

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER**

November 2, 2009

WORCESTER CITY HALL, 455 MAIN STREET, LEVI LINCOLN ROOM

Zoning Board Members Present: David George, Chair
Leonard Ciuffredo
Lawrence Abramoff
Andrew Freilich
William Bilotta

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
John Kelly, Department of Inspectional Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair George called the meeting to order at 5:30 PM.

- 1. 8 Beckman Street (ZB-2009-066) – Variances:** Robert Longden, representative for Sebouh Mardirossian, requested Leave to Withdraw without Prejudice for the variances for relief of 1 foot of from the frontage requirement and relief of 930 square feet from the gross dimensional requirement. Upon a motion by Lawrence Abramoff and seconded by Leonard Ciuffredo, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the applicant's request for Leave to Withdraw without Prejudice.
- 2. 15 John Street (ZB-2009-050) Special Permits:** Robert Longden, representative for Porras Realty Corp., stated that he had requested a determination from Commissioner of Inspectional Services and more time was needed to receive the requested information and requested a continuance to November 23, 2009. Upon a motion by Leonard Ciuffredo and seconded by Lawrence Abramoff it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the applicant's request to continue the hearing to November 23, 2009.
- 3. 28 Garden Street (ZB-2009-060) – Special Permit:** Robert Longden, representative for Lamar Outdoor Advertising Company stated that the requested Amendment to Special Permit was to allow a billboard. He said that the location of the billboard is part of a pilot program by the Outdoor Advertising Board. Mr. Fontane stated that staff is requesting a continuance to allow further time for review of requested information for the special permit to allow a non-accessory sign (billboard). Mr. Longden, representative, stated that he did not object to the continuance. The Board stated that they want to see all specifications and capabilities of the digital billboard and indicated that a comprehensive ordinance update regarding signs would be presented soon. Mr. Fontane stated that the sign ordinance should

be sent to City Council in December then acted upon by the Planning Board and then to City Council for ordination. Upon a motion by Lawrence Abramoff and seconded by Leonard Ciuffredo, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the request to continue the hearing to November 23, 2009.

- 4. 1059 Millbury Street (ZB-2009-070) – Amendment to Special Permit and Amendment to Variance:** T-Mobile Northeast LLC, petitioner, sent a letter requesting a continuance to November 23, 2009 for the Amendment to Special Permit and Amendment to a Variance to allow a personal wireless service facility and a variance for relief of 50 feet from the height requirement. The letter stated that more time was needed by the applicant to provide staff with requested information. Upon a motion by Lawrence Abramoff and seconded by William Bilotta, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the request to continue the hearing to November 23, 2009.
- 5. 4 Cliff Street (ZB-2009-070) – Special Permit:** David Sadowski, representative, sent a letter requesting a continuance to November 23, 2009 for the Special Permit for Expansion or Change of a Pre-existing non-conforming structure to allow time to advertise for a variance for relief of 3.9 feet from the front yard setback requirement. Upon a motion by Lawrence Abramoff and seconded by William Bilotta, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the request to continue the hearing to November 23, 2009.
- 6. 212 Summer Street (ZB-2009-057) – Special Permit:** Jonathan Finkelstein, Joseph Murray and Robert Murray, representatives for Murray Marketing, presented the plan for a Special Permit for a non-accessory sign (billboard) in a BG-6 zone. Mr. Finkelstein stated that the billboard will be 672 sf. at the height of 14 feet and will be located 700 feet away from existing billboards. He stated that the social and economic needs are served in that the billboards advertise local businesses; that the traffic flow will not be impacted as the billboard will be located in a parking lot; there will be no utilities needed and that the neighborhood character is not affected because the sign is located in the central business district. He further stated that the natural environment will not be negatively impacted and the tax base will increase. He stated that a demonstration (crane test) was done on Thursday, October 29, 2009 and that abutters were notified by certified mail. Mr. Murray stated that the crane test did not replicate the actual size of the billboard as it was considered unsafe. He stated that he believed the test showed that the billboard is a distance away from Union Station and does not block the view. He opined that if a six-story structure were built, it would block the view of Union Station. Mr. George asked if Mr. Finkelstein believed that Union Station will not be blocked. Mr. Finkelstein answered that the perspective of the sign from Union Station changes from where you take photographs and that there is a point where the view of Union Station will be blocked. Mr. Ciuffredo stated that he believes this billboard is a distraction on this part of I-290 and that drivers must make decisions regarding lane changes and exits. He stated that the distraction of the billboard as a safety factor should be a finding of fact for the Board’s decision. Mr. Finkelstein retorted that everything is a distraction on the highway including Union Station. Joseph Murray stated no accident reports were filed because of billboards, as billboards are viewed from windshields. Mr. Bilotta stated that he believed the view of Union Station will be impacted as the photographs

