

**Planning Board Meeting
April 12, 2023
Minutes**

These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22.

Board Members: Tim Grandy, Steven Bolotin, Birgitta Kuehn, Scott Hokanson and Frank Mand
Staff Members: Robin Carver and Lee Hartmann
Recording Secretary: Eileen Hawthorne

Administrative Notes:

Minutes*:

March 22, 2023

March 22, 2023

Steven Bolotin moved for the Board to approve the minutes of March 22, 2023 as presented; Scott Hokanson, second; the **vote** was unanimous (4-0-1) with Birgitta Kuehn in abstention as she was not present.

Planning Board Public Comment Policy*

Lee Hartmann explained that the edits shown on the policy have been suggested by Town Counsel in light of the recent Supreme Court decision. If “Public Comment” is listed on a posted meeting, the board or committee cannot limit the speaker’s subject matter, time or limit their “free speech”. However, when there is an adjudicatory process defined by General Law, the chair of a board or committee can set limits on time and focus the comments to address the subject being discussed.

Steven Bolotin moved for the Planning Board to adopt the public comment policy with the suggested edits; Frank Mand, second; the **vote** was unanimous (5-0).

Covenants, Plans and Releases*:

B598 – Bramhall Village (aka Beech Tree Estates) – Release of Performance Guarantee

Birgitta Kuehn moved for the Board to approve the release of the performance guarantee held for B598 – Bramhall Village; Steven Bolotin, second; the **vote** was unanimous (5-0).

Form A Plans*:

A4853 – 41 Resnik Rd. Map 103 Lots 14K-192 – subdivide and create lots 14K-193 and 14K-194

Frank Mand moved for the Board to determine that Form A plan A4853 was entitled to endorsement; Birgitta Kuehn, second; the **vote** was unanimous.

ZBA 4088 – Daniel Therrien

68 Allerton Street, Map 13, Lot 29

Modification of Special Permit #3932 required per Section 203-1 C to waive setbacks of a relocated accessory structure (5/1)

The Board received the following documentation for this review:

Staff Report

Letter from Atty. Michael S. Mehrmann dated February 28, 2023

Project Narrative

Engineering Department comments dated March 27, 2023

Fire Department comments dated March 27, 2023

Existing Site Layout Plan and site photographs

Site Plan dated March 6, 2023

Robin Carver stated that an abutter was attending the meeting that has some concerns with the proposal.

Birgitta Kuehn asked if this was a post-facto filing.

Atty. Michael Mehrmann presented the request for a special permit to waive the setback requirements for an existing shed (13'x14"). In 2018, the homeowner received a special permit (#3932) to construct a two-story, detached garage (26'x26') with an office above and a second-floor rear stoop (4'x4) with 4' wide stairs in the location of the existing shed. Underground utilities to the shed go through the center of the yard. The relocation of the existing shed was not shown on the plans. The garage was constructed and the shed was moved to its current location. There is a swing set/child's play area between the garage and shed.

Public Comment:

Brian O'Neill, the abutter stated that the plan for the original special permit did not show the relocation of the large shed, the shed is too close to the property lines, the shed is not in good condition and water is running off the shed and causing erosion on his property. Mr. O'Neill felt that the shed should be removed or relocated to a different location on the property.

Frank Mand stated that the shed is very close to the abutting property lines and suggested that there might be room on the site to relocate the shed.

Scott Hokanson asked what the setbacks for the shed would be to comply with the bylaw.

Robin Carver replied that the shed would have to be 15 ft. from the side yard setback and 30 ft. from the rear setback.

Birgitta Kuehn agreed that there is a large garage on the property and the relocation of the shed was not shown on the original plan. If the shed had been shown on the original plan, the Fire Department would have had an opportunity to determine whether the location of the shed was appropriate. Ms. Kuehn suggested that the petitioner work with the abutter to find a compromise regarding the location of the shed or the items stored in the shed should be relocated within the garage and the shed should be removed.

Tim Grandy asked if there was room to relocate the shed and asked if the abutter would work with his neighbor to find a compromise.

Mr. O'Neill stated that he did approach the neighbor to request a certified plan but was refused.

Atty. Mehrmann agreed to work with the abutter to find a compromise.

Scott Hokanson moved for the Board to approve the location of the shed as long as the water run-off is addressed. There was no second.

