

CONSERVATION COMMISSION MINUTES

Date: September 17, 2020

Time: 7:01pm – 10:32pm

Place: This meeting was held as a virtual meeting via Zoom

<https://us02web.zoom.us/j/82576773625>

With a quorum present, the meeting opened at 7:02 Dan Green presiding as Chair.

Members Present: Susan Lunin, Leigh Gilligan, Kathy Cade, Jeff Zabel, Judy Hepburn

Members Absent: Ellen Katz

Staff Present: Jennifer Steel and Claire Rundelli

Members of the Public: not recorded due to remote nature of the meeting

DECISIONS

I. WETLANDS DECISIONS

1. Presentation – Trail Closing and Benches in Webster – Eagle Scout Project

- Owners: City of Newton Applicant: Ethan Faulkner
- Request:
 - Eagle Scout candidate Ethan Faulkner will present his request to work on Conservation land to: (1) install 3 benches, (2) restore 3 unsanctioned trails, and (3) install bat boxes.
 - Vote to agree that the work qualifies under the Generic Trails OOC.
- Documents Presented: PowerPoint presentation by Scout
- Jurisdiction: Buffer Zone
- Presentation (Ethan Faulkner) and Discussion:
 - Ethan walked through his PowerPoint presentation. He noted that he wanted to start work very soon (perhaps Nov. 10-12), since he will “age out” in March 2021.
 - Staff have reviewed the project and made site visits of their own and believe that it has great merit.
 - The Commission originally supported the number and location of benches proposed, but later suggested limiting the project to one bench, in part, because of the possible challenge of getting an appropriate bench donated, and in part to test the use of benches. The Commission noted their preference for 5', faux wood, anchored benches with backs and arms.
 - The Commission discussed the priority trail closures and the opportunity to do additional trail closures should the timing work out.
 - Ethan must still meet on site with staff to flag the exact locations of work to be done.
- Vote: To approve this project taking place on Con Com land, and noting that: (1) the deconstruction of the bike course must include earthworks, (2) trail removal/restoration should not include plantings, and (3) only one bench should be installed as a trial for the conservation area as a whole. [Motion: Susan Lunin; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 6:0:0]

2. 39 Norwood Avenue – NOI (cont'd) – demo of greenhouse and shed/construction of SFH addition – DEP File #239-873

- Owner/Applicant: John Shields Representative: self
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone
- Project Summary
 - Demolish existing greenhouse and shed. Remove existing stone wall and raised planter beds to allow for re-grading of yard area.
 - Construct addition onto single family home where existing greenhouse and shed are located. Increase in impervious area within jurisdiction is roughly ~375.5 s.f. Regrade back yard.
 - Relocate 5 existing lilac and buckeye plants to accommodate the construction. Replace existing distressed crab apple tree with 2 river birches.
 - Plant 10 shrubs and a variety of native perennials along the edge of the pond.



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Chief
Environmental
Planner**
Jennifer Steel

**Assistant
Environmental
Planner**
Claire Rundelli

**Conservation
Commission
Members**
Kathy Cade
Dan Green
Judy Hepburn
Ellen Katz
Susan Lunin
Jeff Zabel
Leigh Gilligan

1000 Comm. Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

- Presentation (John Shields) and Discussion
 - Applicant detailed the changes made between this meeting and the last based on Commission and staff comments. He noted a smaller roof area and increases in shrub plantings along the shore.
 - The applicant noted that the “rain garden” is really more of a vegetated drywell that will receive roof runoff.
 - The patio will be bluestone on a sand base.
 - The applicant noted his intention of undertaking the project in two phases: interior retrofit followed by back yard construction. He intends, however, to undertake much of the required planting as soon as the permit is issued.
 - Commissioners noted that there were some changes to the plans that were not clarified, specifically changes to the patio. The applicant clarified that there had been some errors and omissions in the previous plans that did not reflect actual changes to the project, rather just changes in labelling and nomenclature.
 - Commissioners felt that their interests were addressed adequately to issue an Order of Conditions.
- Vote: To close the hearing and issue an Order of Conditions with the following special conditions. [Motion: Susan Lunin; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 6:0:0]
 - A concrete washout plan designed to limit and control any adverse on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval prior to the start of work.
 - Prohibitions include: Other than the one crabapple tree approved to be replaced with a birch tree, no trees are proposed or approved to be removed within the Conservation Commission’s jurisdiction.
 - Landscape plantings within Commission jurisdiction must comport with the approved mitigation planting plan and must:
 - a. Stabilize all exposed areas.
 - b. Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance).
 - c. Be installed on or before October 15, 2021.
 - d. Have a survival rate of 100% of total number of trees (after 2 growing seasons).
 - e. Have a survival rate of 100 % of total number of shrubs (after 2 growing seasons).
 - f. Have a survival rate of 100 % of all other plants (after 2 growing seasons).
 - g. Mulch applications shall diminish over time and eventually cease as ground cover species and shrubs spread.
 - If any trees within the buffer zone die within 2 years of the start of construction or have been demonstrably harmed by construction activities, they shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).
 - The required mitigation plantings shall be maintained in their predominantly natural condition and shall not be replaced with lawn or hardscape of any sort.