presented show that the right tower is obstructed. Mr. Freilich asked how many signs were on I-290 and if a roof sign is a by-right use. He was informed that there are 23 signs on I-290. Mr. Kelly stated that roof signs are allowed under the current zoning ordinance. Mr. Murray stated that billboard signs should be close to the road, away from children and parks and that he believes Union Station is far enough away from this location. When asked about the tax rate, Mr. Finkelstein answered that it would be added to the rental rate and then use a cap rate. Mr. George stated that he did not believe that the public interest is being served by this billboard which is approximately 200 feet from the ramp at exit 16 and 10 feet to the property line, that it is a distraction to motorists and that it is in a mixed-use zone and could be a limitation to the area. Mr. Finkelstein stated that this is a BG-6 zone and that there are no parking requirements and that the sign is an encouragement to the area. Mr. Abramoff asked if the sign was dynamic or static. The answer was that it is a static sign. Mr. Freilich commented that the photographs were disproportionate, showing that the billboard was not in front of Union Station and asked Mr. Finkelstein if he agreed. Mr. Finkelstein stated that the photos may be disproportionate to the landscape. Mr. Fontane stated that the findings of fact were reviewed by staff and that there were no additional comments for items 1, 2 and 3. He said that staff believed that item 4 - Neighborhood Character that the location and use were not the intent of the zoning ordinance which is to protect the quality of life and create and maintain an environment for future generations and to protect historic landmarks; that the location is within the view corridor of Union Station, that this is not consistent with the Washington Square planning efforts; the historic character of the area is not enhanced by the billboard, the visual clutter will take away from the historic and architectural character of Union Station which is outlined in the Form B, other areas are appropriate through the Zoning Ordinance and this is not a good location for the billboard and the administration advocates for it to be located elsewhere. Mr. George stated that if the Board cannot make sufficient findings of fact then the Board does not have to approve the Special Permit, even if the requirements are met with respect to distances and height. Mr. Finkelstein argued that that Mr. Fontane's reference to the neighborhood character for the view corridor is not a regulation and that there has been no attempt on the part of the city to make the area around Union Station a protected area. Mr. Finkelstein referred to the Washington Square study which reports that future uses for parcels in the Washington Square area could be residential, restaurants, automotive and because of the exposure to I-290, they would be suitable for a billboard. He further stated that there are a lot of overlay districts, but that there is no view overlay district. Jay Foley said that he opposed the billboard as it is 74 feet high, will have a negative impact on the revitalized Washington Square, will block Union Station and advertising can be done without this large sign and that there has been no community input for the sign. Brian Beaton, representative for St. Vincent Hospital, stated that the hospital is concerned with this sign and an obstructed view will negatively impact the hospital. Atty. Heather Kingsbury, representative for Wholesale Wine & Spirits stated that her client is in opposition to this sign for the reasons stated by Mr. Fontane. Mr. Finkelstein stated that all of the abutters have their opinion on the billboard. He stated that any applicant is entitled to rely on the rules and regulations which are promulgated by the Council and that protecting the view of Union Station is not part of the law of the city of Worcester. Mr. Fontane stated that the document, Washington Square study, is on-line and is a public document and that the market assessment was broad based for the uses in the area. He further stated that the new sign ordinance is being worked on by staff and will be sent to council for ordination in the early part of next year. The following were proposed conditions: 1) the sign must be static, 2) no digital aspects may be added without an Amendment to the Special Permit and