Birgitta Kuehn moved for the Board to recommend to the Zoning Board of Appeals that the Planning Board does not support the petition for the following reasons: the size of the lot, the height of the secondary shed structure, and the close proximity to the lot line, unless a mutually acceptable setback alternative can be met with the abutter.

Steven Bolotin, second; the **vote** was (4-1) with Scott Hokanson in opposition.

Presentation: ADM Agawam Development LLC

Conservation Land

The Board received the following documentation for this review:

Letter from ADM Agawam Development LLC dated March 8, 2023

Letter from Beals & Thomas dated March 8, 2023

Conservation Exhibit

Lee Hartmann noted that there were a number of conditions of approval (traffic mitigation, open space, etc.) for this project when it was approved approximately 15 years ago. This update was requested by staff to update the Board on the open space requirements, what is required, what has a conservation restriction on it already and what is in the process and what is pending and needs to be addressed.

Dan Gorczyca, ADM Agawam Development LLC, presented the update to the Board. Mr. Gorczyca stated that the use of the TDR concept has been important to the development. To date, 1,645.58 acres of land has been placed under a conservation restriction, 507.16 acres are under review by the State for placement under a conservation restriction, and 228.72 acres will be placed under a conservation restriction in the future and 88 acres of open space have been

created within the Redbrook Development. A map was presented showing the location of the open space areas.

Birgitta Kuehn asked how many Transfer of Development Right (TDR) certificates were created and how many remain to be used. Ms. Kuehn also asked if the development could expand in the future.

Mr. Gorczyca replied that out of the approximately 350 TDR certificates created, less than 50 percent have been sent to receiving parcels. ADM still has land available, but they would have to file with the Planning Board in order to expand Redbrook. He noted that every time a new neighborhood or area is proposed for development and presented to the Planning Board, land is put under a Conservation Restriction.

Mr. Hartmann noted that the only development rights that are used in Plymouth are those created from land in Plymouth.

The Board thanked Mr. Gorczyca for the presentation and update.

**Public Hearing – B641 – Viriato and Jennifer deMacedo, 525 Ship Pond Road
Map 51, Lot 4N-26/ADM Agawam Development LLC, Map 118, Lot S-5**

Transfer of Development Rights from Lot 467 of “Agawam Core TDR Sending Area” to
525 Ship Pond Road

The Board received the following documentation for this review:

Public Hearing Notice

Staff Memo dated April 5, 2023

Draft Vote

Letter from D’Ambruoso Law dated March 2, 2023

Conservation Restriction B45169, P133

Plan of Land B45, P900

Plan of Land B59, P348

Transfer of Development Rights Plan dated February 16, 2023

Draft ANR plan dated November 20, 2022

Tim Grandy read the public hearing notice and opened the public hearing.

Atty. Robb D’Ambruoso, D’Ambruoso Law, presented the request to land an existing Transfer of Development Rights (TDR) certificate to a lot which currently has a single-family dwelling occupied by the petitioner and a 1950’s structure (1,100 sq. ft.) used as a home office. The transfer would allow a division of the lot to create a separate buildable lot with the home office structure on it. The home office would be renovated within the existing footprint into a single-family residence.

Lee Hartmann explained the TDR process of preserving a piece of land by transferring the development rights from that parcel to another parcel known as a “receiving area”. A receiving area in an existing area cannot exceed 1.5-acre density. A receiving area within a new subdivision can create a higher density than normally allowed.

Scott Hokanson asked if TDR’s are a sellable asset.

Mr. Hartmann replied that the TDR certificates are a sellable asset.

Steven Bolotin asked for confirmation that any structure built on the newly created lot would still have to comply with zoning setbacks and building code. Mr. Bolotin was concerned with the environmental impacts to the pond.

Mr. Hartmann confirmed that a new structure would have to comply with setbacks, building code and Title V regulations.

Atty. D’Ambruoso explained that the existing cottage structure would be retained without any enlargement and be converted from a home office use to a dwelling use.

Birgitta Kuehn was concerned with transferring the development rights to a parcel that is on a dirt road, in a sparsely developed area and on a great pond. Ms. Kuehn was concerned with future enlargement of the existing structure.

Frank Mand expressed his concern with the receiving area being in a rural area, too close to a coastal plain pond and too many existing homes in close proximity to the pond. Mr. Mand felt

that TDR's should be transferred to properties in an area that is already densely developed. He felt this lot should be protected.

