

## PLANNING BOARD MINUTES

April 07, 2014

### **Call The Meeting to Order**

Vice Chairman David Plunkett called the meeting to order at 7:00 P.M. in the new Town Hall Auditorium. Present at the meeting were Robert Fowler, Stephen Johnson, Nancy Reed, Vincent Fratalia, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart.

### **Reorganization**

**MOTION** - Mr. Fowler made a motion to nominate David Plunkett as Chairman. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to nominate Robert Fowler as Vice Chairman. The motion was seconded by Mr. Fratalia. Mr. Fowler stated that Mr. Johnson is up for re-election next year and typically he would be in the position for Vice Chairman. Mrs. Reed withdrew her motion.

**MOTION** - Mr. Fowler made a motion to nominate Stephen Johnson as Vice Chairman. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to nominate Vincent Fratalia as Clerk. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to nominate David Plunkett as the NMCOC representative. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to nominate Nancy Reed to the Community Preservation Committee. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Johnson made a motion to nominate Nancy Reed as an advisor to the Local Housing Partnership. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

**MOTION** - Mr. Fratalia made a motion to nominate Robert Fowler to the Zoning Bylaw Subcommittee. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

**MOTION** - Mr. Johnson made a motion to nominate Nancy Reed to the Zoning Bylaw Subcommittee. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to nominate David Plunkett to the Zoning Bylaw Subcommittee. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to nominate Vincent Fratalia to the Green Committee. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to nominate David Plunkett to the Economic Development Committee. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

Mrs. Reed asked if we need to do an appointment to the Economic Permit Review Committee. Mr. Sadwick stated that he will verify if a nomination is needed since this is a Board of Selectmen appointment.

### **(A) Approval of Minutes – March 10, 2014 and March 24, 2014**

**MOTION** - Mrs. Reed made a motion to approve the minutes of March 10, 2014 and March 24, 2014 as presented. The motion was seconded by Mr. Fowler and unanimously voted 4-0. Mr. Fratalia abstained from voting.

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**(B) Committee Reports/Administrative Actions**

**(B1) Zoning Bylaw Subcommittee**

Mr. Sadwick stated that there is nothing for this agenda item.

**(B2) Master Plan**

Mr. Sadwick had provided the RFP for review. He has submitted a red-line copy with Mrs. Reed's comments. Mr. Plunkett asked if this is finalized by the Planning Board or the Board of Selectmen. Mr. Sadwick stated that the Planning Board will be part of the selection process but the contract will be through the Town Manager. Mr. Plunkett asked if this needs to be approved to go out to advertise. Mr. Sadwick replied yes. If this is not approved tonight then it could delay it a few weeks.

**MOTION** - Mr. Fowler made a motion to support the changes to the RFP and approve the RFP for distribution by the end of this week with a condition that during a further review, if there are any potential objections this will be held for discussion at the next meeting. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**(B3) Committee Reports**

Mrs. Reed stated that the Rails and Trails committee had sent out their RFP and they have a consultant. They will be moving forward and are very excited.

Mr. Plunkett stated that the EDC will be meeting tomorrow at 6:00 PM. Beverly Woods will be making a preliminary report on how NMCOC provides economic assistance. Mr. Sadwick stated that Beverly Woods will be giving a presentation to the Board of Selectmen at 7:20 PM on the preliminary Rt. 38 corridor study.

**(B4) 163/165 Havilah Street, Longmeadow Golf Club - ANR**

Attorney James Cutelis appeared for the ANR for Longmeadow. Attorney Cutelis stated that he is a Special Municipal Employee. Attorney Cutelis stated that Rite Aid is conveying 18,000 SF to Longmeadow Golf Club to expand the parking lot in exchange, Longmeadow connected Rite Aid to sewer. The Site Plan Special Permit has already been approved by this Board. This ANR will transfer Parcel A to Longmeadow and is marked as "not a buildable lot".

There were no questions from Mr. Johnson, Mr. Fowler, Mr. Frataglia and Mrs. Reed.

Mr. Plunkett asked that Mr. Sadwick verify that Parcel A that is shown on this ANR are the same as the Site Plan Special Permit.

**MOTION** - Mr. Fowler made a motion to endorse the ANR as presented subject to verification by Mr. Sadwick that Parcel A shown on the ANR is the same as shown on the Site Plan Special Permit. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

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### **(B5) 940 Main Street, Foster Place – Conceptual Discussion**

Mr. Plunkett stepped down due to a potential conflict of interest. Mr. Johnson stepped in as acting Chairman.

