

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

April 23, 2018

**WORCESTER CITY HALL, 455 MAIN STREET, ESTHER HOWLAND CHAMBERS
CHAMBER**

Zoning Board Members Present: Vadim Michajlow, Chair
Joseph Wanat, Vice-Chair
Andrew Freilich
Robert Haddon, Alternate Member
Russell Karlstad, Alternate Member

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
John Kelly, Department of Inspectional Services
David Horne, Department of Inspectional Services

Call to Order – The meeting was called to order at 5:30 pm.

Approval of the Minutes

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the minutes of March 26, 2018.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 37 Fruit Street & 59 William Street (ZB-2018-003)

Special Permit: To allow a multi-family residence in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)

Special Permit: To allow a lodging house in an BO-1.0 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Variance: For relief from the minimum frontage dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum exterior side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area dimensional requirements (Article IV, Section 4, Table 4.2)

Petitioner: Hampton Properties, LLC

Present Use: Presently on the premises at 37 Fruit Street & 59 William Street are two residential/professional office structures.

Zone Designation: 37 Fruit Street - BO-1.0 (Business, Office) zoning district & 59 William Street - RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to convert the existing structure at 37 Fruit Street into a lodging house with a total of 12 dwelling units along with office space and to convert the existing structure at 59 William Street into a multi-family low-rise dwelling, with a total of 6 dwelling units, along with related exterior changes for egress, and to re-configure and expand the parking areas to be used in association therewith, along with related site work.

Upon a motion by Mr. Freilich and seconded by Mr. Wanat the Board voted 5-0 to continue the hearing to the April 23, 2018 Zoning Board of Appeals meeting and to extend the constructive approval date to June 30, 2018.

2. 80 & 100 Wall Street and 38 Norfolk Street (ZB-2018-027)

Variance: For relief from the minimum front-yard setback requirements for a residential use in RG-5 zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback requirements for a residential use in RG-5 zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from both the minimum side-yard setback requirements for a residential use in RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Branded Realty Group, LLC

Present Use: Presently located on the premises are vacant lots.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The petitioner seeks to construct a multi-family high-rise dwelling with 72 units, along with associated site work and parking.

Upon a motion by Mr. Wanat and seconded by Mr. Karlstad the Board voted 5-0 to postpone the hearing to the May 14, 2018 Zoning Board of Appeals meeting and to extend the constructive approval date to June 30, 2018.

3. 436 Shrewsbury Street (ZB-2018-026)

Special Permit Amend: To allow a professional office use in an RG-5 Zone (Article IV, Section 2, Table 4.1, Business Use #19)

Variance:	For relief from the rear yard setback dimensional requirement in an RG-5 & BG-3.0 Zone (Article IV, Section 4, Table 4.2)
Variance:	For relief from the exterior side-yard setback dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Petitioner:	Jagjit Walia
Present Use:	Presently on the premises is an existing three-family detached dwelling and associated site improvements.
Zone Designation:	BG-3.0 (Business, General), RG-5 (Residence, General) zoning district, and the Commercial Corridors Overlay District (CCOD-S)
Petition Purpose:	The applicant seeks to amend the previously granted Special Permit by providing a single-floor office building with parking below and maintaining the existing three-family dwelling as residential use, along with related site work.

Upon a motion by Mr. Wanat and seconded by Mr. Karlstad the Board voted 5-0 to postpone the hearing to the May 14, 2018 Zoning Board of Appeals meeting and to extend the constructive approval date to May 30, 2018.

Unfinished Business

4. 249, 261 & 265 Lake Avenue (ZB-2017-058)

Special Permit:	To allow single-family attached dwellings in a RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)
Petitioner:	Cherele Gentile, Trustee of Manor Real Estate Trust
Present Use:	Presently on the premises at 249 Lake Avenue is a restaurant and at 261 & 265 Lake Avenue are residential structures with related site improvements.
Zone Designation:	RL-7 (Residence, Limited) zoning district
Petition Purpose:	The applicant seeks demolish the existing structures and construct 2 single-family attached structures, for a total of 7 dwelling units, along with associated parking and related site work.

