

WELLESLEY PLANNING BOARD  
REGULAR MEETING  
MONDAY, JULY 21, 2014, 7:30 PM  
GREAT HALL - TOWN HALL

MINUTES

**Planning Board Present:** Deborah Carpenter, Catherine Johnson, and Jeanne Conroy (*Sara Preston absent; Neal Glick arrived at approximately 7:40pm*)

**Staff Present:** Michael Zehner

**Also Present:** John Hartnett, Lon Povich, Len Ho, Peggy Ho, David Himmelberger, Shengli Li, Kerri Oberhauser, Theodore Spielberg, Dianna Spielberg, Amy Novick, Richard Zaiger, Joanne Zaiger, Adam Zaiger, Syndi Zaiger, Donny Levine, Lorraine Levine, Shih-Chen Hsu, Sue Hsu, Tim Burke, Jan Wright, Paul Wright, Vicky Liggero, Jessica Liggero, Laura Fragasso, Raina McManus, Lynn Younger, Bridget Bettigole, Robert Chabot, Patricia Chabot, Dennis Duckworth, Joe Flaherty, and LEMONIA Fotiadis

**1. Call to Order**

In the absence of Ms. Preston, Ms. Carpenter, Vice Chair, chaired the meeting. Ms. Carpenter called the meeting to order at 7:30 p.m.

**2. Public Comments on Matters Not on the Agenda**

Ms. Carpenter invited comments from members of the public on any matters not on the agenda. Hearing no comments, Ms. Carpenter moved to the next agenda item.

**3. Continued Applications and/or Public Hearings**

**a. Consider Large House Review Major Revisions - LHR12-06, 16 Marigold Avenue**

*Documents*

- Memo from Michael Zehner to Planning Board, dated July 16, 2014;
- Letter from Shengli Li to Planning Board, dated July 12, 2014;
- Letter from Shengli Li to Michael Zehner, dated July 12, 2014;
- Planting Key for 16 Marigold Avenue, Wellesley MA, prepared by Oberhauser Designs (*accompanies Planting Plan for Screening, dated July 12, 2014*);
- Planting Plan for Screening, prepared by Oberhauser Designs, dated July 12, 2014;
- Design Review Record Findings from Ethan Parsons on behalf of the Design Review Board, dated June 26, 2014;
- Planting Plan for Screening, prepared by Oberhauser Designs, dated June 19, 2014, with notes reflecting DRB recommended modifications;
- Letter from Amy Novick and William Hulsey, dated July 16, 2014;
- Email from George Saraceno to Michael Zehner, dated July 21, 2014 (*provided to the Board at the meeting*);
- Additional Condition re: Driveway Paving for 16 Marigold Avenue (*provided to the Board at the meeting*);

- Originally approved Screen Planting Plan, dated November 12, 2012 (*provided to the Board by Shih-Chen Hsu at the meeting*); and
- Planting Plan for Screening, prepared by Oberhauser Designs, dated July 12, 2014, with notes by Shih-Chen Hsu (*provided to the Board by Shih-Chen Hsu at the meeting*)

Ms. Carpenter opened consideration of the application. Ms. Carpenter asked Mr. Zehner to provide the Board with an update. Mr. Zehner discussed the recommendations of the Design Review Board, and the resulting revisions to the Planting Plan for Screening. Mr. Zehner presented the Board with an email from George Saraceno regarding the paving of the driveway, along with a new recommended condition relating to Mr. Saraceno's comments.

Mr. Li made comments regarding the paving of the driveway. Mr. Glick objected to the Board's consideration of further changes to the previously approved application. Members of the Board discussed the request and the revisions.

Ms. Carpenter asked for comments from members of the public. Ms. Novick spoke about her concerns with the property and the requested revisions, seeking clarification regarding the landscaping and paving of the driveway. Mr. Hsu spoke, expressing concerns about the proximity of the play set and garden to the rear property line, common with his property.

Ms. Conroy asked Mr. Li and Ms. Oberhauser to describe the changes made to the landscape plan to address the recommendations of the Design Review Board. Ms. Oberhauser explained the changes. Members of the Board asked Ms. Oberhauser to respond to questions regarding the appropriateness of the Arborvitae plantings in the rear and their potential impact on an existing fence.