Josh Kelley and Ryan Sullivan appeared for the owner of 940 Main Street for a conceptual discussion. Mr. Kelley stated that the intent of this discussion is to increase the number of units from 24 to 26. One of the new units will be handicap accessible and the other will be an affordable one bedroom unit. They would also like to add one small office space which will provide support to the tenants. All three of these changes will be in the basement. There will be no increase in building footprint. In 2000, a variance was given to add 12 additional units for a total of 24 and to allow MFD in a Municipal zone.

Mrs. Reed asked if the affordable unit will be added to the Town's count. Mr. Sullivan replied no, it can't be deeded as an affordable housing unit but they will keep the rent at the current affordable rate. Mrs. Reed asked why the unit cannot be added to the Town's affordable housing count and asked the applicant to investigate why it cannot be. Mrs. Reed asked that they also look at making the handicap unit affordable. Mrs. Reed asked how does the office portion fit with the special permit. Mr. Sullivan stated that it would be an accessory use for tenant support.

Mr. Fratalia asked if they are taking a bathroom away from the exercise facility in the basement. Mr. Kelley replied there is no bathroom now. Mr. Fratalia stated that is not what the plans show. Mr. Kelley stated that there is an existing unit that was built without a permit but it is not rented now.

Mr. Fowler asked what will happen with the storage area. Mr. Kelley stated that is not part of any rental agreement and will be removed. Mr. Fowler asked how the handicap unit will be accessed through the left side. Mr. Sullivan stated that you would go through the elevator area. Mr. Fowler stated that is not what the plans show. Mr. Kelley stated that you enter into the building a half level down, so you go up a half level in the elevator and then down to the unit. Mr. Fowler stated that is a problem because what happens in an emergency. Mr. Kelley stated that there will be two areas of refuge, one in the vestibule and one right across the hall from the unit in the stair well. They will both have 2 hour fire rating. Mr. Fowler stated that the handicap parking is on the left of the building so where would they go. Mr. Kelley stated that they would go up the hallway and take the elevator up a half of story and then go into the vestibule then into the hallway and then into the unit. In case of an emergency, they would wait in the area of refuge. These two areas will be an assembly use and this is allowed by code. Mr. Fowler asked what type of ventilation will be in these two areas. Mr. Kelley stated that they have not looked at that yet because it is a conceptual plan.

Mr. Johnson stated that he wants to hear more about the fire rating issue and also would want to know why the affordable unit could not be deed restricted. Mr. Sullivan stated that it may not be financially feasible because they were told previously that we can't just pick two units as affordable it would have to be 80/20 ratio. Mr. Johnson stated that he would also like the applicant to pursue this.

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**(B6) Andover Street, FMP Realty Trust – Conceptual Discussion**

Mr. Johnson stepped down as Chairman and Mr. Plunkett returned.

Frank Pollack appeared for the second conceptual discussion at Andover Street. Mr. Pollack stated that last time he was here, the Board was concerned with the appearance of the project. They have added dormers and colonial type features to the retail building as well as sidewalks and stonewalls. There has also been a one-way cross over from the day care to the retail building.

Mr. Johnson stated that he is ok with the concept plan but the logistics of the drive-thru window, menu board sign and details of the day care still need to be presented during the actual public hearing. Mr. Johnson also suggested looking at the other day care we permitted so you know what to add.

Mr. Fowler stated that his three concerns have been addressed. Mr. Fowler asked if there will be a landscape architect hired for this project. Mr. Pollack replied yes, they use Western Nurseries. Mr. Fowler stated that the conceptual plan is fine. The one-way cross connect is going in the right direction.

Mrs. Reed stated that this is the same concept as the last meeting. She is still concerned that this project is not reflecting the purpose of the overlay district. She understands that these uses are allowed but is disappointed in the proposed uses.

Mr. Fratalia stated that he likes the cross connect driveway but asked if there will be a walkway from the day care to the donut shop. Mr. Pollack replied no, there are sidewalks on the perimeter of the property. They have found pedestrian walkways within a site create problems.

Mr. Plunkett stated that if the intent of the development of this property was commercial, then the zoning should have just been changed to commercial. He is also very disappointed with the proposed uses. Mr. Plunkett asked if there will be a fire access easement between lots 2A and lots 4 and 5. Mr. Pollack replied yes.

Mr. Johnson stated that he wants to make sure as this moves forward that the access around the day care is acceptable to the Fire Department and to make sure the day care is protected and secure.