Tim Grandy suggested if there is future expansion of the existing cottage structure a low-nitrification septic system should be installed.

Public Comment:

None

Steven Bolotin moved to close the public hearing; Frank Mand, second; the **vote** was unanimous (5-0).

Steven Bolotin moved for the Board to approve the transfer of a TDR certificate to 525 Ship Pond Road, subject to the following conditions:

There shall be no decrease in the rear yard setback (28.3 feet) for any additions to the existing structure or for a new dwelling should one be constructed.

The bedrooms shall be limited to a maximum of two bedrooms.

If a new Title V septic system is required, it should be upgraded to a de-nitrification system subject to approval by the Board of Health.

Conditional upon the payment of the back taxes, interest and fees owed to the Town for the Sending and Receiving properties. Verification of payment is to be provided to the Planning Board prior to issuance of a Building Permit.

The Approval Not Required Plan shall make reference to this TDR Special Permit.

Prior to the issuance of a Building Permit, evidence that this Special Permit Decision has been recorded with the Plymouth County Registry of Deeds and a copy has been provided to the Planning Board.

Scott Hokanson, second; the **vote** was unanimous (5-0).

**Public Hearing – B437 – Pinehills LLC, 248 Old Sandwich Road
Map 78A, Lot A-261 and Sacrifice Rock Road, Map 78B, Lot A-271**

Divide to create lots 11-705, A-360, A-361 and A-362

The Board received the following documentation for this review:

Public Hearing Notice

Draft Vote

Road Layout Plan dated February 15, 2023

Modified Definitive Subdivision Plans dated February 14, 2023

Tim Grandy read the public hearing notice and opened the public hearing.

Tony Green, The Green Company, presented a plan that depicted an approximately 1,000 linear foot extension to Long Ridge Road to complete the paved road, tie into the existing tower road to provide improved access to the existing fire tower and public safety communication tower, create a separate lot for the existing water tank and booster pump station and divide the open space parcels.

Robin Carver stated that this is an existing gravel road with a 12-inch water main which will now be paved.

Steven Bolotin asked if this road will be used for further development of the open space parcels and whether the tower road will be paved.

Mr. Green replied that no further development will occur within the open space parcels and there are no plans to pave the tower road at this time, but it could be paved in the future.

Mr. Bolotin asked if Mr. Green could make a presentation at a future meeting that would show what remains to be developed and what will remain undisturbed in the Pinehills development.

Mr. Green agreed to a future presentation.

Public Comment:

Anthony Ring, Arnold Bellush, Dennis Crimmins, and Mark Withington expressed their concerns with the negative impacts and decreased safety for the existing residents that would occur if the tower road were to be paved, the potential for future construction in the area, inadequate handicap accessible parking in the commercial area, inadequate sight distances and increased traffic within the village green area, and potential development within the northern portion of the

open space in the development which is supposed to be placed under a conservation restriction.

Lee Hartmann announced that the Pinehills' will be making a presentation regarding traffic on April 26, 2023 at 7:05 p.m.

Scott Hokanson thanked the Pinehills' for their contributions to the Town.

Birgitta Kuehn asked if the water tower is being serviced regularly. Is it necessary to pave the extension of Long Ridge Road, how wide will the road be and how much vegetation will need to be removed?

Frank Mand commented that there should be a comprehensive review of the development by an outside consultant to determine the state of the development and define the open space that will be under a conservation restriction.

Steven Bolotin asked for clarification that this plan creates a 1,000 ft. extension to the water tower along an existing gravel road.

Robin Carver confirmed that the plan creates an extension of Long Ridge Road to the existing water tower and pumping station.

Tony Green addressed some of the concerns mentioned. He stated that paving the existing gravel portion of Long Ridge Road will make it less likely that people will use the existing unpaved tower road, they cannot control folks that are accessing the tower area for dumping, fires, etc., a gate could be installed to limit the access if the Town and State agree, traffic will be addressed on April 26th, 392 acres will be placed under a conservation restriction, there is one more neighborhood to be permitted off Watch Hill Road, there is a contract to sell the water company and the buyer wants to know there is a paved access for when the water tower needs to be replaced, and he agreed to present a review of the open space at some time in the future. Tim Grandy suggested adding signage to discourage people from accessing the fire tower area for dumping, fires and other activity.

Steven Bolotin moved to close the public hearing; Scott Hokanson, second; the **vote** was unanimous (5-0).