The Board, Mr. Li, and Mr. Hsu made comments and discussed the location of the vegetable garden.

***Ms. Carpenter called for a motion on the requested revisions. Ms. Conroy made a motion to approve the amendment of the original LHR approval to reflect the revisions as shown in the Planting Plan for Screening, prepared by Oberhauser Designs, dated July 12, 2014 (and associated Planting Key), with the following conditions:***

- 1. The vegetable garden shall be relocated to the location shown in the Screen Planting Plan dated November 12, 2012, to be parallel with the rear edge of the house. (Staff Note: per the approved Site Plan, the rear of the house is fifteen (15) feet from the rear property line, therefore, the garden shall be no closer than fifteen (15) feet to the rear property line)***
- 2. The Arborvitae in the rear yard shall be moved forward so as not to damage the fence along the rear property line.***
- 3. Prior to paving the driveway, the owner shall be required to submit a grading/stormwater management plan prepared by a Massachusetts Registered P.E. to the Town Engineer for approval. Approval of the plan shall be contingent***

*on the Town Engineer's determination that 100% of the stormwater runoff associated with the former gravel portion of the driveway is infiltrated on-site for both 25-year and 100-year storm events. Prior to the issuance of a Final Inspection approval or Certificate of Occupancy, the Town Engineer shall determine that the plan was executed as approved. There shall be no changes to the approved landscaping plan to accommodate this requirement. (Staff Note: this condition does not allow the driveway layout to deviate from that shown on the approved Site Plan, dated September 10, 2012, revised through February 1, 2013)*

*Ms. Johnson seconded the motion. Ms. Carpenter called for a vote. The motion was approved 3-1 (Mr. Glick opposed).*

#### **4. New Applications and/or Public Hearings**

##### **a. Consider LHR14-03 - Large House Review for 6 Lilac Circle**

###### *Documents*

- Staff Report prepared by the Wellesley Planning Department for the Planning Board Meeting on July 21, 2014;
- Draft Large House Review Approval Agreement;
- Assessors Card for 6 Lilac Circle;
- Design Review Record Findings, prepared by Erin Heacock on behalf of the Design Review Board;
- Memo from George Saraceno to Michael Zehner, dated June 20, 2014;
- Memo from George Saraceno to Michael Zehner, dated June 20, 2014, with comments from Project Engineer Peter Gammie;
- Email from David Hickey to Michael Zehner and Erin Heacock, dated June 30, 2014;
- Large House Review Application Form;
- Section XVID Review Affidavit, signed by Len Ho on May 20, 2014;
- Large House Review Statement of Intent;
- Storm Drainage Report, Prepared by Columbia Design Group, LLC, dated May 16, 2014, revised June 25, 2014;
- Operation & Maintenance Plan, 6 Lilac Circle, Wellesley, Massachusetts;
- Sheet G1.1, Neighborhood Delineation Plan, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet G1.2, Contextual Views, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet X0.1, Existing Site Plan, Prepared by Timothy Burke Architecture, dated May 1, 2014;
- Sheet X1.0, Existing Floor Plans, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A0.2, TLAG Diagrams, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A1.0, Proposed Plans, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A1.1, Proposed Plans, Prepared by Timothy Burke Architecture, dated May 29, 2014;

- Sheet A2.1, Exterior Elevations, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A2.2, Exterior Elevations, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A2.3, Exterior Elevations, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A3.1, Building Sections, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet A9.1, Exterior Elevations - Colored, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet C-1, Proposed Site Plan, Prepared by Columbia Design Group, LLC, dated May 29, 2014, revised June 30, 2014;
- Sheet L1.0, Landscape Plan, Prepared by Timothy Burke Architecture, dated June 13, 2014;
- Sheet E1.0, Lighting Plan, Prepared by Timothy Burke Architecture, dated May 29, 2014;
- Sheet E1.1, Second Floor/Split Level Exterior Lighting Plan, Prepared by Timothy Burke Architecture, dated May 29, 2014; and
- Email from Donald Levine to Erin Heacock, dated July 17, 2014 (*provided to the Board at the meeting*)

Ms. Carpenter opened consideration of the application. Ms. Carpenter recognized Mr. Zehner and asked him to introduce the application for the Board. Mr. Zehner provided the Board with an overview of the request.