Mr. Pollack asked if this can be put on the next agenda for a full submittal. Mr. Sadwick stated that this is not enough time but they can shoot for the May 12<sup>th</sup> meeting.

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(C) **Zoning Amendment Public Hearing for May 5, 2014 Annual Town Meeting**

**MOTION** - Mr. Fowler made a motion to waive the reading of the public hearing notice. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

Mr. Sadwick provided comments from Town Counsel dated April 3, 2014 but this was based on an earlier review of the warrant so the article numbers are one off.

**Article 23 – Medical Marijuana (PB)**

Mrs. Reed asked if the comments from the last meeting were included. Mr. Sadwick replied yes. Town Counsel wanted to make sure the Board could demonstrate where the Board came up with the distances from the protected uses. Mr. Sadwick stated that this area was based on the Planning Board's sound judgment at the time. Mr. Johnson stated that the detailed discussions have been memorialized in the minutes. Mrs. Reed stated that the Boards intent was to expand upon the 500' State regulations and increase it to 1,200' due to the Town specific layout, distances of buildings and the protected uses.

There was no comment from the audience.

**MOTION** - Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to recommend adoption of Article 23. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**Article 24 – Floodplain (PB)**

Mr. Sadwick stated that the floodplain map changes are based on a recommendation from the State due to changes in the FEMA maps. Town Counsel comments include three grammatical/typos which can be changed and he will get him copies of the actual maps.

There was no comment from the audience.

**MOTION** - Mr. Johnson made a motion to close the public hearing. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to recommend adoption of Article 24 with the grammatical/typo corrections from Town Counsel's memo dated April 3, 2014. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

**Article 25 – Section 7100, MFD (PB)**

Mr. Sadwick stated that this article corrects the MFD bylaw.

There was no comment from the audience.

**MOTION** - Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Johnson made a motion to recommend adoption of Article 25. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

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**Article 26 – Section 6600, Solar Farm (PB)**

Mr. Sadwick stated that this article would allow large scale solar ground mounted farms through a Special Permit process from the Planning Board. Mr. Sadwick stated that Town Counsel had some questions in in April 3, 2014 memo. He will provide the definition for nameplate capacity. He will get clarification for his question in Section 6604 from Town Counsel. Mrs. Reed stated that in Section 6604, 1<sup>st</sup> sentence change “An addition” to “In addition” and “Special Permit application” be changed to “Site Plan Special Permit”. Mr. Sadwick stated that the last two comments from Town Counsel are grammatical and will be fixed. Mr. Sadwick stated that he will speak with Town Counsel.

Mr. Plunkett stated that we can address this at the April 28<sup>th</sup> meeting.

There was no comment from the audience.

**MOTION** - Mr. Johnson made a motion to continue the public hearing for Article 26 until April 28, 2014 at 7:00 PM. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

**Article 27 – Section 8400 Interstate Overlay (Ginsburg)**

Dick Cuoco and Marc Ginsburg appeared for discussion of Article 27. Mr. Cuoco stated that we met several times with the Zoning Bylaw Subcommittee and Mr. Ginsburg is proposing extending the Interstate Overlay District to his parcel across from Wal-Mart. They will have handouts at Town Meeting with a zoning map showing frontage on Main Street as an amendment.

There was no comment from the audience.

**MOTION** - Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to recommend adoption of Article 27. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**Article 28 – Livingston Street (Martel)**

Dick Cuoco appeared for discussion of Article 28. Mr. Cuoco stated that Mr. Martel would like to apologize for not being here tonight but he has the flu. This article changes Map 76, Lot 23 from Residential back to Heavy Industrial.

There was no comment from the audience.

**MOTION** - Mr. Johnson made a motion to close the public hearing. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

**MOTION** - Mr. Johnson made a motion to recommend adoption of Article 28. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

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**Article 29 – Section 8680 CVOD – North Street (Ward)**

Robert Scarano appeared for discussion on Article 29. Mr. Scarano stated that this article will put the CVOD on four lots Map 52, Lots 26, 11, 12, and 27. These lots are currently zoned Office/Research but they believe that having this overlay district will help with marketing this property.

Mrs. Reed stated that the Executive Summary refers to the Master Plan and it implies that the Master Plan wanted these parcels in the overlay which is not the case and this should be removed. Mr. Scarano stated that was taken from another article and that it was not the intent to mislead anyone. The Master Plan references overlay districts in this area but not necessarily these parcels. This can be deleted if necessary. Mrs. Reed stated that if this is going to be a mixed use development and if there will be a housing component, there should be a 15% affordable housing component imposed on it in compliance with Section 7010. Mr. Scarano stated that they would agree with the affordable component. Mrs. Reed stated that the overlay does not specify a percentage so she would recommend the 15%. Mr. Scarano would agree to that.