3) prior to the issuance of a building permit, the temporary sign on the site must be brought into compliance or removed. Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich, it was voted 5-0 to re-open the hearing to allow the applicant the opportunity to withdraw the item. Mr. Finkelstein waived the opportunity to withdraw. Mr. George stated that no applicant is entitled to a Special Permit and that the Board has discretion as to whether the applicant has sufficiently met the findings of fact. Upon a motion by William Bilotta and seconded by Leonard Ciuffredo, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Leonard Ciuffredo, it was voted 2-3, by Lawrence Abramoff, Andrew Freilich and Leonard Ciuffredo, David George and William Bilotta (voting no) to approve the requested Special Permit to allow a non-accessory billboard in a BG-6 zone with the following conditions: 1) the sign must be static, 2) no digital aspects may be added without an Amendment to the Special Permit and 3) prior to the issuance of a building permit, the temporary sign on the site must be brought into compliance or removed. The motion failed as the findings of fact for social, economic, community needs, traffic flow and safety and the neighborhood character have not been met. The Board specifically stated that access and safety on I-290 and the neighborhood character as stated in the staff memo be adopted as their finding of fact.

7. **11 Frank Street/Rena Street (ZB-2009-062) – Variances:** Crystal Carr and Hossein Hazanigadeh, representatives, presented the plan to allow variances for relief of 2,000 square feet from the gross dimensional requirement (Frank Street), relief of 8 feet from the front yard setback requirement (Frank Street), relief of 15 feet from the frontage requirement (Frank Street), relief of 1.2 feet from the side yard setback requirement (Frank Street), relief of 2,000 square feet from the gross dimensional requirement (Rena Street) and relief of 15 feet from the frontage requirement (Rena Street). Mr. Hazanigadeh stated that the parcel is in an RL-7 zone and consists of a single-family dwelling unit. The owner purchased the two lots in an area where all of the lots are 50'x100' and now wished to subdivide the parcel. Mr. Abramoff requested renderings showing the side and rear views. Mr. Ciuffredo stated that the applicant is creating his own hardship and that he consistently votes against these types of requests that require relief to subdivide parcels to build another structure. Mr. Hazanigadeh stated that the two lots were purchased with the intent of building 2 houses. Mr. Borat stated that he and his sister, the applicant, grew up there and they always thought that there were two lots and did not understand why they can not be divided. He said that the hardship is that they spent money to get it before the Board. Mr. George explained the fact that both lots were held in common ownership and that relief would be required on both lots to make them conforming. Upon a motion by William Bilotta and seconded by Leonard Ciuffredo, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to grant the petitioner's request for Leave to Withdraw without Prejudice.
8. **1181 West Boylston Street (ZB-2009-064) – Special Permits:** Brian Beaton and Scott Young, representatives for Drake Petroleum, presented the plan for a Special Permit to allow food service with a drive-through lane and a Special Permit to allow an automobile refueling station. The plan is to construct a 3035 SF convenience store, drive-through and fueling

station. He stated that the plan shows the northern portion of the parcel to remain open space with plantings of trees and shrubs. He stated that the traffic report was submitted and the DPW&P comments were favorable and that the project has received 100% design approval from Mass Highway. He said that the parking in the rear of the structure will be for employees only and that a sidewalk will be constructed from the employee parking lot. Mr. Ciuffredo was concerned with the reader board and the applicant stated that the sign will be static and that it will be built in compliance with the zoning ordinance. Michael Koomyjian was concerned with the 24 hour operation, noise, dumpster pickup and proximity to the I-190 ramp. Mr. George questioned the hours of delivery and the noise level. Mr. Daniel responded that deliveries are based on volume and they are generally at night and that delivery trucks are not allowed to idle. He further stated that the distance to the residential areas is approximately 270 feet with a wall and fence to direct the sound away. Franklin Daigneau stated that the fence on the property should be 8-feet high and was also concerned with traffic at the I-190 ramp. The Board was concerned that the traffic study did not consider accident data. Bruce Hilson said that the number of accidents vary because of curb cuts, the number of turns from side streets and the traffic signals. He further stated that the traffic flow on West Boylston Street will remain the same as it is now and that people will adjust their trips as required. Upon a motion by Leonard Ciuffredo and seconded by William Bilotta, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff and seconded by William Bilotta, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to approve the requested Special Permit to allow food service with a drive-through lane and a Special Permit to allow an automobile refueling station with the following conditions: 1) dumpster to be emptied between the hours of 8:00 AM and 6:00 PM, Monday through Saturday, 2) delivery and fuel trucks not allowed to idle, 3) sign erected according to sign in application and digital portion can only display numeral, 4) built according to plan submitted and approved.

