

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

October 21, 2013

WORCESTER CITY HALL, 455 MAIN STREET, LEVI LINCOLN ROOM

Zoning Board Members Present: Lawrence Abramoff
Vadim Michajlow
Joseph Wanat
Timothy Loew
Robert Haddon

Zoning Board Members Absent: None

Staff Present: Luba Zhaurova, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Nancy Tran, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
John Kelly, Department of Inspectional Services

Board Site Views

CALL TO ORDER

Chair Abramoff called the meeting to order at 5:30 p.m.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

1. Tory Fort Lane (aka 30 Tory Fort Lane) (ZB-2013-021)

Special Permit: To allow a Personal Wireless Service Facility in the RS-7 (Residence, Single-Family) zoning district

Petitioner: Massachusetts Electric Company d/b/a National Grid

Present Use: Existing Cooks Pond Electric Substation

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: Install, operate, and maintain 3 WiMAX mounted antenna and 2 microwave antennas located on a 10' mast extension attached to a new 80' lattice tower that would replace the existing 55' wooden pole; Install signal cables from antennas to the a ground mounted equipment frame, and a radio/transceiver battery unit enclosure

Public Hearing Deadline: ~~6/20/13, 7/8/13, 7/29/13, 9/9/13, 9/30/13~~, 12/2/13

Ms. Zhaurova stated that the petitioner requested a postponement in writing to the December 2, 2013 meeting.

Upon a motion by Mr. Loew and seconded by Mr. Wanat, the Board voted 5-0 to postpone the item to December 2, 2013.

List of Exhibits.

Exhibit A: Special Permit Application; received April 16, 2013; prepared by Massachusetts Electric Company d/b/a national Grid that includes:

1. Location Map
2. Site Plan
3. Elevations
4. Existing conditions photographs
5. Equipment Brochure

Exhibit B: Postponement request to June 17, 2013; dated May 17, 2013; and to July 8, 2013; dated June 12, 2013; and to July 29, 2013; dated July 8, 2013; and to September 30, 2013; dated September 9, 2013; and to October 21, 2013; dated September 30, 2013; and to December 2, 2013; dated October 16, 2013.

2. 597 Mill Street (ZB-2013-044)

Special Permit: To allow a Personal Wireless Service Facility (PWSF) (per FCC regulation – Jobs Act, § 6409, a)

Variance: Relief of the height dimensional requirement (40-ft max.) and ‘fall zone’ setback for ground-mounted PWSF (Article IV, § 12, C, 3, e &f)

Petitioner: Massachusetts Electric Company d/b/a National Grid

Present Use: Tatnuck Electric Substation

Zone Designation: BL-1.0 (Business, General)

Petition Purpose: Install a 90-ft tall ground-mounted PWSF facility (monopole) with three (3) Worldwide Interoperability for Microwave Access (WiMAX) antennas and two (2) microwave antennas at 597 Mill Street transmission structure as part of National Grid’s Smart Grid Pilot Program. As part of the proposal, the applicant is also proposing signal cables from the antennas to a ground mounted equipment frame, where radio/transceiver and battery unit enclosures will be installed on a 35 SF concrete pad

Public Hearing Deadline: ~~10/31/13~~, 12/2/13

Constructive Grant Deadline: 12/5/13

Mr. Abramoff stated that the petitioner requested a postponement in writing to the December 2, 2013 meeting.

An audience member inquired why the matter was to be continued. Ms. Zhaurova stated the application filed by the petitioner was incomplete.

Upon a motion by Mr. Loew and seconded by Mr. Michajlow, the Board voted 5-0 to postpone the item to December 2, 2013.

List of Exhibits.

- Exhibit A: Special Permit Application; received 9/3/2013; prepared by Massachusetts Electric Company.
- Exhibit B: National Grid Tatnuck Substation Plan; dated 8/2/2013; prepared by National Grid.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 597 Mill Street (ZB-2013-044); dated October 16, 2013
- Exhibit D: Postponement request to December 2, 2013; dated October 16, 2013.