Ms. Carpenter asked the applicant to present the application. Mr. David Himmelberger, representative for the property owners, presented the application. Mr. Tim Burke, project architect, addressed the technical aspects of the proposal.

Members of the Board made comments regarding the landscaping and massing of the proposed addition, with Ms. Johnson stating that there appeared to be some expansive and large walls, and Mr. Glick stating that he did not agree that the massing of the house presented well towards neighboring property owners. Mr. Burke, Mr. Himmelberger, and Mr. Len Ho, property owner, spoke, responding to the Board's comments.

Ms. Carpenter asked if members of the public wished to speak to the proposal. Mr. Donald Levine, abutter at 9 Pinewood Circle, spoke, indicating that he was concerned about the impact of the proposal on existing stormwater issues at his property. Dr. Theodore Spielberg, abutter at 10 Pinewood Circle, spoke, indicating that he was concerned about stormwater, but also the impact of the massing of the addition, the lack of landscape screening, and the prior removal of trees. Mr. Adam Zaiger spoke, indicating that he was representing the family at 6 Pinewood Circle, and stating that he had similar concerns regarding the stormwater, massing, and landscaping.

Mr. Himmelberger discussed the sequence events leading up to and following the tree removal, stating that the removal was not done to allow for the addition.

The Board discussed the various issues raised, indicating that they needed additional information from the Town Engineering regarding the impact of the proposed addition on stormwater drainage, particularly as it might affect property owners on Pinewood Circle. Additionally, the Board stated that the applicant should consider changes to the landscape screening and massing to address concerns raised. The members were in agreement that the application should be continued to allow consideration of comments made.

*Ms. Carpenter called for a motion. Mr. Glick made a motion to continue consideration of the application to the meeting on August 4, 2014. Ms. Johnson seconded the motion. Ms. Carpenter called for a vote. The motion was approved unanimously, 4-0.*

**b. Consider LHR14-03 - Large House Review for 21 Seaver Street**

*Documents*

- Staff Report prepared by the Wellesley Planning Department for the Planning Board Meeting on July 21, 2014;
- Draft Large House Review Approval Agreement;
- Assessors Card for 6 Lilac Circle;
- Design Review Record Findings, prepared by Erin Heacock on behalf of the Design Review Board;
- Memo from Gerry Bruno to Michael Zehner, dated July 1, 2014;
- Email from Peter Gammie to David Hickey, Michael Zehner, and Erin Heacock, dated July 11, 2014;
- Memo from George Saraceno to Michael Zehner, dated July 11, 2014;
- Letter from Robert Collins, on behalf of the Wetlands Protection Committee, to Paul Wright, dated July 8, 2014;
- Letter from Adam Bossi, on behalf of the Wetlands Protection Committee, to Phillip and Kerri Kenny, dated October 17, 2014;
- Large House Review Application Form;
- Section XVID Review Affidavit, signed by Tim Burke on May 20, 2014 and Michael Grant on June 6, 2014;
- Large House Review Statement of Intent;
- Storm Drainage Report, Prepared by Columbia Design Group, LLC, dated May 21, 2014;
- Operation & Maintenance Plan, 21 Seaver Street, Wellesley, Massachusetts;
- Troy Lighting Sagamore Post Fixture Specification;
- Troy Lighting Sagamore Exterior Wall Sconce Specification;
- Progress Lighting Pagoda Path Light Specification;
- Halo LED ICAT Housing for New Construction Specification;
- Letter from Christina and Darin Dougherty to the Planning Board;
- Email from Cynthia Westerman to Erin Heacock, dated May 13, 2014;
- Sheet X-1, Neighborhood Delineation Plan, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet X-2, Site Photographs, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet X-3, Existing Site Plan, Prepared by Timothy Burke Architecture, dated July 14, 2014;

