



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, January 9, 2013

MEMBERS PRESENT: Chairman William Geary, William Adams,
Coleman Barry, Richard Meade

MEMBERS ABSENT: James Fay

OTHERS PRESENT: Christine Chaudhary, Planning Board Recording Secretary
Kara Chisholm, Planning Department Intern
Kristina Johnson, Director of Transportation Planning

Meeting called to order and attendance roll call taken at 7:03 p.m. by Chairman William Geary.

7:07 P.M. VOTE TO ACCEPT DECEMBER 20, 2012, PLANNING BOARD MINUTES

MOTION: by Member Barry to accept the December 20, 2012, Planning Board meeting minutes

SECOND: Member Adams

VOTE: 3-0 MOTION CARRIES

(Member Meade was recused as he was not present at the December 20, 2012, meeting)

PUBLIC HEARINGS (3):

7:10 PM Public Hearing, Site Plan Review-Special Permit, 302 (-320) Quincy Avenue, Dependable Cleaners, Planning Board Case No. 2012-16

Chairman William Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, January 9, 2013 at 7:10 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Gary Wyrosdic/Wyrosdic Design & Construction Corporation of 462 Broadway Street, Lynnfield, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, sections 3.1.3 Major Non-Residential Use, 5.1.7 Special Permit Off-Street Parking, 5.2.6 Special Permit Loading Facilities, and 9.4 Special Permits. The proposal includes the construction of a new Laundromat and dry cleaning facility including a dry cleaning plant, along with surface parking areas and related amenities at 302 (-320) Quincy Avenue in a Business B zoning district, as shown on Assessors' Plan No. 2085D / 66X.

7:11 PM Representing the applicant Gary Wyrosdic/Wyrosdic Design & Construction Corporation, 462 Broadway Street, Lynnfield, MA, Attorney Christopher Harrington, offices at 1495 Hancock Street, Quincy, MA, spoke. Attorney Harrington stated that the Dependable

Cleaners building at 302 (-320) Quincy Avenue was destroyed by fire in July of 2012. This building housed their corporate offices on the second floor, a laundromat, a dry cleaning store, and a dry cleaning plant. The proposed replacement building is to be approximately 14,200 square feet; the destroyed building was approximately 14,010 square feet. Attorney Harrington stated that the drive-through canopy was in place on the building that was burned down, and was permitted via a building permit issued in 1996. Attorney Harrington stated that the construction of a replacement building for one destroyed by a catastrophe is allowed under the City of Quincy's "new" Zoning Code (June 2011). Attorney Harrington stated that there are no significant changes planned for the new building, versus the old, except the building will be better in many ways--which will be described tonight.

7:15 PM Richard A. Salvo, PE, Engineering Alliance, Inc., 194 Central Street, Saugus, MA, stated that Engineering Alliance, Inc., is the project's civil engineer and designed the stormwater management system for the proposed project's site. Mr. Salvo stated that the site's existing conditions do not include any stormwater management controls at all, nor does the adjacent portion of Quincy Avenue. Mr. Salvo described the flow of water that results from the "sea of pavement" that exists on the site at this time. Mainly, water flows in two different directions: one direction eventually ends up flowing onto Quincy Avenue which has no stormwater controls, the other flows to Burns Avenue into the closed drainage facility. Mr. Salvo explained the proposed two large infiltration systems in detail, one to be located in the northerly parking lot area and one on the south side of the property. After HW Moore peer review comments were received and incorporated into the plan, the originally proposed drainage system was enhanced resulting in the ability to mitigate 100 percent of runoff from the entire site in a "2-year" storm and almost 100 percent in a "10-year" storm. Mr. Salvo stated that there will be a significant decrease in the rate and volume of stormwater that leaves the site in all storm circumstances. The latest calculations submitted to HW Moore on 1/8/13 were reviewed, and HW Moore is in agreement, Mr. Salvo stated.