3. 184 Highland Street (ZB-2013-049)

- Special Permit: To allow a Lodging House
- Special Permit: To modify the parking layout with respect to landscaping (Article IV, § 7)
- Variance: Relief of setbacks for side-yard (4.1’ provided, 10’ required) and rear-yard (1’ provided, 15’ required)
- Petitioner: DE Realty LLC
- Present Use: Single-family dwelling
- Zone Designation: RG-5 (Residential, General)
- Petition Purpose: Convert the dwelling to a Lodging House for 10 occupants with five (5) off-street parking spaces; two parking spaces will be provided in the existing garage off of Highland Street and three parking spaces will be provided in a parking area off of Einhorn Road.

Public Hearing Deadline: ~~11/21/13~~, 12/2/13

Constructive Grant Deadline: 12/26/13

Mr. Abramoff stated that the petitioner requested a postponement in writing to the December 2, 2013 meeting. Ms. Zhaurova stated that staff needed to re-advertise the relief sought correctly.

Upon a motion by Mr. Loew and seconded by Mr. Michajlow, the Board voted 5-0 to postpone the item to December 2, 2013.

List of Exhibits.

- Exhibit A: Special Permit Application; received September 17, 2013; prepared by D & E Realty LLC.
- Exhibit B: Site Plan & Rendering; dated June 27, 2013; prepared by Land Planning, Inc.
- Exhibit C: Floor Plans for 184 Highland Street; dated 1/4/2013; prepared by R. C. Searles, Associates.

- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 184 Highland Street (ZB-2013-049); dated October 16, 2013.
- Exhibit E: Letter from Jonathan Finkelstein; re: 184 Highland Street; dated October 20, 2013.
- Exhibit F: Memorandum in Opposition of Special Permit Application and Variance Application submitted by Highland Street, LLC and received October 21, 2013.
- Exhibit G: Postponement request to December 2, 2013; dated October 21, 2013.
- Exhibit F: Memorandum in opposition to the Special Permit and Variance Application at 184 Highland St dated and received October 21, 2013.

UNFINISHED BUSINESS

4. 1239, 1241 & 1243 Millbury Street (ZB-2013-040)

- Special Permit: Open lot storage (Table 4.1, Manufacturing Use #8)
- Special Permit: Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7) – requesting a waiver of a landscaped 5-ft buffer
- Petitioner: Francise Yeboah
- Present Use: ~40 unregistered vehicles at 1239 Millbury Street and retail food sales at 1241 Millbury Street
- Zone Designation: MG-1.0 (Manufacturing, General)
- Petition Purpose: Special Permit request for open lot storage use to park a total of 45 unregistered vehicles at 1239 and 1243 Millbury Street; relief from providing the required landscape buffer along Millbury Street (southerly portion fronting 1243 Millbury Street) and Cliff Street

Public Hearing Deadline: 10/19/13

Attorney Richard Considine, representing the petitioner, stated that at the previous Zoning Board of Appeals meeting abutters were concerned about trucks parking on the road and blocking access, and an excess of cars on the property, allegedly up to 70. Attorney Considine stated that Mr. Yeboah has remedied all of the issues by reducing the number of cars on site to 50, eliminating night time deliveries and the unloading of trucks on the roadway. Attorney Considine stated that the petitioner will address the property buffer to hide the property from view in an effort to satisfy the neighbors, eliminate any unloading and loading at night, and remove junk cars from the property.

Chair Abramoff stated that when he performed a site visit there were 60 cars on the premises. Luba Zhaurova stated that during a site visit on the weekend the loading and unloading of cars on the streets was witnessed. Ms. Zhaurova stated that if the petitioner adheres to the conditions put forth, his operation is an approvable use.

When Mr. Michajlow asked whether the petitioner had consulted with the neighbors on this matter as previously suggested, Attorney Considine stated the petitioner did not do so.