3. 210 Upland Avenue – NOI (cont’d) – proposed retaining wall – DEP File #239-875

- Owner/Applicant: Matthew Border Representatives: Franklin Schwarzer (Schlesinger and Buchbinder), John Glossa (Glossa Engineering, Inc.), Karon Skinner Catrone (wetland scientist)
- Request: Issue OOC.
- Documents Presented: none
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Summary
 - Remove existing retaining wall, 5 live trees (~49 caliper inches), and 2 dead trees.
 - Construct a new retaining wall just off the property boundary, now with a maximum height of 4’. Roots of the 97 Bound Brook neighbor’s hemlocks along the eastern property line will be bridged with stone to ensure survival.
 - Infill the new wall to create a larger more level lawn.
 - Install plantings (7 arborvitae, 2 flowering dogwood, 4 swamp azalea, and 2 mountain laurel) along the north side of the proposed retaining wall to provide screening for the neighbors at 200 Upland Ave.
 - **Outside Wetland Jurisdiction:** Raise the height of the existing retaining walls along the property edges to match the new retaining wall. Install a patio.
- Presentation (Franklin Schwarzer, John Glossa, Karon Skinner Catrone:
 - The applicant’s representatives provided a summary of the changes that have been made to the project and thanked the Commission for their feedback, as the changes resulted in a better project for the homeowners and precludes the need for a special permit.
 - The applicant’s representative detailed the “bridge” solution for the retaining wall that use rebar to provide a stable base to the wall while bridging over the existing roots of the neighbors hemlock trees.

- The applicant’s representatives noted that an abutter has minor concerns, but that the project team feels they have reduced the project’s impact as much as practical.
- Commission asked for clarification on whether a fence is now proposed for wall due to the reduced height and the applicant stated that there was no fence shown on the plans or currently proposed.
- The applicant confirmed that the wildlife tunnel has also been removed.
- Vote: To close the hearing and issue an Order of Conditions with the following special conditions. [Motion: Jeff Zabel; Second: Susan Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 5:0:0] NOTE: Commissioner Leigh Gilligan needed to step out for a moment and was not present for this vote.
 - The applicant must schedule and attend a pre-construction site visit
 - Prohibitions include: Disturbance of or damage to trees on abutting properties.
 - Landscape plantings within Commission jurisdiction must:
 - a. Stabilize all exposed areas.
 - b. Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance).
 - c. Be installed on or before October 15, 2021.
 - d. Have a survival rate of 100 % of total number of trees (after 2 growing seasons).
 - e. Have a survival rate of 100 % of total number of shrubs (after 2 growing seasons).
 - If any trees within the wetland or buffer within the project area (on the subject site or immediately adjacent to the construction area on abutting parcels) die within 2 years of the start of construction or have been demonstrably harmed by construction activities, they shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).
 - The required mitigation plantings shall be maintained in perpetuity in their predominantly natural condition.

4. 35 Wayne Road – RDA – access through RFA for pool construction outside jurisdiction

- Owner/Applicant: Carmine Petruziello Representative: John Rockwood, EcoTec, Inc.
- Request: Issue DOA.
- Documents Presented: Colored plans, site photos, draft DOA
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Summary
 - The homeowner wants to construct a pool and associated structures outside the 200’ Riverfront Area.
 - A 9’ wide (narrowing to 6’ wide) construction access “lane” through Riverfront Area will be required. The area is currently lawn. The proposal is to demarcate the lane with straw wattles.
 - Erosion controls are proposed for the toe of the slope along the Wayne Road frontage and at the base of the slope in the rear yard to prevent sediment traveling.
 - No disturbance of the bounded mitigation area is proposed.
- Presentation (John Rockwood) and Discussion
 - The applicant’s representative presented the project details and addressed the staff notes from the agenda.
 - The access corridor is currently lawn and has been aligned to avoid the saplings in the front lawn.
 - One mini-excavator would enter the property and traverse up the construction access once, and leave the construction area once.
 - All other traversing of the construction access would be hand or small machines (i.e., wheelbarrows or a lawn tractor).
 - There would be no blasting (only hammering if/as necessary)
 - Most of the spoils from the excavation for the pool would be used as fill behind the retaining wall.
 - Concrete could be pumped from a truck parked in the road.
- Vote: To issue a negative 2 and negative 3 Determination of Applicability with the following conditions. [Motion: Susan Lunin; Second: Leigh Gilligan; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 6:0:0]
 - Applicant must schedule and attend a pre-construction site visit with the project superintendent to review the erosion controls.
 - If any trees within the wetland or buffer on the subject site die within 2 years of the start of construction or have been demonstrably harmed by construction activities, they shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).
 - The existing mitigation area bounds must remain in place and fully intact throughout the project and thereafter.