Mr. Mai Phung, Phung Porzio Studio of Architecture, 204 Adams Street, Dorchester, MA, used renderings and presented on the interior layout and exterior elevations of the property. Mr. Phung passed out plans to the Planning Board, and Attorney Harrington stated that these plans incorporated all of the changes and suggestions that were agreed upon during the peer review process. Mr. Phung stated that one side of the building will be for the dry cleaners and one side for the laundromat, and Mr. Phung pointed out the location of the drive-through. The dry cleaning plant will be in the rear of the building and will be two stories, the second floor being for offices. Mr. Phung explained that the proposed building location is shifted a little left of the location of the original building to allow more parking to the right of the new building and a driveway for access to parking in back of the proposed new building. The new building will be up to code--equipped with full sprinklers and fire alarms; the former building was not. Mr. Phung stated that the site will be landscaped. Member Geary asked if the Board had any questions. None.

Ms. Christa Hagearty, President and Co-owner of Dependable Cleaners, stated that their temporary corporate offices are now located at 1550 Hancock Street, due to the fire on July 14th. Ms. Hagearty stated that this family business has been running in Quincy since the mid-1940's and for three generations. There are 28 employees that live in Quincy, and a

total of 65 employees work in Quincy at the three store locations and the office. Ms. Hagearty stated that they are working hard to rebuild and have put a temporary store on the burned out location to help the neighborhood that depends on the laundromat, as well as dry cleaners. Ms. Hagearty stressed that Dependable Cleaners has always striven to be a part of the local community--performing coat drives, school partnerships, etc. The new building is designed to be further away from property lines and will be a much nicer looking building, taking into account neighbors' feedback, stated Ms. Hagearty.

Attorney Christopher Harrington respectfully requested the Board's approval and summed up the major points of improvement proposed for the new building and site. He touched upon many improvements, including that the building will be further away from property lines, new fencing will be installed, much improved stormwater controls will be in place, improved parking and layout--which will allow two-way traffic in the back of the building, and thoroughly modern fire safety and life safety equipment will be installed in the building. Chairman Geary asked if the Board had any questions. None.

7:25 PM Standing in for Planning Director Dennis E. Harrington, Kristina Johnson, Director of Transportation Planning, stated that City departmental comment letters have been received and with the Chairman's consent introduced peer reviewer James White, PE, HW Moore and Associates, Boston, MA. Mr. White provided a summary of outstanding issues, though he stated that the project will be a considerable improvement over existing conditions—including improved parking and drainage. Overall, it's a very good plan, Mr. White stated. Areas in need of improvement outlined by Mr. White: 1) The drive-through is a 15 foot, one-way drive-through and can only accommodate one car. If one car parks for some reason, another car cannot fit by. 2) Site lighting needs to be improved. 3) Handicapped ramps need to be shown on the plan. Chairman Geary asked if the Board had any questions for Mr. White. None. Attorney Christopher Harrington explained the drive-through as a covered drop off/pick up area where people load and unload laundry to/from employees, and will be used in the same manner as it was before.

Ms. Johnson stated that due to the catastrophe that transpired this summer, the Planning Department's recommendation is that the Board move to approve the Site Plan Review-Special Permit Application subject to the following Conditions: 1) A Finding is to be issued by the Director of Inspectional Services with respect to the non-conforming dimensional issues on the site. 2) Other Conditions with respect to site circulation and landscaping will be negotiated by the Planning Department based on peer review consultant reporting.

Chairman Geary addressed those in the meeting room, explaining that comments in favor of or in opposition to the proposal are accepted. For those who want to show support or are in opposition to the project and do not wish to speak, forms are available to sign in the back of the room, he stated.

7:30 PM: Mr. Dean Rizzo, President of, and speaking on behalf of, the Quincy Chamber of Commerce, expressed strong support of the proposal and of the business itself. Dependable Cleaners and the family that has run it for all these years is dedicated to the City of Quincy

and very involved in the business community as well as the overall community. Mr. Rizzo urged the Board to move the applicant through the approval process as quickly as possible.