A neighbor, Thomas Mazzeo, the owner of Reliable Cash Register, Inc. stated that though the number of cars has been reduced, there are still 50-60 cars on the property. Mr. Mazzeo stated the petitioner blocked traffic on the street for 2.5 hours, and that the petitioner tied into his fence without permission. Mr. Mazzeo stated he is concerned about the effect the operation is having on the neighborhood and the businesses. Marilyn Mazzeo, Mr. Mazzeo's wife, stated that they have attempted to speak to the petitioner about the issue but Mr. Yeboah has not been a good neighbor.

Richard Henderson, an abutter, stated that the bushes near the sidewalk of the property are overgrown and the property has not been adequately maintained.

Mr. Yeboah stated that the area has been cleaned recently and that no tractor trailers have been parked in the road. He also stated that he tied into the fence because the landlord gave him permission.

Chair Abramoff stated that the property needs to be cleaned up and utilized appropriately, and echoed Commissioner Michajlow's concerns that the petitioner did not reach out to his neighbors in an attempt to address some of the issues.

Commissioner Wanat stated that the issues at hand could be adequately addressed with restrictions and a buffer.

When asked whether the Board could issue a conditional approval, Ms. Zhaurova stated that was possible and that usually conditional approvals last one year. Mr. Kelly stated that during that time the neighbors can call in complaints in order to provide proof of violations.

Mr. Abramoff asked what the hours of operations would be, the petitioner stated that they would be 7:00 AM to 7:00 PM Monday through Saturday, with no loading or unloading on Sundays.

Chair Abramoff asked the use of spaces in the front of 1243 Millbury Street and the petitioner stated that he would be selling cars in that section. Mr. Abramoff then stated that no junk cars should be parked in 1241 or 1243 Millbury Street.

Upon a motion made by Mr. Michajlow and seconded by Mr. Wanat, the Board voted 5-0 to close the public hearing.

Upon a motion made by Mr. Michajlow and seconded by Mr. Wanat, the Board voted 5-0 to approve the special permit for open storage with conditions in memo except for bullet 1(a), hours of operation for loading and unloading of vehicles are Mon – Sat 7 am – 7 pm, no junk (inoperable) cars are allowed to be parked on 1241 or 1243 Millbury, a one year expiration on the special permit from the date of final action, and weekly maintenance of the landscaped areas.

Upon a motion made by Mr. Michajlow and seconded by Mr. Loew, the Board voted 0-5 to approve the special permit for modification of the landscape buffer; therefore it was denied.

List of Exhibits

Exhibit A: Special Permit Application; prepared by Francise Yeboah; received August 19, 2013.

Exhibit B: Parking Plan; prepared by Viacad, LLC; dated June 25, 2013.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 1239, 1241 & 1243 Millbury Street; dated September 27, 2013.

Exhibit D: Letter from Thomas & Marilyn Mazzeo of Reliable Cash Register, Inc. to the Division of Planning and Regulatory Services; re: 1239 Millbury Street; dated and received September 24, 2013.

Exhibit E: Pictures submitted by Marilyn Mazzeo, abutter, received September 30, 2013.

5. 1121 Grafton Street (ZB-2012-041)

Special Permit: To allow a food service establishment that includes consumption/sale of alcoholic beverages (Business Use #8)

Petitioner: Paesano Pizzeria, LLC

Present Use: Restaurant/food service use (Business Used #7, Table 4.1); Commercial building with 27 off-street parking spaces

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: Operate a ~1,645 SF food service facility serving/selling alcohol with a 14-seat capacity

Public Hearing Deadline: 10/23/13

Daniel Anani, representing the petitioner, stated that the petitioner has complied with each of the recommendations put forth by the Planning Staff at the previous meeting.

Ms. Zhaurova stated that planning staff met with the applicant to determine whether the applicant would comply with the original plan or submit a revised plan. Ms. Zhaurova also performed a site visit where she observed the petitioner is in compliance with the number of parking spaces (27), landscaping buffer, as well as a sign directing parking. The staff recommends that the petitioner operate the site according to the conditions of approval from January 2011.

Mr. Kelly advised that the petitioner properly sign the handicapped spaces using a pole as opposed to posting a sign on their building.