Mr. Plunkett stated that he would be in favor of the overlay as long as it will be developed with a mixed use.

There was no comment from the audience.

Mr. Johnson asked Mrs. Reed if she wanted the referenced to the Master Plan removed from the Executive Summary. Mrs. Reed replied that it is not in the actual article so it can remain.

**MOTION** - Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mr. Fowler made a motion to recommend adoption of Article 29 with the amendment that if there is a residential portion of this development, there will be a 15% affordable housing component. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

**Article 30 – MV Rental and Leasing (Mackey)**

Attorney Michael Newhouse, Ken Mackey and Dan Coughlin appeared for discussion of Article 30. Attorney Newhouse stated that his clients have purchased the parcel at 2195 Main Street formerly known as Wally's World. They are proposing adding accessory motor vehicle rental and leasing in a commercial zone with Planning Board approval and only as an accessory use to a licensed motor vehicle sales dealership. Attorney Newhouse added that this will also create revenue for the Town with excise tax.

Mr. Johnson stated that it looks like the comment from Town Counsel has already been addressed.

There was no comment from the audience.

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**MOTION** - Mrs. Reed made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

**MOTION** - Mrs. Reed made a motion to recommend adoption of Article 30 with a possible amendment if necessary based on a comment from Town Counsel. Mr. Sadwick to review with Town Counsel. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

### **Article 31 – MV General and Body (Repucci)**

Attorney Richard O’Neill and Stephen Repucci appeared for discussions of Article 31. Attorney O’Neill stated that they met with the Zoning Bylaw Subcommittee several times. This article will create a new HI-1 zone and will allow for motor vehicle general and body repair service with a Planning Board Special Permit. This article also upgrades the definition of Motor Vehicle General and Repair Services. This article will amend the bylaw, use table and map.

Mr. Fowler stated that he is glad to see this process finally started. This is a good start to split the HI zone with the proper uses and this is a good area to start with.

Mrs. Reed stated that there is a scrivener error in the definition. In the last sentence, there are two “(3)”. Attorney O’Neill stated that he will speak to the scrivener’s error at Town Meeting.

Mr. Plunkett stated that this is a great example of residents working with the Zoning Bylaw Subcommittee to come to a result that is positive for the Town and applicant.

There was no comment from the audience.

**MOTION** - Mr. Johnson made a motion to close the public hearing. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

**MOTION** - Mr. Johnson made a motion to recommend adoption of Article 31. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

### **Article 32 – Family Suites (O’Neill)**

Attorney Richard O’Neill appeared for discussion of Article 32. This article is one of the most positive changes. The family suite is evolving. It started with 576 SF then it was changed to 800 SF then it allowed 1,000 SF with approval from the Planning Board. It will remove the need for a subordination agreement and send all family suite applications to the Planning Board for a Special Permit. There is a large demand for growing families to stay together. The current subordination agreement does not work and adds a lot of work to the Building Department staff. The lenders do not understand the subordination agreement and are not willing to work with the residents.

Mr. Fowler stated that he agrees that this would be a more user friendly approach.

Mr. Plunkett stated that he spoke with Town Counsel and he suggested that any Special Permit have a condition that would protect the Town in case of foreclosure. Attorney O’Neill stated that he disagrees with Town Counsel and does not think it is appropriate to put in the bylaw but he is ok with it being a special condition of the Special Permit. The Special Permit allows the Board to add reasonable conditions and give the authority to the Board, not the banks.

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Robert Scarano stated that he is in favor of this article. This article will make it easier to keep families together and the Special Permit allows much more flexibility. The subordination agreements do not work and the banks do not understand them and they are not a usable tool.

Mr. Sadwick stated that Town Counsel has suggested two changes. 1) Add a standard condition to the Special Permit that states that the permit is void upon foreclosure unless the mortgagee or its grantee agrees to comply with the Bylaw. 2) If the owners are not filing an Annual Certification pursuant to Section (8) the Zoning Bylaw, then it should be amended to provide that after a warning the family suite permit may be revoked. Mrs. Reed stated that we can revoke a Special Permit if they are not in compliance with the conditions.

**MOTION** - Mr. Johnson made a motion to continue the public hearing for Article 33 until April 28, 2014 at 7:00 PM. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

### **Article 33 & Agenda D - Katie Way Street Acceptance Recommendation – Katie Way**

Robert Scarano appeared for discussion of Article 33.