- Applicant must schedule and attend a post-construction site visit after the site has been fully stabilized to ensure the work has had no adverse impact on the mitigation area or trees.

5. 2310, 2322, 2344 Washington Street – RDA – mill & overlay existing parking lot and install planting areas

- Owner/Applicant: NDNE Washington Street LP & NDNE Washington Street II LP Representative: Erika Clarke, National Development
- Request: Issue DOA.
- Documents Presented: Plans, site photos, draft DOA
- Jurisdiction: Buffer Zone, Riverfront Area, BLSF
- Project Summary
 - Mill and overlay existing parking lot area, along with catch basin structure repairs.
 - Plant two landscape areas with a total of 6 red twig dogwood, 3 sweet pepperbush, 6 joe-pye weed, 6 marsh marigolds, 12 blue flag iris, 6 winterberry, 6 cardinal flower, 6 low-grow sumac.
 - **Exemption**: Outside of the floodplain, full parking lot reconstruction is proposed; this is exempt under 10.58(6).
- Presentation (Erika Clarke) and Discussion
 - Applicant provided a summary of the work. Staff added some detail about how the mitigation will enhance wildlife habitat and stormwater management for a parking lot with no existing stormwater management.
 - Commissioners asked if any other mitigation would be appropriate. The applicant stated National Development would be interested in doing invasive removal along the riverbank of the Charles to improve habitat, aesthetics, and access to the walkway along the edge of the parking lot, after consultation with Conservation staff.
- Vote: To issue a negative 3 Determination of Applicability with the following conditions. [Motion: Kathy Cade; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 6:0:0]
 - The applicant must schedule and hold a preconstruction site visit with the Conservation Agent and the project superintendent to ensure that boundaries of full depth reconstruction are understood and clearly marked in the field.
 - All proposed plantings on the approved plans must be installed as per the approved plan, must be installed within 6 months of paving, and must survive 2 growing seasons.
 - Invasive control may be undertaken if Conservation Office staff approve, in writing, a plan and narrative.

6. 51 Oakland Ave – COC – additions to SFH and new patio– DEP File #239-809

- Owner: Tony Verzura Applicant: B. Scott Miller Representative: none
- Request: Issue COC.
- Jurisdiction: Buffer Zone, Riverfront Area
- Discussion: Staff stated that a site visit on 9/4/20 confirmed compliance and that all paperwork had been received.
- Vote: To issue a complete Certificate of Compliance. [Motion: Susan Lunin; Second: Leigh Gilligan; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

7. 170-172 Sumner Street – COC – additions to SFH and new deck– DEP File #239-777

- Owner/Applicant: Yu Zheng Representative: none
- Request: Issue COC.
- Jurisdiction: Buffer Zone, Riverfront Area, City Floodplain
- Discussion: Staff stated that a site visit on 9/4/20 confirmed compliance and that all paperwork had been received.
- Vote: To issue a complete Certificate of Compliance. [Motion: Kathy Cade; Second: Leigh Gilligan; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

8. 21 Renee Terrace – COC – teardown/rebuild SFH – DEP File #239-802

- Owner: Tseh-Hwan Yong Applicant: Aurel Garban Representative: none
- Request: Issue COC.
- Jurisdiction: Buffer Zone, City Floodplain
- Discussion: Staff stated that a site visit on 9/4/20 confirmed compliance and that all paperwork had been received.
- Vote: To issue a complete Certificate of Compliance. [Motion: Judy Hepburn; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

9. 70 Truman Road – COC – addition to SFH – DEP File #239-838

- Owner/Applicant: Barbara and Joe Cheteoui Representative: none
- Request: Issue COC.
- Jurisdiction: Riverfront Area

- Discussion: Staff stated that a site visit on 9/4/20 confirmed compliance and that all paperwork had been received.
- Vote: To issue a complete Certificate of Compliance. [Motion: Susan Lunin; Second: Leigh Gilligan; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

