessor's Map R34, Lot 37), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200.4.2 C(1) and 200.8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres with the following conditions:

1. The number of animals to be allowed shall be limited to up to twelve (12) ducks, nine (9) chickens, and one (1) rooster.
2. Keeping livestock and farm animals shall require the owner to allow for a Barn Inspection once per year. Animal Inspectors for the town are responsible for these inspections which typically take place in the late fall/early winter.
3. The owner shall be required to keep the animals on site, in good health and free from disease.
4. All animals shall have appropriate housing/shelter and ample food and water.



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- e. 8:00 p.m.: Application of Pioneer Valley Custom Construction for property located at 76 Hope Street (Assessor's Map 29, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200.4.7C(16) and 200.8.3 of the Zoning Ordinance in order to have a trade shop with an office and indoor storage of tools, supplies, and equipment.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph and Steven Ronhave; Jim West and Louis Hale (Pioneer Valley Custom Construction), Applicant; and members of the public.

McLellan Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.

Hale Explained the business has been in operation for almost one year without knowing they needed a special permit. Mark Snow, Inspector of Building was inspecting something at the building, and informed them that a special permit for their business would be needed.

Maloney Inquired what they want to do at the trade shop and office

Hale Responded they mostly do work at clients' properties, so they will mostly store tools for making custom cabinets at the trade shop and office.

Conti Inquired whether they have a dust collection system

Hale Responded yes

Conti Inquired whether they will keep painting and finishing supplies on the premises

Hale Responded sometimes

Maloney Inquired which floor their trade shop and office will be located on

Hale Responded the trade shop and office will be located on the second floor

Maloney Inquired if the office will be for customers

Hale Responded the office will be mostly for just them, though occasionally a client may stop in

Conti Inquired whether there will be outdoor storage on construction materials

Hale Responded no

McLellan Inquired whether there will be a dumpster



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- Hale Responded no
- Maloney Read correspondence from the Inspection and Enforcement Department, Planning Board, Board of Health, and a letter of support from the property owner, Christopher Ethier
- Maloney Inquired whether this is an elevator to get to the second floor
- Hale Responded it is no longer working
- Maloney Inquired whether there will be a dust collection system
- Hale Responded yes there will be a dust collection system. They will discuss the location of the dust collection system with Mark Snow, Inspector of Building
- Maloney Inquired if there is a bathroom
- Hale Responded yes there is a bathroom, but it is not currently work. They will fix it
- Maloney Inquired what will the hours of operation be
- Hale Responded the hours of operation are day time hours
- Chairman McLellan opened up the hearing for public comment.
- Brickett M. Allis, 300 Wells Street, Town Council member for Precinct 3
- Stated the proposed business is a good use for reutilizing the space
- McLellan Inquired when do they plan to start using the second floor space
- West Responded as soon as they are allowed
- Maloney Inquired whether there will be an exterior sign
- West Responded no
- Maloney Inquired if there is enough parking for both West and Hale
- West Responded yes

**Public Hearing closed at 8:20 p.m.**

**Discussion/Decision**



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**Jim West and Louis Hale (Pioneer Valley Custom Construction), 76 Hope Street**

Maloney States he has no issue with this request. The applicants are not in the space now, the office will not be open to the general public, there is no dumpster, no outdoor storage, and they are not offering retail. The space will be used for trade, office, and assembly

Conti States the proposed business is an appropriate use for the space

Joseph States he has no issue with this request. This part of town needs a much help it can get, and this proposed business is a good use for the space

Ronhave States he has no issue with this request

**MOTION:** Moved by Maloney, seconded by Conti, and voted 5:0 to approve the applicant of Pioneer Valley Custom Construction for property located at 76 Hope Street (Assessor's Map 29, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200.4.7C(16) and 200.8.3 of the Zoning Ordinance in order to have a trade shop with an office and indoor storage of tools, supplies, and equipment with the following conditions:

1. All building permits requirements shall be pursued
2. All building code requirement shall be met
3. All Massachusetts Plumbing Code requirement shall be met

Approval of Minutes:

**MOTION:** Moved by Maloney, seconded by Conti, and voted 5:0 to approve the Minutes from October 24, 2013.

Adjournment:

**MOTION:** Moved by Conti, seconded by Maloney, and voted 5:0 to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Maureen Pollock  
Assistant Planner & Conservation Agent