Scott Ricker, an abutter, stated that he is in opposition to the permit because the handicapped spaces are not properly identified. Mr. Ricker requested that Inspectional Services ensure that the handicapped spaces have the proper signage.

Upon a motion made by Mr. Wanat and seconded by Mr. Loew, the Board voted 5-0 to close the public hearing.

Upon a motion made by Mr. Michajlow and seconded by Mr. Loew, the Board voted 5-0 to approve the special permit subject to the Zoning Board of Appeals conditions dated January 10, 2011, and comply with the ADA signage requirements.

List of Exhibits.

Exhibit A: Special Permit Application; prepared by Paesano Pizzeria, LLC; received August 19, 2013.

Exhibit B: Floor Plan for Anthony Bianco, 1121 Grafton St; prepared by J.R. Associates; dated May 14, 2012; received August 19, 2013.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re:1121 Grafton Street; dated; September 24, 2013; revised September 30, 2013, October 16, 2013.

Exhibit D: Zoning Board of Appeals Special Permit – Findings of Fact and Decision for 1121 Grafton Street; dated April 15, 2013.

Exhibit E: Letter submitted by Scott Ricker, dated and submitted October 21, 2013.

NEW BUSINESS

6. 21 Heywood Street (ZB-2013-043)

Special Permit: To allow a Personal Wireless Service Facility (PWSF) (per FCC regulation – Jobs Act, § 6409, a)

Variance: Relief of the setback for PWSF equipment shelters (Article IV, § 12, C, 3, f)

Petitioner: Centerline Communications LLC (for AT&T Mobility)

Present Use: Apartment Building. There are no existing personal wireless service facilities on the roof.

Zone Designation: RG-5 (Residence, General)

Petition Purpose: Petitioner seeks a Special Permit to mount twelve (12) panel antennas, fifteen (15) remote radio head units and three (3) surge arresters within three (3) 1,650 SF penthouses on the roof. Also proposed on site are a diesel generator on a 36 SF concrete pad and 200 SF of associated equipment on the ground level. This facility will replace an existing Personal Wireless Service Facility located at 121 Providence Street (St. Vincent's Hospital), which will be consequently removed.

Public Hearing Deadline: 10/21/13

Constructive Grant Deadline: 12/5/13

Mr. David Forbes of Centerline Communications, LLC stated that the petitioner is currently working on addressing planning staff's comments. Mr. Forbes stated that the former site was located at the old Saint Vincent's Hospital located at 121 Providence Street, but it will be decommissioned because the building will be torn down soon. Upon investigation, Mr. Forbes stated that 21 Heywood was chosen as an ideal location because it would allow AT&T to co-locate with Verizon Wireless.

Mr. Forbes provided an overview of the equipment to be installed on the rooftop including 12 antennas, 15 radio heads, 3 surge arresters, and all antennas will be installed in fiberglass penthouses. There will also be a generator and condensers in the back parking lot with all other equipment located in the basement. There will also be a cable tray on the side of the building painted to match the exterior.

When asked whether the additional site is necessary, Mr. Forbes stated that with the Saint Vincent's site will be decommissioned and it will impact coverage in the area if a site isn't provided within ¼ mile.

Ms. Zhaurova reviewed the project and stated that the Board is generally most concerned with radio frequency and coverage and that staff recommends approval of the petition as long as radio frequency studies are conducted.

When asked about the ownership of the property, Mr. Forbes stated that the owner is a private entity with whom they have a lease.

Mr. Abramoff stated that the property is in need of improvements.

Mr. Michajlow asked whether they could vote on the variance if there are no findings of facts. Mr. Forbes stated the variance is no longer needed because the plans have been amended to meet staff's recommendations.

Bill Krikorian suggested that the Board condition time restrictions when the generator can be tested because it could cause noise and disrupt the residents. Mr. Forbes stated that there would be a fence installed around the generator.

Upon a motion by Mr. Michajlow and seconded by Mr. Loew, the Board voted 5-0 to close the hearing.