Zac Couture from H.S.&T. appeared upon behalf of the applicant, Cherele Gentile, and stated that the applicant would like to demolish the existing structures on the properties, with the existing single-family dwelling at 265 Lake Avenue to remain, and to construct 2 single-family attached structures, for a total of 7 dwelling units and stated that they have made some revisions to the plan and gave an overview of the changes made to the site and stated that he had met with the abutters and showed them the revised plans and also explained the by right alternatives to the site.

Mr. Michajlow asked how the abutter meeting went. Mr. Couture stated that it did not go very well.

Abutter Paul Towler stated that the neighbors are in opposition to the proposal as it is an over saturation of buildings for a small piece of real estate. Mr. Towler presented a petition that Councilor George Russell

had proposed, to exclude single-family attached and multi-family low-rise uses from the RL-7 zoning district.

Abutter Michael McKeown stated that applicant is trying to put too much into one spot.

Abutter Frank Denoia stated that this proposal will not increase the value of his property.

Abutter Patricia Britt stated that this project will make her taxes go up and expressed concern about the increased traffic this proposal would create.

Mr. Michajlow stated that he knows that proposal has been reduced but he still has problem with it.

Mr. Wanat stated that he feels it too much being put into a small space and with the increased traffic that would be created he would have a hard time supporting the proposal.

Mr. Karlstad stated that he doesn't think the proposal has been thought out enough.

Mr. Haddon stated that he agreed this proposal is too much but believes the applicant and neighbors need to talk about the by-right alternatives.

Mr. Couture requested a Leave to Withdraw for the Special Permit.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to allow for Leave to Withdraw for the Special Permit application.

List of Exhibits:

- Exhibit A: Special Permit Application; received September, 2017; prepared by Zac Couture of HS&T Group, on behalf of the property owner.
- Exhibit B: Special Permit Site Plan; dated September 26, 2017 and revised through to January 15, 2018; prepared by HS&T Group, Inc.
- Exhibit C: Rendering; undated; preparer unknown.

New Business

5. 384 Southwest Cutoff (ZB-2017-065)

- Special Permit:** To allow filling and/or excavating of earth (Article IV, Section 5)
- Petitioner: Joseph F. Shay, Jr.
- Present Use: Presently on the premises is a vacant lot with an existing driveway and stormwater features servicing the abutting property, at 330 Southwest Cutoff.
- Zone Designation: ML-0.5 (Manufacturing, Limited) zoning district
- Petition Purpose: The applicant seeks to conduct granite quarrying operations at the site, along with related grading, drainage, and site work.

Bob Murphy appeared upon behalf of the applicant, Joseph F. Shay Jr., and stated that the applicant seeks to conduct a granite quarrying operation at 384 Southwest Cutoff and reviewed the proposal for the site and how the operation would be run.

Mr. Murphy stated that they have met with Conservation Commission and provided them a with a stabilization plan.

Mr. Murphy stated that the Conservation Commission asked that their hearing be held open until they receive findings of the outcome of the Zoning Board of Appeals meeting.

Ms. Tatasciore provided a comprehensive overview of the project and asked that Mr. Murphy address each of the outstanding questions she had regarding the proposal. She also stated that the Conservation Commission had provided a written report of their findings, which each member had a copy of.

Mr. Wanat asked if there was a restriction on trucks entering/exiting the site. Mr. Murphy stated that they are not restricting the entering of the site.

Mr. Rolle stated that staff would have concern about the access to the site.

Ray Reed stated that the Teamsters who are abutters do not oppose the project but have concern about traffic safety.

Mr. Haddon stated a few years ago blasting was done near him and the company doing the blasting would notify the abutters each day when the blasting would take place and would also go and take photos of neighboring foundations to check conditions and would recommend that something like that be done when the blasting is done for this site. Mr. Murphy stated that they are already required to do that by federal regulations so have no problem with that condition being added.

Mr. Haddon stated that condition #2 in staff's memo could be modified to say that egress be restricted to right turn only entering and exiting. Mr. Murphy stated that the applicant is willing to work with the Board on the conditions.

Per the requirements of the Zoning Ordinance, Mr. Kelly verbally reported that has no objection to the petition as presented and the recommended conditions of approval.

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

Upon a motion by Mr. Wanat and seconded by Mr. Freilich the Board voted 5-0 to approve the waiver to not to label abutters to abutters on the plan.