Mr. Peter Palmer, the abutter at Quincy Auto Body, 324 Quincy Avenue, stated that he is in favor of the project. Though, he would like to have a fence added on the property line. Ms. Hagearty came up to the easel to point out on a rendering where the fence location would be. Mr. Palmer would like a six-foot fence with a gate to separate the properties, as well as protect and shield the cars that are worked on at Quincy Auto Body. The Chairman questioned the parties, and it was determined that the fence details--type of fence, length of the fence, and who pays the cost of the fence--would be left up to the parties to cooperate and come to an agreement, while keeping in mind the esthetics of the site. Attorney Christopher Harrington respectfully requested that the Board not make the fence a Condition of approval, and further stated that there is no setback requirement when erecting a fence in the City of Quincy.

Chairman Geary asked if anyone would like to speak or sign in favor of the project. None.

Chairman Geary asked if anyone would like to speak or sign in opposition to the project. None.

Ward II City Councillor Brad Croall advocated for this "quality" business in Quincy. He spoke of Ms. Hagearty's comment the day of the tragedy stating they would rebuild. Councillor Croall also spoke of Ms. Hagearty's door knocking efforts to communicate with the neighbors. Councillor Croall and Ms. Hagearty had a meeting where they reviewed the neighbors' concerns, to include some that have been addressed—drainage and parking. Construction time is a concern of neighbors, stated the Councillor, and should not start earlier than 7:30 am.

7:41 PM

MOTION: by Member Meade to close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:42 PM

MOTION: by Member Adams to approve the Site Plan Review-Special Permit Application subject to the following Conditions: 1) A Finding is to be issued by the Director of Inspectional Services with respect to the non-conforming dimensional issues on the site.

2) Other Conditions with respect to site circulation and landscaping will be negotiated by the Planning Department based on peer review consultant reporting.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

**7:44 PM Public Hearing, Site Plan Review, 84 West Street,
Planning Board Case No. 2012-17**

Chairman William Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, January 9, 2013 at 7:30 P.M. (actual start time 7:44 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of West Street 84 LLC, 288 Grove Street, Braintree, MA for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5. The proposed work site is located at 84 West Street and the proposal is to construct a 9-unit residential development in four separate buildings. The lot is 42,787 square feet and the gross building area is approximately 17,528 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 4029 Lot 56.

Attorney Christopher Harrington, office at 1495 Hancock Street, Quincy, MA, representing West Street 84 LLC, George Lang, Manager, asked for a continuance. Attorney Harrington submitted a continuance request letter dated January 8, 2013. (Exhibit A) Attorney Harrington stated that Ward IV Councillor Palmucci held a neighborhood meeting on January 8, 2013. Councillor Palmucci and the neighbors in attendance at the Councillor's meeting were told by Attorney Harrington that the matter would not be heard by the Planning Board on January 9, 2013. Councillor Palmucci then submitted a letter to the Planning Board, dated January 9, 2013, requesting confirmation that the matter would not be heard, which Chairman Geary read into the record. (Exhibit B)

7:58 PM

MOTION: by Member Meade to Continue the Public Hearing until the next Planning Board meeting, which is currently scheduled for February 13, 2013.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

**8:00 PM Public Hearing, Definitive Subdivision Application
Proposed Subdivision of Lot 55 and Lot 78 at Marina Bay for Lot 48
Land Owner and Applicant: Flagship Marina Bay, LLC,
c/o Redgate Real Estate Advisors: 100 Franklin Street, Boston, MA 02110
Planning Board Case No. 2012-SDIV01**

In accordance with the provisions of Chapter 41, Sections 81T, 81U and 81W of the General Laws, the Quincy Planning Board will hold a public hearing on Wednesday, January 9, 2013 at 8:00 P.M. at the in the new City Council Chambers 2nd Floor Quincy City Hall Annex 1305 Hancock Street, Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, MA for: (i) the approval of the definitive subdivision plan entitled Plan of Land Being a Subdivision of Lot 55 and Lot 78 prepared by Harry R. Feldman, Inc. Land Surveyors and dated October 17, 2012 showing the subdivision of Lots 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-U and 27744-2) and construction and utility specifications as contained in the plan entitled Boardwalk Residences at Marina Bay Quincy Massachusetts and dated December 19, 2012 and), (ii) the grant of definitive subdivision way status for the subdivided portions of said Lots 55 and 78 and for Lot