- Sheet X-4, Existing Floor Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet A-1, TLAG Calculations, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet A-2, Proposed First Floor and Basement Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet A-3, Proposed Second Floor and Attic Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet A-4, Existing and Proposed Southeast Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014;
- Sheet A-5, Existing and Proposed Northeast Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014;
- Sheet A-6, Existing and Proposed Northwest Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014;
- Sheet A-7, Existing and Proposed Southwest Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014;
- Sheet A-8, Colored Proposed Elevations, Prepared by Timothy Burke Architecture, dated June 9, 2014;
- Sheet A-9, Isometric, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet C-1, Stormwater Plan, Prepared by Columbia Design Group, LLC, dated May 21, 2014, revised July 11, 2014;
- Sheet L-1, Landscape Plan, Prepared by Timothy Burke Architecture, dated July 14, 2014; and
- Sheet E-1, Lighting Plan, Prepared by Timothy Burke Architecture, dated June 18, 2014

Ms. Carpenter opened consideration of the application. Ms. Carpenter recognized Mr. Zehner and asked him to introduce the application for the Board. Mr. Zehner provided the Board with an overview of the request.

Ms. Carpenter asked the applicant to present the application. Mr. Burke, project architect and representative for the property owners, presented the application.

Ms. Carpenter asked if any members of the public wished to comment on the application. There were no members of the public that wished to comment on the application. Ms. Carpenter and Ms. Johnson stated that they supported the proposal. Mr. Glick asked the applicants what the addition to the side of the home does to the character of the street. Mr. Paul Wright, owner of the property, stated that he believed the addition was consistent with the character of the street, and referenced the letters of support from property owners in the area.

***Ms. Carpenter called for a motion. Ms. Conroy made a motion to approve the application with the following conditions:***

- 1. The project shall be subject to the requirements as listed in Attachment 1 of the Large House Review Rules and Regulations.***

2. *The applicant shall record this Approval Agreement at the Norfolk County Registry of Deeds and provide evidence of recording to the Planning Director and Building Inspector prior to the issuance of a Building Permit.*
3. *All construction activities shall comply with the submitted application materials, listed above, except where revisions are necessary to comply with required conditions. Where revisions are necessary, the applicant shall present them to the Planning Director per Part D of Section XVID of the Zoning Bylaw.*
4. *This Approval Agreement shall not relieve the applicant of complying with all other applicable regulations.*
5. *Prior to the issuance of a Building Permit, Planning Department Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under the LHR Decision or Section XVID of the Zoning Bylaw, including the altered roofline of the dormer shown on Sheet A-4, Existing and Proposed Southeast Elevations, prepared by Timothy Burke Architecture, dated June 27, 2014.*
6. *Prior to the issuance of a Building Permit, the Planning Department Staff shall review and approve the installation of the erosion barrier shown on the Stormwater Plan, prepared by Columbia Design Group, LLC, dated May 21, 2014, revised July 11, 2014. Thereafter, Building Department Staff shall be responsible for verifying that the erosion barrier remains in place during construction.*
7. *Prior to the issuance of a Building Permit, the DPW - Engineering Division shall review and certify that plans submitted to the Building Department for permits, which shall include all necessary information pertaining to stormwater and utility facilities to be installed and/or altered, are substantially consistent with those approved under the LHR Decision or Section XVID of the Zoning Bylaw.*
8. *Prior to the issuance of a Demolition and/or Building Permit, a Certified Arborist shall review the trees located within the limits of construction (i.e. not protected by the proposed erosion barrier). The Certified Arborist shall submit to the Planning Department a mitigation plan consistent with the Tree Preservation and Protection Bylaw that documents the existing health of the trees, protection measures during construction, and post-construction monitoring. A Demolition and/or Building Permit shall not be issued until the Planning Department submits documentation to the Inspector of Buildings that this condition has been satisfied. Building Department Staff shall be responsible for verifying that any protection measures remain in place during construction.*
9. *While the Building Permit is active, the frontage of 21 Seaver Street, and any other portion of Seaver Street affected by this project's construction-related activities, shall be swept and cleaned of debris as needed to maintain the existing condition of the public way.*