- 9. 00, 15, 35 Tobias Boland Way (ZB-2009-058) Variance:** Matt Smith, Kevin Feeney and Denis Dowdle, representatives and applicant, presented the plan for a variance of 12 feet, 11 inches from the height requirement for a free-standing pylon sign. Mr. Smith stated that they had submitted photo simulations and renderings for the signs at 38 feet and 25 feet. He stated that the sign is for a tenant, McDonald's, and that the WalMart sign will be similar to the McDonald's sign and is 40 feet high and that further south will be the shopping center sign at 35 feet. He said that the McDonald's sign will have a graphic reader board. He further stated that it is appropriate for the sign to be 38 feet for this location. He stated that a 38 foot sign is easily seen and that it has a direct line of sight for drivers on I-146. Mr. Ciuffredo opined that the grade of the road did not seem to be significantly different. Mr. Smith stated that the grade is very different from the north bound and south bound lanes. Mr. Ciuffredo asked if the neighborhood group that did a lot of the historic review was consulted. Mr. Fontane confirmed that the neighborhood groups get the agendas for Board meetings but that their input was not actively sought. Mr. George stated that he believed that a 25 foot high sign was appropriate for the sight line and does not agree with the findings of fact. and Mr. Abramoff agreed and is further concerned that if allowed, there will be a lot of big signs on the highway. Mr. Ciuffredo stated that he would not be in favor of this sign. Councilor Haller stated that the city is trying to prohibit billboards on Rte. 146 and this is another way to go around the "no billboard" area. The Board discussed the possible conditions of approval and referred to Lara Bold's memo updated as of 10/28/09. Upon a

motion by Lawrence Abramoff and seconded by Leonard Ciuffredo it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, William Bilotta and Andrew Freilich to grant the petitioner's request for Leave to Withdraw without Prejudice.

10. 323 Bridle Path (ZB-2009-059) (ZB-2009-068) – Special Permit & Variance: Glen Zona, owner, presented the plan for a Special Permit for expansion or change of a pre-existing non-conforming use and a variance for relief of 20 feet from the rear yard setback requirement. He stated that he wishes to build a deck on the rear of his house so his daughter can play. The Board was concerned with the discrepancy in the plans submitted. Mr. Fontane confirmed that the Law Dept. had been consulted and that the deed referred to the property line being at the high water mark and the plan does not match the deed. Upon a motion by William Bilotta and seconded by, Leonard Ciuffredo, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff, and seconded by William Bilotta, it was voted 4-1 by Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich, William Bilotta and David George (voting no) to approve the requested Special Permit for expansion or change of a pre-existing non-conforming use and a variance for relief of 20 feet from the rear yard setback requirement with the following conditions: 1) that applicant file with the Conservation Commission if required, 2) that the deck is built according to submitted plan, 3) that the deck is constructed to survey plan dated 9/14/09 and that the applicant certify that deck is on the applicant's property, 4) that prior to issuance of a building permit, a revised plan, certified by a surveyor, be submitted showing the correct property line information in accordance with the deed that references the high water mark.