Upon a motion by Mr. Wanat and seconded by Mr. Freilich the Board voted 5-0 to approve the Special Permit with conditions outlined in staff's memo, DPW comments, that condition #2 in staff's memo state that egress be restricted to right turn only when entering and exiting onto Southwest Cutoff and that an additional condition be added that a building condition survey be performed for abutting properties, that the Fire Department requirement listed in memo be adhered to and that the cover page of the plan set remove the three waivers relative to Conservation Commission.

List of Exhibits:

- Exhibit A: Special Permit Application; received October 30, 2017; revised April 17, 2018; prepared by Joseph F. Shay, Jr.
- Exhibit B: Site Plan; dated October 24, 2017; prepared by Robert G. Murphy & Assoc., Inc.
- Exhibit C: ANR Plan; endorsed April 24, 2002.
- Exhibit D: Fire Department Comments; dated November 3, 2017.

The Board took a five minute recess.

6. 329 (aka Lot 1 & 2) June Street (ZB-2018-017)

Lot 2 - Existing

Variance:	For relief from the frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
Variance:	For relief from the minimum dimensional requirement for an accessory structure in a residential zoning district (Article IV, Section 8)
Special Permit:	To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
Petitioner:	Lawrence Hammond
Present Use:	Presently on Lot 2 is a two-family detached dwelling with associated site improvements and Lot 1 is presently vacant.
Zone Designation:	RS-7 (Residence, Single Family) zoning district
Petition Purpose:	The applicant seeks to divide the property into two lots and construct a new single-family detached dwelling on Lot 1, along with associated site work.

Attorney Don O'Neil appeared upon behalf of the applicant, Lawrence Hammond and stated that the applicant seeks to divide the property into two lots and construct a new single-family detached dwelling on Lot 1, along with associated site work. The relief sought only pertains to existing Lot 2; proposed Lot 1 requires no relief and reviewed the proposal for the site.

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

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the waiver requested to not label abutters to abutters on the plan.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve a Variance of 35 feet for frontage, a Variance of 4.2 feet for an accessory structure setback and the Special Permit with conditions outlined in staff's memo.

List of Exhibits:

Exhibit A:	Variance Application; received January 30, 2018; prepared by Attorney Donald O'Neil.
Exhibit B:	Special Permit Application; received April 4, 2018; prepared by Attorney Donald O'Neil.
Exhibit C:	Plan for Variance; dated January 12, 2018; prepared by B&R Survey, Inc.
Exhibit D:	Rendering with elevations; undated; preparer unknown.

7. 513 (aka Lot 73R & 74R) Burncoat Street (ZB-2018-020)

513 (aka Lot 74R) Burncoat Street - Existing:

- Variance:** For relief of 1,500 SF from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 15 feet from the minimum frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 4.8 feet from the side-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Special Permit:** To allow an extension, alteration, or change of a privileged non-conforming use (Article XVI, Section 4)

511 (aka Lot 73R) Burncoat Street - Proposed:

- Variance:** For relief of 1,500 SF from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 15 feet from the minimum frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Petitioner: Shawn Frigon
- Present Use: Presently on the premises at 513 (aka Lot 74R) Burncoat Street is an existing two-family dwelling and associated improvements and at 511 (aka Lot 73R) Burncoat Street is a vacant lot.
- Zone Designation: RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))
- Petition Purpose: The applicant seeks to divide the property into two lots and construct a new single-family detached dwelling on 511 (aka Lot 73R) Burncoat Street, along with associated site work.

Kevin Quinn from Quinn Engineering appeared upon behalf of the applicant, Shawn Frigon and stated that the applicant seeks to divide the property into two lots and construct a new single-family detached dwelling on 511 (aka Lot 73R) Burncoat Street.

Mr. Wanat expressed concern about the driveway and asked if there was a way to make it narrower. Mr. Quinn stated that they could narrow the driveway.

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

Upon a motion by Mr. Wanat, and seconded by Mr. Haddon, the Board voted 5-0 to approve the waiver to not label abutters to abutters on the plan.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the Variances and Special Permit requested subject to approval of conditions listed in staff's memo as well as reducing the width of the driveway to the narrowest possible.