48 (such lot being shown on Land Court Plan Nos. 27744-S), and (iii) the rescission of the Quincy Planning Board approval dated September 27, 1989 relating to Victory Road Extension to the extent in force and effect, if at all, and of any and all plans, covenants and conditions related thereto. The foregoing lots (referred to by the Assessor's Office as portions of lot 57 – MPL: 6076C-75-57) are located off Victory Road in Marina Bay, Quincy, MA within the Business C zoning district and shown on Assessors' Plan Nos. 6076 and 6076C: Lot 48: 6076C-67-48 Lot 55: 6076C-69-55 Lot 78: Portion of 6076C-75-57

Chairman Geary gave an explanation of the progress of the Subdivision review. The Chairman stated that a Public Hearing occurred back in 1989 and was not closed, and the Board needed to perform some procedural actions in order to move forward with the present case. The Chairman also explained that this matter of the Subdivision is a separate procedural matter--though a sub-component of the bigger project--from the Special Permit-Site Plan Review of the proposed apartment residences and retail space also before the Planning Board. The Chairman noted that some audience members were present at other Planning Board meetings. Tonight, the Board will accept public comments after some procedural matters are taken care of, stated Chairman Geary.

8:03 PM

MOTION: by Member Adams to close public hearing on Rescinding Definitive Subdivision Approval "Subdivision of Land – Lot 35 of Land Court Plan 27744" dated March 1989 and approved October 25, 1989

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:05 PM

MOTION: by Member Adams to Rescind Definitive Subdivision Approval for "Subdivision of Land – Lot 35 of Land Court Plan 27744" dated March 1989 and approved October 25, 1989 to the extent in force and effect and any and all plans, conditions and covenants related thereto and to be subject to and made effective by the approval of a Plan of Land being a Subdivision of Lot 55 and 78 dated October 17, 2012 and showing the subdivision of Lots 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-U and 27744-2) and construction and utility specifications as contained in the Plan entitled "Boardwalk Residences at Marina Bay, Quincy, Massachusetts" and dated December 19, 2012.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Chairman Geary moved on with the advertised Public Hearing, calling upon Ms. Kristina Johnson, Director of Transportation Planning. Ms. Johnson stated that the peer review consultants would comment, and introduced Mr. James White, PE, HW Moore & Associates, and Mr. Jeffrey Dirk, Vanasse & Associates. Mr. White stated that civil engineering peer review was performed and comments were issued on 12/17/12. Plans incorporating minor revisions were submitted and responses were provided by the petitioner. The roadway is approximately 650 feet long and requires three waivers from the Planning Board: 1) waiver for there not being a cul-de-sac at the dead-end road, as the applicant agreed to apply for an access easement from the end of the proposed Victory Road to the existing Victory Road

over Haul Road; 2) waiver for the dead-end road being approximately 650 feet long; 3) waiver for the applicant using NAVE-88 datum versus the Quincy datum. Mr. White stated that the existing portion of the roadway will be reconfigured introducing new curbing, etc., to match the new construction of the westerly portion of the roadway. All land is Land Court land; plan sheets 4 and 5 will need to be registered in Land Court, while all other sheets will get registered at the Registry of Deeds, Mr. White stated.