10. *All construction activities, including the parking and storage of all trailers, machinery, equipment, and materials, but not including personal vehicles, shall be confined to the subject property and the portion of the right-of-way that abuts the frontage of the subject lot. The parking of personal vehicles within the right-of-way shall comply with Town Bylaws, but all efforts should be made to reduce the number of personal vehicles in the right-of-way.*
11. *Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, Planning Department Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section XVID of the Zoning Bylaw.*
12. *Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, DPW - Engineering Division Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section XVID of the Zoning Bylaw.*
13. *In perpetuity, prior to December 31<sup>st</sup> of each year, the annual report required in the Operation and Maintenance Plan for 21 Seaver Street, Wellesley, MA, prepared by Columbia Design Group, LLC, shall be submitted to the Town Engineer and the Planning Director. The annual report shall be prepared by a drainage professional, and summarize inspection and maintenance activities, review the performance of infiltration systems, and provide recommendations for repair or remedial measures required to maintain the performance of the system.*

*Ms. Johnson seconded the motion. Ms. Carpenter called for a vote. The motion was approved unanimously, 4-0.*

**c. Review and Issue Recommendations for July 24, 2014 ZBA Cases (Fiske School)**

Ms. Carpenter opened consideration of the application. Ms. Carpenter recognized Mr. Zehner and asked him to introduce the application for the Board. Mr. Zehner provided the Board with an overview of the Site Plan, Special Permit, and Variance applications associated with the renovation of the Fiske School. Mr. Glick expressed concerns for the proposed reduction of landscaping requirements.

The Board discussed the proposal, with Mr. Zehner answering several questions raised. Ms. Carpenter asked for comment from members of the public. Ms. Bridget Bettigole and Ms. Laura Fragasso spoke, expressing concerns about the proposed vehicle queuing and lighting, respectively.

The members of the Board collectively indicated that they recommended that the Zoning Board of Appeals defer consideration of the Site Plan application (ZBA2014-58), requiring the applicant to consider redesigning the project, if not changes to operations of the school. The Board indicated that they were underwhelmed and concerned that the

design is significantly and seriously lacking, detrimentally impacting the safety, convenience, and welfare of the public, as specifically noted above.

The Board indicated that should the Zoning Board of Appeals ultimately grant approval of Site Plan Review, that they recommend it do so subject to conditions recommended by the Design Review Board, contingent on the authorization from the Natural Resource Commission and Board of Selectmen for changes to Hastings Street, and based on the issuance of the Water Supply Protection District Special Permit and a Variance from the off-street parking screening requirements. Additionally, the Board recommends that the Zoning Board of Appeals consider and/or condition the project, as follows:

1. The proposed widening of Hastings Street aims to improve vehicular and pedestrian circulation; in the same vein, the petitioner should examine and upgrade, with the Board of Selectmen's authorization, the pedestrian and vehicular safety conditions proximate to and related to this project in addition to those aimed to improve efficient circulation and safety on Hastings Street.

The 2001 *Cedar Street Land Use and Neighborhood Design Plan* is the result of a planning effort to develop a plan for the Cedar Street neighborhood that aimed to improve the quality of life within the Cedar Street Area. Residents, the area business community, religious organizations, the NRC, DPW, Planning Board, Superintendent of Schools and other stakeholders contributed to the plan. The plan placed high value on the importance of traffic calming and neighborhood schools and recommended improvements in order to promote safe access to and from schools. Fiske School and its surroundings were analyzed, and the plan called the Hastings/McLean/Cedar/Hunnewell intersection a "Pedestrian Safety Zone". As a result, particular attention was given to pedestrian improvements at this intersection. The plan recommended the Town redesign the intersection, install mid-block crosswalks where appropriate, and explore the possibility of creating a direct access to the school off of Cedar Street. In 2009 the *Wellesley Walks- Pedestrian Plan* identified this intersection as one deficient in terms of crosswalks and pedestrian accommodations.

Today it does not appear that any recommended improvements from these plans have been implemented. While it is possible that they have been considered, there is no discussion as to why the recommended improvements have not been implemented.