List of Exhibits:

- Exhibit A: Special Permit & Variance Application; received February 20, 2018; prepared by Shawn Frigon.
- Exhibit B: Special Permit Site Plan; received February 20, 2018; dated February 19, 2018; prepared by Quinn Engineering, Inc.
- Exhibit C: Rendering; undated; preparer unknown (located in application materials).

8. 19 Northboro Street (ZB-2018-022)

- Variance:** For relief from the frontage dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Petitioner: New American Tree & Landscaping, Inc.
- Present Use: Presently located on the property is a two-family detached dwelling.
- Zone Designation: RL-7 (Residence, Limited) zoning district
- Petition Purpose: The applicant seeks to develop the abutting property at 17 Northboro Street which will cause the frontage dimensional requirement of 19 Northboro Street to become non-conforming.

Attorney Todd Rodman appeared upon behalf of the applicant, New American Tree & Landscaping, Inc. and stated that the applicant seeks to develop the abutting property at 17 Northboro Street which will cause the frontage dimensional requirement of 19 Northboro Street to become non-conforming and reviewed the proposal for the site.

Abutter Henry Martin expressed concern about increased traffic and that property would be a rental property. Mr. Martin provided to the Board information relative to Lot #17 in the area and identified as Exhibit C.

Abutter Drew Glaser expressed concern about increased traffic caused by renters.

Abutter Madelyn Petrone Martin expressed concern that the renters in the area do not take care of the properties.

Abutter Henry Carter stated that this development will not enhance the neighborhood and expressed concern that this will be a rental property.

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

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the waiver to not label abutters to abutters on the plan and from providing a to-scale plan of land.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the Variance with the conditions outlined in staff's memo.

List of Exhibits:

- Exhibit A: Variance Application; received February 20, 2018; prepared by the applicant.
- Exhibit B: ANR Plan of Land; dated July 26, 1988; prepared unknown.
- Exhibit C: Abutter information regarding 17 Northboro Street.

Mr. Kelly left the meeting at 8:12 pm.

9. 72 James Street (aka 239 Ludlow Street) (ZB-2018-024)

Special Permit: To allow a personal wireless service facility in a MG-1.0 Zone (Article IV, Section 2, Table 4.1, General Use #15)

Petitioner: American Towers, LLC

Present Use: Presently on the premises is an existing structure with associated site improvements and surface parking.

Zone Designation: MG-1.0 (Manufacturing, General) & ML-0.5 (Manufacturing, Limited) zoning districts.

Petition Purpose: The applicant seeks to construct a 100' monopole telecommunications tower and a related equipment compound, along with an associated driveway, grading, utilities, and site work.

Attorney Earl Duval appeared upon behalf of the applicant, American Towers, LLC and stated that the applicant seeks to construct a 100' monopole telecommunications tower and a related equipment compound and reviewed the plans for site.

Attorney Duval stated that the proposal has gone before the Conservation Commission and has received that Board's approval.

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

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the following waivers requested by the applicant:

1. Article IV, Section 12.C.2.c. - Location

The Applicant is requesting a waiver from this section to the extent that additional screening, landscaping, and placement within clusters of trees is required. The Applicant proposes a row of 5'-6' tall evergreen screening trees (Emerald Green Arborvitae) around the compound area. The Applicant believes that the location of the PWSF on the property, the proposed 6 foot high chain link fence and the vegetated buffer is of sufficient height and growth to effectively screen the facility at street level.

2. Article IV, Section 12.D.1.b. – Camouflage

The Applicant is requesting a waiver from this section to the extent that the proposed PWSF is set back from the street and surrounded by a buffer of existing tree growth to create an effective visual buffer at street level. In addition, the Applicant proposes a row of 5'-6' tall evergreen screening trees (Emerald Green Arborvitae) around the compound area. The Applicant believes that the location of the PWSF on the property, the proposed 6 foot high chain link fence and the vegetated buffer is of sufficient height and growth to effectively screen the facility at street level.