Upon a motion by Mr. Michajlow and seconded by Mr. Wanat, the Board voted 5-0 to approve the requested Special Permit to allow a Personal Wireless Service Facility with the following conditions:

- ***Cost of decommissioning:*** That an affidavit, signed by a qualified professional, be submitted that provides an accurate and complete estimate of the costs of decommissioning and removal of the proposed PWSF, and that said affidavit be submitted to the Division of Building and Zoning and the Division of Planning & Regulatory Services prior to the issuance of a building permit;
- ***Surety Bond:*** That prior to the issuance of a building permit, a surety bond, equal to the cost of decommissioning and removal of the proposed PWSF, be obtained. Said bond shall be for a term of at least two years, and be adjusted for inflation every two years. The provisions of said bond shall be to the satisfaction of the Director of Planning & Regulatory Services;
- ***Paint color matching:*** That an affidavit, signed by the applicant, be submitted that states that the applicant agrees to match the paint of the proposed equipment as closely as practicable to the existing materials within the area of the installation, and that said affidavit be submitted to the Division of Building and Zoning and the Division of Planning & Regulatory Services prior to the issuance of a building permit;
- ***Post-installation measurement of sound and RFP:*** That post-installation measurements of the total noise and total Radio Frequency Radiation emitted by all PWSF on the building/site are taken by a certified noise and RF engineer; that results of these measurements demonstrate compliance with the Noise and Radio Frequency Radiation standards of the Zoning Ordinance and Federal Communication Commission Guidelines; and that these results are submitted to the Division of Planning & Regulatory Services and Department of Inspectional Services prior to the issuance of the Certificate of Use & Occupancy;
- ***Landscaping Maintenance:*** Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall

be replaced in kind by the applicant or property owner within at least on a bi-annual basis.

- That six (6) copies of the landscaping plan be submitted to DPRS for the record, prior to issuance of a Certificate of Use & Occupancy.
- That the structure is constructed in substantial accordance with the site plan submitted and the photo simulation package dated 10/09/2013 prepared by AGE Advanced Engineering Group, P.C. and submitted by Centerline Communications, LLC on file with the City of Worcester and in compliance with all governmental codes and the City of Worcester Zoning Ordinance.
- Written documentation demonstrating the applicant's inability to co-locate (Article IV, Section 12 (D)(9)(b)).
- Landscaping plan be submitted or a waiver be requested.
- Generator testing be conducted mid-day on weekdays.

The applicant requested a Leave to Withdraw Without Prejudice for the variance. Upon a motion by Mr. Michajlow and seconded by Mr. Loew, the Board voted 5-0 to grant the leave to withdraw without prejudice.

Upon a motion by Mr. Loew and seconded by Mr. Wanat, the Board voted 5-0 to approve the requested waiver for the Design Filing Requirements: Balloon Test.

List of Exhibits

Exhibit A: Centerline Communications Application; received 8/27/2013; prepared by Alex Ignachuck. Application includes: RFR certification; noise certification; equipment specifications and brochures; lease agreement; photos of existing site conditions and renderings of proposed installations; and AT&T coverage maps: current and proposed.

Exhibit B: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 21 Heywood St.; dated October 16, 2013.

Exhibit C: FCC Local Guide to RF Emissions Safety

7. 102 McKeon Road (ZB-2013-045)

Special Permit: To allow a residential conversion from a single-family to two-family dwelling in an RL-7 Zoning District (Article IV, Section 9).

Petitioner: Ferdinand Lipo

Present Use: Single Family Residential

Zone Designation: RL-7.0 (Residence, Limited)

Petition Purpose: Relief of the minimum lot area in order to convert existing single-family home into a semi-detached two-family home.

Public Hearing Deadline: 11/16/13

Mr. Hussein Haghanizadeh of HS&T Group, representing the petitioner, stated that his client would like to convert a single family home to a two-family home, which is more consistent with the neighborhood. He stated that the petitioner is amenable to the conditions in the memo.

Ms. Zhaurova stated that the lot is non-conforming, but staff agrees that the changes would be consistent with the neighborhood. Ms. Zhaurova stated that this type of conversion is generally allowed by right but due to the non-conformities in the lot size, a special permit is required. Planning staff would like to see the willow tree on the property be preserved and that landscaping be installed near the driveway as noted in the memo.