Steven Bolotin moved to approve the extension of Long Ridge Road subject to the following conditions:

The modification to the approved plan is subject to all conditions listed in the approval for the Master Plan Special Permit, and the applicable Planning Board covenant with respect to this subdivision is extended for two (2) years.

The Petitioner shall install a gate on the extension of Long Ridge Road subject to obtaining written approval from all others authorized with rights to access the water tower and other utilities and facilities located on or at the Commonwealth of Massachusetts Fire Tower and the Town of Plymouth Public Safety Communications Tower and determining a feasible and reasonably acceptable manner for securing such gate given the varied authorized users.

As needed, the Petitioner shall clean up the area of graffiti and dumping on Pinehills property (excluding the existing so-called power line easement area) in the vicinity of the water tower. (Pinehills does not have any right to access or remove dumping or graffiti on the Commonwealth's property, the Town's property or property owned by Eversource or within the power line easement area).

Scott Hokanson, second; the **vote** was unanimous (5-0)

ZBA 3355 – Bohler – Chase Bank 35 Commerce Way, Map 103, Lot 14K-150

Informal Site Plan Review for Condition #3 and Condition #11 for a 3,333 sq. ft. bank
The Board received the following documentation for this review:

Staff Memo

Letter from Bohler dated February 20, 2023

Engineering Department comments dated March 27, 2023

Fire Department comments dated March 15, 2023

West Plymouth Steering Committee comments dated March 27, 2023

Locus Map

Floor Plan dated July 10, 2022

Building Elevations dated August 30, 2022;

Site Plans dated January 25, 2023, revised February 16, 2023

Randy Miron, Bohler Engineering, and Kevin Kelly, Core States Group presented the site plan review for a 3,300 sq. ft. bank with a drive-through at 35 Commerce Way. The bank will be located between the existing Harbor One Credit Union and Santander Bank/Dunkin Donuts structures. There will be no changes to the access to the site, the drive-through and a dumpster area will be in the rear of the structure, parking will include ADA compliant space; underground utilities will be installed; a well will be installed with a connection to Town water when it becomes available, an underground drainage system will be in the rear of the site and the impervious surfaces will be reduced by approximately 3,000 sq. ft. The front entry tower of the bank will face Commerce Way and the building materials will include a Nichiha finish on fiber cement panels of light grey for the tower and dark grey for the remainder of the building. There will be gabled roof vents, rooftop mechanicals behind a parapet and a drive-through for banking and an ATM. The West Plymouth Steering Committee suggested adding rain gardens in the parking lot which they have agreed to provide.

Robin Carver commented that conditions #3 and # 11 of the original special permit for this site (ZBA 3355) require that the site plan and landscaping plan for any new structures be presented for approval. The site plans comply with the dimensional standards of the bylaw and the landscape plan needs to be revised to change the caliper of trees from 2.5 in. to 3 in., typos need to be corrected, native species plants need to be used, and the plans need to be updated to comply with Engineering's requirements.

Frank Mand suggested that the lawn area be replaced with native plantings such as low shrubs, parking could be reduced and asked if the site is within the Aquifer Protection District. Mr. Miron replied that the site is within a Zone 2 and DPW has added comments that require low salt usage.

Birgitta Kuehn asked whether the well would be temporary and whether they would be connected to Town water in the future.

Mr. Miron replied that the well would be a permanent solution if the moratorium was never lifted.

Steven Bolotin encouraged the use of low water use fixtures.

Steven Bolotin moved for the Board to recommend approval of the site and landscape plans subject to the following conditions:

All plants to be native and/or salt tolerant and minimize lawn areas to conserve water.

Revise the Plant Schedule and Plan to match the plants indicated and change the three (3) Acer Rubrum 'Armstrong' Red Maple to have 3" caliper.

The Petitioner is encouraged to incorporate rain gardens in the plan.

All exterior lighting complies with Section 207-4 Prevention of Light Pollution of the Zoning Bylaw. The Applicant must provide a letter stamped by a Registered Professional Engineer prior to construction, stating the proposed erosion control devices/measures have been installed/implemented as shown on the approved plans. The Applicant must provide a monthly erosion control letter/report stamped by a Registered Professional Engineer stating the erosion control measures are still in place and have been properly maintained. The letter must also state if any enforcement actions were needed to bring the site into compliance with the proposed plans. The applicant must show temporary drainage basin areas on the erosion and sedimentation control plan.