3. Article IV, Section 12.D.7.d.ii. - Location Filing Requirements

The Applicant is requesting a waiver from the requirement to provide "a city-wide map showing the other existing Personal Wireless Service Facilities in the City and outside the City within one mile of its corporate limits." The RF Report lists site specific information for the existing (on-air) and proposed Verizon Wireless sites that were used to perform the coverage analysis and generate the existing and proposed coverage maps provided with the RF Report. These sites are shown on

the existing and proposed coverage maps provided with the Report. The sites listed in this table are the sites relevant to demonstrating the coverage gap and how the proposed site will work with the existing sites to effectively improve coverage and capacity. To the extent that there are any additional Verizon Wireless sites in the City and outside the City within one mile that are not included in this Report, the Applicant requests a waiver from this Section.

4. Article IV, Section 12.D.7.d.iii.aa. - Site Filing Requirements

The Applicant is requesting a waiver from the requirement for the submission of lines representing the sight line showing viewpoint (point from which view is taken) and visible point (point being viewed).

5. Article IV, Section 12.D.7.d.v.bb. – Noise Filing Requirements

The applicant is requesting a waiver from the requirement of providing a statement that is certified and signed by an acoustical engineer regarding that the noise measurements are accurate and meet the Noise Standards of the Ordinance. The study was prepared by Doug Sheadel of Modeling Specialties who is a Certified Consulting Meteorologist with more than 25 years of experience conducting numerical analysis (modeling) studies in the technical areas of air quality, noise, and visual aesthetics. He is a technical expert on the noise committee of Air & Waste Management Association headquartered in Pittsburgh, Pennsylvania and has published many reference papers on various aspects of environmental noise. He has analyzed the sound emissions of major industrial projects such as the Fore River Station in Weymouth, major infrastructure projects including segments of Deer Island Treatment facility and the Weymouth sludge drying facility and many heavy manufacturing plants. He has also conducted analyses for more than 200 wireless communication facilities on behalf of all primary carriers and various tower developers. Related to these analyses, he has testified as a technical expert before the Energy Facility Siting Boards of Massachusetts, Connecticut and Rhode Island and many regional and municipal approval boards in Massachusetts, Rhode Island, New Hampshire, Maine, New York, Michigan, Illinois, and California.

6. Article IV, Section 12.D.9.a.ii. – Co-Location

The applicant is requesting a waiver from this requirement as they have determined that there were no existing structures in the search area which are capable of closing Verizon Wireless' significant coverage gap, the Applicant requests a waiver from the requirement to contact all other licensed carriers operating in Worcester County.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the Special Permit with conditions outlined in staff's memo.

List of Exhibits:

Exhibit A: Special Permit Application and associated exhibits; received March 20, 2018; prepared by Applicant's agent, Attorney Earl Duval.

Exhibit B: American Tower Site Plan; dated October 31, 2017 and revised through to March 16, 2018; prepared by ProTerra Design Group, LLC.

Exhibit C: Comments from Fire Department; dated March 27, 2018.

10. 20 Boyden Street (ZB-2018-025)

Special Permit: To modify the dimensional standards for a Residential Conversion in an RL-7 Zone (Article IV, Section 9)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Petitioner: John Chalino and Michael Yousef

Present Use: Presently located on the premises is an existing single-family detached dwelling.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicants seek to convert the structure into a two-family detached dwelling, along with associated site work.

John Chalino and Michael Yousef appeared upon behalf of the application. Mr. Chalino stated that he would like convert the structure into a two-family detached dwelling and stated the he had provided a plan that shows the parking would be in compliance.

Mr. Antonellis stated that the Variance requested would not be required as parking is in compliance.

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

Upon a motion by Mr. Wanat, and seconded by Mr. Haddon, the Board voted 5-0 to approve the waiver to not label abutters to abutters on the plan.

Upon a motion by Mr. Wanat and seconded by Mr. Haddon the Board voted 5-0 to approve the Special Permit subject to conditions outlined in staff's memo.

List of Exhibits:

Exhibit A: ZBA Application; received March 20, 2018; prepared by John Chalino & Michael Yousef.

Exhibit B: Fire Department Comments; dated March 26, 2018.

Other Business

11. Communications

- a. Notice of License Application Pursuant to MGL Chapter 91 Waterways re: 10 Lake Ave. N. N
The Board issued no comment.

12. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Board voted 5-0 to adjourn the meeting at 8:10 p.m.