II. CONSERVATION AREA DECISIONS

10. Kesseler Woods

- Owner: Chestnut Hill Realty Conservation Restriction Holder: City of Newton
- Issue 1: Trail access update: The owner has noted their willingness to provide a public access easement across their property to allow for access to the to-be-developed trail connecting Harwich Road to Lagrange Street. Staff will continue to pursue this along with trail creation.
- Issue 2: Lagrange Street frontage: The owner has noted their interest in cleaning up invasives and dead trees along the street frontage of Lagrange Street AND installing a fence and grass wherever cleanup is done. The Commission must decide whether to permit replacement of the existing fence in the Conservation Restriction area to ensure ongoing control of the invasive vines and facilitated public access.
- Discussion:
 - Staff provided an overview of the area, the hopes for access, and existing roadside conditions of Lagrange.
 - Staff noted that there is an existing fence (old concrete pillars with braided cable in between) hidden underneath the vegetation that is in poor condition.
 - The Commission noted their support of a clean-up of the street frontage and facilitated pedestrian access along Lagrange Street that would allow for a trail connection into the City's Kesseler Conservation Area parcel.
 - The Commission agreed that new decorative fencing should not be allowed on City-owned conservation property.
 - Staff noted the existing special permit requirement for Chestnut Hill Realty to perform invasive species management across the entire Chestnut Hill Realty parcel. Staff suggested that we request a master plan for invasive control (recognizing that it will require a phased approach) from Chestnut Hill Realty to best serve all parties.
- Consensus: Staff should reach back out to Chestnut Hill Realty to get an official proposal regarding what they propose for invasive management and fencing along Lagrange. Staff will pursue a public access easement.

11. Trail Proliferation in Webster Conservation Area

- Discussion: Staff provided a brief update based on the approval of Ethan's scout project and suggested a Commission workday in Webster East; there was limited interest. Some Commissioners noted their interest in allowing bikes in Webster, but the discussion concluded with concerns about the challenges of limiting it (and enforcing it) to only "slow" biking on "appropriate" wide, gravel trails.

III. ADMINISTRATIVE DECISIONS

12. Guidelines for Skirting around Piling Construction in Flood Zone

- Documents Presented: original DRAFT policy
- Discussion
 - The Commission noted that it has not been given clear guidance from the state DEP or from engineers on thresholds for skirting, so it must determine the path forward on its own.
 - The Commission noted that at 116 Upland Ave.:
 - The unpermitted lath seems to violate the terms of that OOC
 - The apertures between the lath are not sufficient.
 - The Commission must initiate enforcement action
 - The owner should have appealed the OOC if the condition was not acceptable OR
 - The owner should have sought approval of a plan change prior to installing skirting
 - The question for the Commission is: what must the owner do to bring the site into compliance so that a Certificate of Compliance could be granted?
 - The Commission should require of this owner whatever it would allow future applicants under a new guidance or policy for such circumstances that will ensure that water can pass freely from all directions in times of flooding (even when debris is present).
 - General policy considerations were discussed:
 - DEP notes that "unrestricted hydraulic connection" (akin to that required for BVW replacement in 10.55(4)) must be provided for all areas serving as flood storage.
 - The Commission would like to allow the 116 Upland Ave. owner (and others in similar situations) to provide safety.
 - The Commission prefers to have no skirting.

- It is the applicant's duty to prove that any proposed skirting will not restrict the hydraulic connection.
- Any skirting must have an even distribution of at least 50% open space.
- Skirting may not block the flow of water at any elevation within the flood zone.
- Skirting may not be of a nature that is likely to trap debris.
- Skirting that may be considered by the Commission for approval includes, but is not limited to:
 - Shrubs planted at grade.
 - Wire cables spaced at least 4" apart, and no more than 1' apart.
 - Wire mesh with large holes (e.g., at least 1" on each side).
 - Wooden lattice with large holes (e.g., at least 1" on each side).
 - Narrow vertical lath with large gaps (e.g., lath no more than 4" in width spaced at least 1" apart).

13. Minutes of 8/27/20 to be approved

- Documents Presented: Draft Minutes
- Vote: To accept the 8/27/20 minutes. [Motion: Susan Lunin; Second: Judy Hepburn; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

IV. ISSUES AROUND TOWN DECISIONS – None at this point in time.

UPDATES

V. WETLANDS UPDATES

- 31 Buswell Park – Jerrod Pelletier – new homeowner must address failing retaining wall. Prior owner filed NOI in 2014 as a Riverfront Area project (because Hyde Brook was shown as perennial on the City GIS). Staff have since used StreamStats to determine perennality and find that Hyde Brook is not perennial in this area, rendering the entire parcel outside of ConCom jurisdiction. Staff crafted a note to the file explaining the circumstances and releasing Mr. Pelletier of any filing obligation.