As part of the Town's NPDES Permit, the Applicant must submit as-built plans of the proposed and existing drainage systems for the subject property prior to occupancy. The as-built plans must show the entire site's drainage system locations, rims/inverts, pipe types, pipe slopes, etc. The plans must be stamped by a Registered Professional Engineer and include a stamped letter certifying the drainage system has been installed per the proposed plans must be provided by the engineer. The letter and plans must be submitted to the Town of Plymouth DPW Engineering Division.

The Applicant must specify the roof material for the proposed building. Per Massachusetts Stormwater Regulations "The discharge of roof runoff to the ground requires pretreatment by

means of a BMP capable of removing metals, such as a sand filter, organic filter or filtering bioretention area, if the roof is a metal roof that is located in the Zone II.”

The applicant must revise the drainage calculations to utilize TR-20 or TR-55 calculation methods. The applicant must utilize approved CN Vales listed in the Town of Plymouth’s Stormwater Guide. The applicant must provide a pre-construction watershed plan.

Proposed drainage manhole DMH-2 is shown to be within two feet of the existing water main. Please revise the proposed drainage layout to provide a minimum of ten feet of horizontal separation between drainage pipelines/structures and water mains. Additionally, 18-inches of vertical separation must be maintained between all water mains and drainage or sewer crossings. Please indicate on the plans the vertical separation at all water crossings.

The locus lies within the Zone II Area of the North Plymouth Well, a municipal drinking water supply source. The use of sodium chloride for ice control is prohibited within the Aquifer Protection District. The DPW Water Division recommends installing signage on the property stating this.

The applicant must label the rim and invert elevations of the existing sewer manhole where the proposed lateral will discharge to as well as the elevation of the existing sewer stub. Please be aware, all sewer pipes should be installed below the frost line. Additionally, there is a significant grade change from the site to the existing sewer manhole where the proposed lateral will discharge. Please review the existing and proposed sewer elevations and make adjustments accordingly, including installing sewer manholes, to avoid steep slopes in the proposed sewer lateral. The proposed lateral slope must be indicated on the plans. Please be aware the minimum slope required is 2%.

Please revise the proposed lateral to be a minimum 6-inch diameter SDR 35 with a two-way cleanout. Additionally, please review the plans and make adjustments accordingly to reduce the number of bends in the proposed lateral.

The wastewater flow calculations associated with this new construction of use must be reviewed by the Sewer Division. All connections to Town sewer are subject to wastewater flow availability and payment of all applicable sewer connection fees. The DPW Sewer Division will not sign off on building permits until all sewer connection fees have been paid and construction plans have been submitted and approved. Construction plans must show adequate detail on the size and material of the proposed and existing sewers, including service laterals, cleanouts and manhole locations. All sewer laterals, existing and proposed, shall include a two-way cleanout, located at the property line. Additionally, the applicant shall coordinate with the Plymouth Sewer Division to schedule an inspector to oversee the abandonment, construction and testing of all sewers and appurtenances. The applicant is responsible for paying all fees associated with the inspector’s services.

Upon completion of sewer construction, the applicant shall submit copies of sewer as-built plans and service connection tie cards to the DPW Engineering Division (1 copy) and DPW Sewer Division (1 copy).

The Applicant must provide ADA compliant sidewalk connectivity from the proposed onsite development to sidewalk along Commerce Way.

Frank Mand, second; the **vote** was unanimous (5-0).

Scott Hokanson recused himself from the next discussion.

Site Plan Review – Plymouth 1620 ASC, LLC 43 Resnik Road, Map 103, Lot 14K-192

Construct 19,100SF detached medical office building and ambulatory surgery center

The Board received the following documentation for this review:

Staff Memo

Engineering Department comments dated March 27, 2023

Fire Department comments dated December 29 2022

Locus Map

Parking Plan dated March 30, 2023

Lighting Layout dated November 17, 2022 and Lighting Specifications
Building Elevations dated March 29, 2023