11. 659 Southbridge Street (ZB-2009-070) – Special Permits & Variance: Stephen Charamella and Marko Charamella, owners, presented the plan for the Special Permits to allow more than 25% compact spaces, to allow a professional office in an RG-5 zone, to modify parking and loading requirements to allow a 15 foot access aisle width and a variance for relief of 3 feet from the landscaping buffer requirement. Mr. Charamella stated that he received approvals in October of last year for the proposal to convert a structure in an RG-5 zone for mixed-use, professional office and residential. He also stated that he has received parking plan approval for this proposal. He said that that access aisle width is only 15 feet wide requiring a special permit and that he is unable to provide the required landscaping buffers but will be doing extensive landscaping in the parking area, which will be gravel. He stated that a lighting plan was provided that will meet the requirements of the ordinance. Mr. Ciuffredo stated that he believed the project was an encroachment into the residential area and he would not vote favorably. Mr. George asked why the project was not completed last year when the approvals were granted. Mr. Charamella stated that the economic climate had prohibited building the project. Councillor Haller said that the design was reviewed at a neighborhood meeting and that there was no opposition to the proposal. Upon a motion by Leonard Ciuffredo and seconded by ,William Bilotta, it was voted 5-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich it was voted 4-1 by David George, Lawrence Abramoff, Andrew Freilich , William Bilotta and Leonard Ciuffredo (voting no), to approve the requested Special Permits to allow more than 25% compact spaces, to allow a professional office in an RG-5 zone, to modify parking and loading requirements to allow a 15 foot access aisle width and a variance for relief of 3 feet from the landscaping buffer requirement with the following

conditions: 1) that a maintenance program for the proposed landscaping be submitted, 2) that the sign not be greater than 15 square feet in area, 3) that proposed project be constructed according the final revised parking plan approval. Upon a motion by Andrew Freilich and seconded by Lawrence Abramoff it was voted 2-3 by Lawrence Abramoff, Andrew Freilich and David George, William Bilotta and Leonard Ciuffredo (voting no) to approve a fee waiver. The motion failed. The applicant to pay entire fee.

Board member Bilotta left the meeting for personal reasons.

12. 215 Mill Street (ZB-2009-072 & ZB-2009-086) – Special Permits: Mark Ingram, representative for EDI Realty LLC , presented the plan for the Special Permits to allow more than 25% compact parking spaces and to modify parking/loading requirements for the relief of up to 10 parking spaces. Mr. Ingram stated that the original plan was approved in 2005 by the Planning Board and that spaces were deeded to the owners of the condominiums as they were sold. Mr. George was concerned that the plan did not show 40 parking spaces. Mr. Kelly confirmed that the plan showed the required parking. Aaron Church stated that the Condominium Association is in agreement with plan as long as it meets parking plan approval. Upon a motion by Andrew Freilich and seconded by William Bilotta, it was voted 4-0 by David George, Lawrence Abramoff, Leonard Ciuffredo and Andrew Freilich to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich, it was voted 4-0 by David George, Lawrence Abramoff, Andrew Freilich and Leonard Ciuffredo, to approve the requested he Special Permits to allow more than 25% compact parking spaces and to modify parking/loading requirements for the relief of up to 10 parking spaces with the following conditions: 1) that parking lot be constructed according to final approved site plan and 2) parking lot be re-stripped.

13. 41 Lancaster Street (ZB-2009-074 & ZB-2009-075) – Special Permit and Variance: Todd Brodeur, Norman Hill, Michelle Tuck and Epiphany Vera, representatives and owner, presented the plan for a Special Permit to allow a professional office in an RG-5 zone and a variance for 4.5 feet of relief from the front yard setback. Mr. Brodeur stated that the proposal is to demolish the existing structure at the corner of Highland and Lancaster Streets. He stated that the neighborhood feedback was to have a pedestrian entrance from Highland Street. Mr. Ciuffredo asked if the 6 underground parking spaces were going to be constructed or only if financially feasible. Mr. George was concerned with the sign. The Board discussed the clear view triangle requirement. Mr. Brodeur stated that it would be a fixed sign with no digital components and it would be set back off the street to not impact the sight distance. Mr. Fontane indicated that the applicant should demonstrate compliance with the clear view triangle provision of the Zoning Ordinance by depicting it on a revised plan. Upon a motion by Leonard Ciuffredo and seconded by Lawrence Abramoff it was voted 4-0 by David George, Lawrence Abramoff, Leonard Ciuffredo, Andrew Freilich and William Bilotta to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich it was voted 4-0 by David George, Lawrence Abramoff, Leonard Ciuffredo and Andrew Freilich to approve the requested Special Permit to allow a professional office in an RG-5 zone and variance for 4.5 feet of relief from the front yard setback with the following conditions: 1) that a functional front entrance face and serve Highland Street, 2) that dumpster be screened and, 3) that plan be revised to depict clear view triangle and submitted prior to the issuance of a building permit.