VI. CONSERVATION AREA UPDATES

- COVID-19 heavy use: Trail repairs will be needed after use returns to more normal levels.
- Pending projects:
 - Old Deer Park – trails and invasive control – The contractors did another round of maintenance on 8/16/20.
 - CRP -- stairs – MAAB variance was granted! Staff are working to get the bid package out!
 - Kessler -- boardwalk and bridge – Staff are working to rewrite the bid language.
 - Webster Woods -- stairs – Construction at the mall entry drive is complete! Try them out!
 - Dolan Pond -- crusher-run – We have received a material estimate and are hoping for a more thorough estimate for the entire levelling project, as the materials cost was well under what was anticipated.
 - Houghton Garden -- hydroraking – Work will begin once the water level is high enough.

VII. ISSUES AROUND TOWN UPDATES

- OSRP: Staff submitted the "final" OSRP to the state after incorporating the state requested edits. We await final approval.
- MassTrails Grant: Staff continue to work with DCR to get the Christina Street bridge project underway.
- DCR Lower Falls trails: DCR is planning for a trail from Two Bridges to Quinobequin and a trail along Quinobequin. Public meetings are planned for September and October. Ask Jennifer if you would like more information.

VIII. ADMINISTRATIVE MATTER UPDATES

- Interns: Staff are considering establishing a part time college co-op position to assist with office and field work more independently than the high school interns have been able.
-

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

14. 53 Wendell Rd – Minor Plan Change – DEP File #239-852

- Owner/Applicant: Ron and Karin Zalkind Representative: Cristina Campa, Cristina Campa Landscape Architecture Inc.
 - Request: Approve minor plan change.
 - Documents Presented: Colored plans, site photos
 - Jurisdiction: BLSF, City Flood Zone
 - Presentation (Cristina Campa) and Discussion:
 - Note: This item was taken out of order and discussed prior guidelines for construction in floodplain.
 - The applicant's representative provided a summary of the changes proposed, including that the reasoning for the changes, namely, cost-savings, decreasing density near the pool, providing soft and walkable area around the pool, and moving the trees back to allow more sun in and to reduce debris in the pool.
-

- The proposed change in plantings within jurisdiction was a reduction of roughly 25 shrubs (from 55 to 33), a significant reduction in groundcover, and an additional 1 tree (required through admin approval for dying tree removal approved at pre-con site visit).
- Staff expressed concerns about pushing back the tree line from the pool, thereby minimizing the mitigation area and allowing for future conversion of the fescue to a more traditional mowed lawn, rather than a natural wooded oasis, as originally proposed.
- Commissioners had concerns about approving such a drastic diminution of the approved mitigation (particularly since it was within a year of the project having been approved), but acknowledged that the approved planting plan was extremely dense. The Commission stated that they would consider a reduction in number of plants if it maintained the wildlife habitat area and values.
- Commissioners suggested pushing back only the middle birch to increase “openness” around the pool.
- **Consensus:** The current proposed changes are too significant to be approved of through a minor plan change. The applicant will come back to the 10/8/20 meeting with a revised minor plan change request. Based on the amount of discussion, staff felt that an administrative minor plan change approval was likely out of the question.

15. 56 North Street – COC Re-sign – teardown/rebuild SFH – DEP File #239-760

- **Owner/Applicant:** Tramy and Sinclair Lao **Representative:** none
- **Request:** Issue re-signed COC.
- **Jurisdiction:** Riverfront Area
- **Presentation:** Applicant did not receive the COC signed at the 8/27/20 meeting, sent in the mail, and has requested a re-signed COC for recording.
- **Vote:** To issue a re-signed Certificate of Compliance. [Motion: Susan Lunin; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]

16. 180 Elgin Street – informal discussion – request to remove Norway Maple trees from Webster Conservation Area

- **Owner:** Rory Altman/City of Newton
- **Request:** Determine if the Commission would consider a proposal to undertake invasive tree removal in Webster C.A.
- **Presentation:**
 - Staff provided the background. Rory Altman would like to honor his wife’s birthday request to remove Norway Maples on their property and the adjacent area of Webster Conservation Area.
 - The Commission was apprehensive to give approval without a clearer plan of what is being proposed and so they can see how it will impact the canopy and the understory. They felt that it was possible that some mature trees should be kept to avoid too much openness.
- **Consensus:** Staff will request a more detailed plan from homeowner.

ADJOURN

[Motion: Leigh Gilligan; Second: Jeff Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Green (aye), Lunin (aye); Vote 6:0:0]