Mr. Jeffrey Dirk, Vanasse & Associates, stated that a traffic engineering peer review study was performed and a comment letter was issued 12/18/12. There was a meeting with the applicant, and the applicant is working on answering and/or resolving questions that were raised. Mr. Dirk summarized key points of the review report. It is recommended, he stated, that the study area be expanded to include two additional intersections, which will be impacted by the proposed development, for counts and analysis: Victory Road at Marina Drive and Victory Road at Victory Road Extension (opposite the Boardwalk), which would accommodate 80-90% of the traffic. Mr. Dirk spoke about data collection timing, which happened during Neponset Bridge and Quincy Shore Drive construction, which would have affected study results. It is suggested that the data collection results be re-examined and historic traffic counts be gathered to ascertain what impact the construction had on the study's results. Mr. Dirk spoke about suggested traffic mitigation measures that could be put into place, such as restriping street areas with excessive width, improving the conditions of the Commander Shea Boulevard and Seaport Drive intersection. Mr. Dirk touched upon access for pedestrians and bicycles, the suggested re-design of street parking, as well as 9-foot garage parking spaces (versus 8'-6" spaces which lead to inefficient parking). Of primary concern, Mr. Dirk spoke about the need for unimpeded access to the property: a plan for move-ins/move-outs, turning analysis requested for commercial vehicles and large moving vans. Mr. Dirk stated that recommendations were also made on the design of the street system, and that updated plans are expected.

8:14 PM Chairman Geary asked if the petitioner would like to respond to the commentary of the peer reviewers, before the public comment period was to begin. Attorney Bryan Connolly, on behalf of Flagship Marina Bay, owner of the property, stated that this hearing focuses on the Subdivision matters, not the Special Permit matters. Some of Mr. Dirk's comments concern the Special Permit matter, though all the traffic comments were reviewed and there was a meeting with Mr. Dirk. For the record, Attorney Connolly stated the three items they were asking for during this hearing: 1) Approval of the Definitive Subdivision of Lots 55 & 78; 2) Grant of Subdivision Way status for the subdivided portions of Lots 55 & 78 and for Lot 48; 3) Rescission of the Quincy Planning Board Approval dated September 27, 1989 relating to Victory Road Extension to the extent in force and effect. Attorney Connolly asked that the application letter date of December 20, 2012, be put into the record. Attorney Connolly reviewed the waivers requested from the Planning Board's Rules and Regulations for Subdivision, Amended through May 9, 2007, Effective Date: September 1, 2007. Attorney Connolly stated that Kyle Warwick and Lisa Serafin, from the developer Redgate Realty Advisors were present, as well as Rick Latini, PE, from Howard Stein-Hudson.

Rick Latini, Howard Stein-Hudson, civil engineer for the project, presented on behalf of the applicant using display boards. Mr. Latini pointed out the location of the lots and described

the goal of getting the private way for public travel. Mr. Latini stated that Lot 48 has available utilities—water, sewer, drain—that will be used, and the storm drain will be improved. In response to a question by Member Geary, Mr. Latini pointed out the turnaround for residential use, and stated that they are working with DCR on the fire access turnaround. Mr. Latini pointed out where the existing roadway and sidewalk will be improved, where the 12” sanitary sewer and 12” water main are located. Mr. Latini briefly explained the detention basins and said runoff water will be treated before going into the bay. In response to a question by Member Adams, Mr. Latini stated the granite curbing will be installed for all of Lot 48. Attorney Bryan Connolly stated that the water main and water main looping details are better dealt with under the Special Permit application. Ms. Kristina Johnson, Director of Transportation Planning, stated that utility and roadway modification issues will be on the February 13th Planning Board Agenda.

Chairman Geary addressed those in the meeting room, explaining that project information is available on the Planning Department’s website, that emailed or mailed comments or questions are accepted, comments in favor of or in opposition to the proposal are accepted. Those who want to show support or are in opposition to the project will have a chance to speak; forms are available to sign in the back of the room for those who do not wish to speak, the Chairman stated.

8:28 PM: Chairman Geary asked if anyone would like to speak or sign in support of the project. None signed. Speaking: Mr. Larry Beals, of Beals Associates, stated that he was engaged by MB Access to review the project and make sure that MB Access’ interests and the residents’ interests are protected. He said that though he raised his hand in support of the project his position is fairly neutral. He stated that the City has been a thorough reviewer and has engaged very qualified peer reviewers, and he is generally in agreement with the peer reviewers. Mr. Beals supports the waiver requests and the Department of Health’s comments. The Haul Road permanent access easement should be a condition of approval, he said, and agrees with the petitioner’s work with DCR. Regarding the water main, Mr. Beals spoke in favor of looping. The Chairman asked the Board if they had any questions. None at this time.