Landscape Plan dated October 28, 2022, revised November 28, 2022

Site Plans dated February 15, 2023, revised March 3, 2023

Rich Tabaczynski, Atlantic Design Engineers, Inc., presented the site plan for a new ambulatory surgery center as part of a unified complex with the existing medical office building at 41 Resnik Road. The original plan for this site showed an addition to the existing medical office building. The current plan shows the buildings on separate lots created under Form A plan A4853 which was approved earlier this evening. The proposed three-story, 19,100 sq. ft. building would have a combination of masonry, metal panel and brick façade to complement the existing medical office building. The structure will be located to provide a distance of 95 ft. from the NHESP Priority Habitat area, to decrease the impervious area and increase natural areas, and provide a better orientation for solar panels which are under consideration, 199 parking spaces are proposed, drainage system will be subsurface, lighting complies with the dark sky bylaw and a sidewalk to Resnik Road will be constructed. The facility would have a 16-bed capacity. Robin Carver commented that the project has been reduced in size from what was presented during the initial determination of a unified complex and reviewed the changes. There will be shared access off Resnik Road and the area between the buildings will be grassed in to create a garden area with seating. The landscape plan will be updated to include native species and drought tolerant plants and to show the grassed in/outdoor garden seating area.

Frank Mand encouraged the applicant to eliminate the use of fertilizers and pesticides and to use rooftop solar.

In response to a question from Birgitta Kuehn, Mr. Tabaczynski reviewed the traffic flow on the site.

Public Comment: None

Steven Bolotin moved for the Board to determine that the proposed project on Lot 14K-192 (currently a portion of Lots 14K-172 and 14K-173) constitutes a unified complex as described in Section 203-1 D3 of the Zoning Bylaw, and to notify the Building Commissioner that the site plan complies with the minimum requirements of the Zoning Bylaw, provided that:

Prior to issuance of an Occupancy permit a Registered Professional Engineer must certify that the drainage system, driveways, curbing and parking areas have been installed; and a registered landscape architect or other qualified licensed professional must certify that the landscaping has been installed; all according to accepted practices and in compliance with the Zoning By-law and the approved site plan.

Lighting is to comply with Section 207-4 Prevention of Light Pollution of the Zoning Bylaw and LED lights are required on the exterior of the building and on site.

The completed project will include an outdoor garden, sitting / picnic area between the buildings for both the facilities' employees and clients to utilize.

All plants shall be native and/or salt tolerant.

Birgitta Kuehn, second; the **vote** was unanimous (4-0).

Scott Hokanson rejoined the meeting.

Public Hearing (cont. from March 22, 2023):

B634 – Residences at Serenity Hills VOSD

221 and 229 Beaver Dam Road, Map 75, Lots 13-4 and 13-5

Reinstatement of Special Permit that expired March 1, 2023

The Board received the following documentation for this review:

Draft Vote

Engineering Department comments dated March 1, 2023

Site Plans dated July 27, 2020, revised through May 21, 2021

Robin Carver reviewed the history of the project which was originally seen as a conceptual plan in 2013, a VOSD special permit for 5 single-family residences was granted in 2017 which expired two years later. They came back February 2021 with an updated plan and were

granted a new VOSD special permit which expired February 2023. They would like to reinstate the February 2021 plan with no changes.

Colleen Brennan-Russo and Mark Raimondi addressed the Board noting that the project originally started off as seven units and was reduced to five units. Due to Covid and the increased cost of building supplies, they were unable to move forward with the project. The current plan was supported by the neighbors, and they would like to reinstate the VOSD special permit that was previously approved.

Frank Mand stated that he was not present during the original permitting process and did not feel that the VOSD special permit was appropriate for this site. Mr. Mand thought that the open space should be more integral to the development, there should be more open space, and there should be less structures on the site.

Birgitta Kuehn noted that the leaching field should be marked so construction vehicles don't travel over it and that number 12 on the septic system notes should be revised to reflect that the system should be pumped every year and the inspections should be every three years and both tanks and PVC piping in the septic system should be H40. Ms. Kuehn requested that the Serenity sign be retained.

Tim Grandy noted that he voted for it twice already and would vote in favor for a third time.

Public Comment: None

Birgitta Kuehn moved for the Board to approve B634 – Serenity Hills VOSD with same conditions as previously approved; Steven Bolotin, second; the **vote** was (4-1) with Frank Mand in opposition.

Steven Bolotin moved for the Board to adjourn at 10:14 p.m.; Scott Hokanson, second; the **vote** was unanimous (5-0).

Other Business:

“Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.”

***On file with the Office of Planning and Development in project case files.**

Respectfully Submitted,

Approved: May 10, 2023

Eileen Hawthorne
Administrative Assistant