14. 99 Crescent Street (ZB-2009-076) – Special Permit: Stephen Madaus, Bob Bray, Ben Osgood, Vicka Travidis and Bob Cepi, representatives for C.K. Smith Company, Incorporated, presented the plan for a Special Permit for Expansion or Change of a pre-existing non-conforming structure. Mr. Madaus stated that the project is an investment of \$3 to \$4 million in upgrades. He stated that the buildings and use are non-conforming and were established prior to the requirement for a Special Permit. He stated that the betterments to the site will increase the parking to 100 parking spaces and will allow for emergency dispensing of fuels by use of generators. He further stated that there will be improvements to the landscaping and the number of tanks will decrease from 11 to 8. Mr. Osgood stated that the spill containment system will be improved with a combined capacity of 10,000 gallons and an oil and water separator will be in a depressed concrete area. Mr. Ciuffredo inquired if the State Fire Marshal and Homeland Security were involved in the licensing of this facility. Bob Cepi stated that this facility is licensed by the State Fire Marshal office and there is oversight by the Office of Homeland Security. He further stated that the fire code is what regulates this type of fuelling facility. Mr. Ciuffredo asked Mr. Kelly if the Inspectional Services Division was satisfied with the plan. Mr. Kelly stated that his department and the Fire Department work closely on these projects and that Capt. Metterville reviewed the plan. Mr. Ciuffredo inquired about the hours of operation, and access to the site. The answer was that the site operates on a 24 hour day for part of the year and when there is not a person on site, access is through a key card entry system. Mr. Fontane stated that the Crescent Street area is an appropriate location for this use. The Board accepted the finding that the tanks be 40 feet high for the large tanks and 36 feet high for the small tanks. Upon a motion by Leonard Ciuffredo and seconded by Andrew Freilich, it was voted 4-0 by David George, Lawrence Abramoff, Leonard Ciuffredo and Andrew Freilich to close the hearing. Upon a motion by Lawrence Abramoff and seconded by Leonard Ciuffredo it was voted 4-0 by David George, Lawrence Abramoff, Leonard Ciuffredo and Andrew Freilich to approve the requested Special Permit for Expansion or Change of a pre-existing non-conforming structure with the following conditions: 1) the additional off-street parking, loading areas and structures be constructed in substantial accordance with the final approved Definitive Site Plan approved by the Planning Board, 2) Applicant should specify proposed tree species in landscape table. In addition to proposed trees, staff recommends the addition of shrubs or other low level plantings in between trees that are resistant to Asian long horn beetle, 3) two trees be placed in the required side yard setback buffer and any trees 9” or greater in diameter to be removed on site be replaced in the same side setback (northern side of the property), 4) dumpsters be screened with chain link fence with slats.

OTHER BUSINESS

Recruitment Session: Mr. Fontane stated that the Citizen’s Advisory Board conducted a strategic planning initiative and forwarded its recommendations to the City Manager. Interviews will occur shortly.

Mr. Freilich stated that Mr. Fontane should inform the City Manager of the need to appoint additional members and that it is burdensome on Board members to have meeting go to 10:00 PM without alternates.

Board reviewed and signed decisions.

ADJOURNMENT

Chair George adjourned the meeting at 10:05 P.M.