Ms. Denise Renaghan, representing business owners of Captain Fishbones Restaurant, said she echoed Mr. Beals’ water and sewer comments. She spoke of water and sewer backups in the past, and asked for camera documentation of the pipes. Ms. Renaghan used displays while speaking about access in and out of the area, including what she called “restrictive” road access for the proposed roadway, especially near Captain Fishbones. She spoke about traffic being able to divert now to get by large vehicles, and is concerned about traffic issues that could be caused by boats being towed or delivery trucks when the proposed roadway is built. Ms. Renaghan spoke about signage, and lack of proper signage causing traffic problems. With respect to the DCR parking lot, Ms. Renaghan stated that the DCR leases out their dock and lot to private entities for events, creating more traffic. Ms. Renaghan spoke about other traffic hotspots near the proposed development area. She stated that proper easements are critical. Ms. Renaghan stated that Lot 47, 332 Victory Road has a 50-space easement, and Redgate has had no meetings with the owners of the property, though Redgate has worked to come up with a plan to keep parking spaces within 300’ feet of

Captain Fishbones Restaurant. Ms. Renaghan expressed concern about any proposed restricting of parking time, or effort to stop employees from parking in the area, and spoke about the expense of any shuttle bus expansion. Chairman Geary asked if there were any other comments from the public. None.

8:50 PM: Ward VI City Councillor Brian McNamee commented regarding Mr. Dirk's peer review study. The Councillor stated that peak-hour traffic volumes need to be understood, mitigation measures are important, the proposed parking arrangements need to be expounded upon, the traffic study area needs to be increased to include the area off Commander Shea Boulevard—the “no name” street between SeaWinds and Edgewater condominiums, and the parking space widths need to be set to 9 feet. Bike lanes are a competing interest, and need to be handled correctly in order to not be a detriment to traffic. The Councillor stated that his constituents' repeating concerns are: parking lane impacts, project density (number of units), construction period disruption, and the Councillor would like to see an enlargement of the shuttle service(s). Chairman Geary asked if there was any additional commentary from the public or questions from the Board. None.

8:58 PM

MOTION: by Member Adams to close public hearing on the Definitive Subdivision entitled, “Plan of Land being a Subdivision of Lot 55 and 78 dated October 17, 2012” and showing the subdivision of Lots 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-U and 27744-2) and construction and utility specifications as contained in the Plan entitled “Boardwalk Residences at Marina Bay, Quincy, Massachusetts” and dated December 19, 2012.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

9:00 PM

MOTION: by Member Adams to approve waivers as requested in a letter dated December 20, 2012 and signed by Attorney Bryan C. Connolly on behalf of the applicant Flagship Marina Bay LLC. specifically Section 3.2.2.a City of Quincy Base elevations are replaced with North American Vertical Datum of 1988 (NAVD88); Section 4.2.8 pertaining to waiver of turning circle for a street designed to have one end permanently closed and length of such streets with provision of permanent public access easement connecting Victory Road with the proposed subdivision way; Sections 3.2.2.a,c,d,f and 3.2.4 regarding use of black ink and 24” x 36” plans.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

9:02 PM

MOTION: by Member Adams to continue deliberations on the approval with conditions of the Definitive Subdivision plan to February 13, 2013.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

BUSINESS MEETING:

1. Medical Marijuana, City Council Order 2012-200

The matter was discussed by the Planning Board. No action was taken. No Affirmative report to issue. No public hearing was scheduled or held pending action by the Commonwealth with respect to proposed delay of implementation of the voter approved law or issue Health Department regulations.

9:05 PM

MOTION: by Member Meade to adjourn

SECOND: Member Adams

VOTE: 4-0 MOTION CARRIES