Mr. Sadwick stated that this was a comprehensive permit in 2005. The road has been built, the utilities have been installed, and houses have been built and sold and we are not at the street acceptance point. Town Counsel has reminded the Town of what the proper street acceptance procedure is. The Planning Board needs to recommend approval to the Board of Selectmen, the Board of Selectmen then order the taking and then it goes to Town Meeting.

Mr. Plunkett asked if we have comments from the DPW. Mr. Sadwick stated that they have reviewed the plans and easements but he is not sure what the status is. Mr. Scarano stated that he has worked diligently with the DPW and Mr. Sadwick. This was a comprehensive permit and their roadway standards are not as strict as the subdivision regulations. We are now applying subdivision standards for the roadway. The plans have amended at the request of the DPW and Engineering. They have met all requests of the DPW and Mr. Serwatka. All inspections have been conducted.

Mr. Sadwick stated that both Mr. Serwatka and the former Town Engineer Michelle Stein were involved. The Board should be looking at this from an as-built prospective. They cleaned the detention basins and core samples of the roadway were complete and both were done to the Town's satisfaction. The sewer and drainage easements have been provided.

Mr. Sadwick stated that everything that was asked by the Town has been complied with but he does not have the final letter from the DPW. Mr. Johnson asked if it could be continued until the April 28<sup>th</sup> meeting. Mr. Sadwick stated that he doesn't believe that there is enough time because the Selectmen have to vote on this prior to Town Meeting. Mr. Scarano stated that there is nothing outstanding. The as-built plans have been submitted and the easements have been recorded.

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Mr. Johnson left the meeting at 9:05 PM.

Mrs. Reed stated that she would recommend adoption subject to verification by Mr. Sadwick that the DPW is in agreement.

There was no comment from the audience.

**MOTION** - Mr. Fowler made a motion to close the public hearing for Article 33. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

**MOTION** - Mrs. Reed made a motion to recommend adoption of Article 33 to the Board of Selectmen and Town Meeting subject to verification by Mr. Sadwick that the DPW is in agreement. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

**(D) Street Acceptance Recommendation – Katie Way**

This item was discussed under Agenda Item C, Article 33.

**Old Business**

There is no old business.

**New Business**

There is no new business.

**Director's Report**

Mr. Sadwick stated that he has nothing for the Director's Report.

Mrs. Reed asked what was the status of the Shawsheen Street/East Street improvements because there have been surveyor crews out there. Mr. Sadwick stated that it is supposed to go out to bid for construction in the spring so they are probably getting ready.

**Adjournment**

**MOTION** - Mr. Fowler made a motion to adjourn the meeting at 9:09 PM. The motion was seconded by Mr. Fratalia and unanimously voted 4-0.

*Approved on: 4/2/8/14*

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*List of documents for 4/7/14 Agenda*

*Documents can be located at the Community Development Office*

- A. 7:00** Approval of Minutes – March 10, 2014 and March 24, 2014
- B. 7:00** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
  - 2- Master Plan
  - 3- Committee Reports
  - 4- 163/165 Havilah Street, Longmeadow Golf Club – ANR
    - *Application packet dated 3/20/14.*
  - 5- 940 Main Street, Foster Place – Conceptual Discussion
    - *Proposed Interior Renovations – Concept Plan, prepared by JK Development Group, Report Date: 3 March 2014.*
  - 6- Andover Street, FMP Realty Trust – Conceptual Discussion
    - *Copy of PB meeting minutes 1/13/14.*
    - *Rendering and concept plans dated 12/4/13 revised 2/6/14.*
- C. 7:00** Zoning Amendment Public Hearing for May 5, 2014 Annual Town Meeting
- Letter from Attorney Zaroulis dated 4/3/14.
  - Zoning By-Law Amendment Articles before Annual Town Meeting.
    - Article 23 - Medical Marijuana (PB)
    - Article 24 – Floodplain (PB)
    - Article 25 –Section 7100, MFD (PB)
    - Article 26 – Section 6600, Solar Farm (PB)
    - Article 27 – Section 8400 Interstate Highway (Ginsburg)
    - Article 28 – Livingston Street (Martel)
    - Article 29 – Section 8680 CVOD (North Street-Ward)
    - Article 30 – MV Rental and Leasing (Mackey)
    - Article 31 - MV General and Body (Repucci)
    - Article 32 – Family Suite (O’Neill)
    - Article 33 – Katie Way - Street Acceptance Recommendation (Scarano)
- D. 7:00** Street Acceptance Recommendation – Katie Way