2. The petitioner shall be subject to the terms and conditions of the Special Permit for the Water Supply Protection District use and the execution and recording with the DPW Director and Town Engineer of the Operations and Maintenance Plan Log on a quarterly basis, or more frequently, as appropriate.
3. The Zoning Board should clearly assign responsibility for the management of the parking area illumination and other maintenance issues. Will the parking area lighting be controlled remotely, on-site, or be automated? Who will be responsible for controlling the lighting?

4. Prior to commencing site work, the Town Engineer shall ensure that the Site Preparation Plan has been executed as approved, with all erosion and sedimentation controls installed. Such controls shall remain in place until their removal is approved by the Town Engineer.

With respect to the requested variance to the parking area screening requirements (ZBA2014-59), the Board collectively recommended that the Zoning Board of Appeals deny the requested variance.

Finally, the Board also agreed that the Zoning Board of Appeals defer consideration on the Water Supply Protection District Special Permit (ZBA2014-60) to require the petitioner to either revise the plans to infiltrate 100% of the runoff from 100-year storm events or demonstrate that this is impracticable. Furthermore, regardless of the storm event the system is designed to recharge, the Board indicated that should the ZBA consider approving the Special Permit, that they recommend consideration of the following condition:

1. The Site Supervisor, to be designated by the DPW Director, should submit the Stormwater Operation and Maintenance Plan Log to the DPW Director and Town Engineer on a quarterly basis or more frequently as appropriate.

Additionally, the Planning Board notes that the project will use a substantial amount of subsurface infiltration chambers, which, in addition to three bio-retention areas, will require careful and regular maintenance. Therefore, the Planning Board stated that the ZBA should also require the execution of the Operation and Maintenance Plan Log under Site Plan Approval and its submittal to the Town Engineer and DPW Director.

## **5. Old Business**

### **a. Review Status of Review of Adequacy for 84 & 88 Hopkinson Street**

#### *Documents*

- Memo from Michael Zehner to Planning Board, dated July 16, 2014;
- Drainage Plan Showing Proposed Infiltration Tie In for 88 Hopkinson Street, prepared by Field Resources, Inc., dated September 9, 2013, revised June 26, 2014;
- Drainage Plan Showing Proposed Infiltration Tie In for 84 Hopkinson Street, prepared by Field Resources, Inc., dated September 9, 2013, revised June 26, 2014;
- Email from David Hickey to Field Resources, dated July 27, 2014; and
- Email from Field Resources to George Saraceno, dated June 26, 2014

Ms. Carpenter asked Mr. Zehner to provide the Board with an update on this item. Mr. Zehner discussed the background of the project and indicated that the applicant had provided the Town with a drainage and infiltration plan that was acceptable to the Engineering Division. Mr. Zehner indicated that staff had reviewed the grade changes of the properties and were of the opinion that they were not barred by the Review of Adequacy approval by the Planning Board.

Ms. Carpenter recognized Mr. Joe Flaherty, the owner of the properties. Mr. Flaherty discussed their efforts to resolve the stormwater issues.

Ms. Carpenter recognized Mr. Dennis Duckworth, a resident abutter to the properties. Mr. Duckworth discussed his continued concerns regarding the stormwater and grading.

Remarks on the matter concluded with Mr. Zehner indicating that the owner was currently implementing the plan approved by Engineering and that they would need to return to the Board in the near future to request release from the Approval Agreement and Conditional Order to Pay based on the completion of the approved work.

**7. Minutes**

**a. July 7, 2014 Regular Meeting Minutes**

The Board collectively indicated that they wished to continue consideration of the minutes until the next meeting.

**8. Adjourn**

*Hearing no other business, Ms. Carpenter asked for a motion to adjourn. Ms. Conroy made a motion to adjourn. Ms. Carpenter called for a vote. The motion was approved unanimously, 4-0.*

Meeting Adjourned: 11:00 p.m.

Next Meeting: August 4, 2014

Minutes Approved: September 2, 2014

*Note: A recording of this meeting is available from the Planning Department.*

Michael D. Zehner, AICP  
Planning Director