Upon a motion by Mr. Wanat and seconded by Mr. Loew, the Board voted 5-0 to close the hearing.

Upon a motion by Mr. Michajlow and seconded by Mr. Loew, the Board voted 5-0 to approve the requested Special Permit to allow a residential conversion with the following conditions and the findings of fact as presented by the applicant and modified by staff:

- Parking be constructed in substantial accordance with the plan prepared by HS&T Group, dated 7/9/2013.
- The applicant use pervious surfaces (e.g. gravel or pervious paving stones, etc.) for the parking spaces and any continuance of driveway thereto.
- The applicant provide a vegetative buffer along the western lot line (see site plan addition).
- The applicant ensure that there are no disturbances near the willow tree's drip line and that the tree is protected during construction.
- Decorative fencing be installed by the applicant along the western side lot line (staff suggest fencing be an open design and be 4 feet in height).
- The applicant submit six (6) copies of a revised site plan to DPRS including the above conditions of approval prior to issuance of a building permit.

List of Exhibits.

Exhibit A: 102 McKeon Road Application; received 9/12/2013; prepared by Ferdinand Lipo.

Exhibit B: 102 McKeon Road Plan; dated 7-9-2013; prepared by HS&T Group, Inc.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 102 McKeon Road; dated 10/21/2013.

8. 317 Bridle Path (ZB-2013-046)

Special Permit: Extension, Alteration or Change of a Privileged Pre-Existing Nonconforming Structure (Article XVI, § 4)

Petitioner: Ann Rothstein

Present Use: ~1,170 SF single-family residential structure

Zone Designation: RL-7.0 (Residence, Limited)

Petition Purpose: Expand the dwelling's second floor within the existing building footprint at 317 Bridle Path; the site is currently non-conforming with respect to area, frontage, front, rear and side-yard setbacks

Public Hearing Deadline: 11/20/13

Brian Lawler, representing Ann Rothstein, stated that they would like to raise the second floor without expanding the footprint of the building. The building is non-conforming with all dimensional requirements.

Ms. Zhaurova stated that the building is currently non-conforming in regards to area, frontage, front, rear and side-yard setbacks, as are many other buildings in the neighborhood. Based on the context of the neighborhood, staff recommends the approval of the petition. The applicant is requesting a height of 32', which is 3 feet below the maximum height allowed height in the Zoning Ordinance.

Charlene Duplin, resident of 320 Bridle Path, stated that she purchased the home due to the views of the lake, which she believes will be obstructed and therefore have a negative effect on her home value.

Mr. Haddon asked what the height increase would be, Mr. Lawler stated that there would be a net gain of two (2) feet in height. This increase will bring the roof to about the height of the chimney.

Upon a motion by Mr. Wanat and seconded by Mr. Loew, the Board voted 5-0 to close the hearing.

Upon a motion by Mr. Michajlow and seconded by Mr. Loew, the Board voted 5-0 to approve the requested Special Permit to allow an extension, alteration or change of a privileged pre-existing nonconforming structure.

List of Exhibits.

Exhibit A: Special Permit Application; prepared by Brian Lawler; received September 16, 2013.

Exhibit B: Plot Plan; prepared by Jarvis Land Survey, Inc.; dated June 27, 2013; received September 16, 2013.

Exhibit C: Plans & Elevations; prepared by Sansoucy + Cheng Associates, Inc.; dated April 11, 2013; received September 16, 2013.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 317 Bridle Path; dated October 16, 2013.

APPROVAL OF THE MINUTES

Upon a motion by Mr. Wanat and seconded by Mr. Loew, the Board voted 5-0 to approve the minutes from 9/30/13.

DECISIONS FROM PRIOR MEETINGS

The Board signed the following decisions: 12 Rodney Street and Arctic/Franklin/Hygeia Street.

ADJOURNMENT

The Board voted 5-0 to adjourn the meeting at 7:14 p.m.