



Town of Barnstable Zoning Board of Appeals



BARNSTABLE TOWN CLERK

2020 NOV 25 AM 10:09

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – Associate Member
David Bogan – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner - anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant - carol.puckett@town.barnstable.ma.us

Minutes

Wednesday, October 28, 2020

As a quorum is present, Alex Rodolakis opens the hearing and reads the following into the record:

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at

<http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting

<https://zoom.us/j/97781342314>

Meeting ID: 977 8134 2314

888 475 4499 US Toll-free

Meeting ID: 977 8134 2314

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508)862-4682 or emailing anna.brigham@town.barnstable.ma.us.

Call to Order

Introduction of Board Members

Alex takes roll call attendance:

Member	Present via ZOOM	Present via Conference Call	Absent
Alex Rodolakis - Chair	x		
David Hirsch – Vice Chair	x		
Herb Bodensiek - Clerk		x	
Jake Dewey	x		

Paul Pinard	x		
Todd Walantis			x
Mark Hansen			x
Manny Alves	x		
Anna Brigham – Principal Planner	x		
Carol Puckett – Administrative Assistant			
David Bogan - Liaison	x		

Alex reads the following with no response:

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Minutes

July 22, 2020, August 12, 2020, August 26, 2020, September 9, 2020, September 23, 2020

Motion to approve the July 22, 2020 minutes is made by Paul Pinard and seconded by Jake Dewey.

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			x

Motion to approve the August 12, 2020 minutes is made by Alex Rodolakis and seconded by Herb Bodensiek

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			x

Motion to approve the August 26, 2020 minutes is made by Alex Rodolakis and seconded by David Hirsch

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			x

Motion to approve the September 9, 2020 minutes is made by Alex Rodolakis and seconded by David Hirsch

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			x

Motion to approve the September 23, 2020 minutes is made by Manny Alves and seconded by Alex Rodolakis
Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves	x		

Alex reads the following into the record:

Old Business

7:00 PM Appeal No. 2019-050 1000 Main, LLC.

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor’s [Map 179 as Parcel 002](#). It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

Continued from September 25, 2019. Members assigned: Alex Rodolakis, Herbert Bodensiek, Paul Pinard, Todd Walantis and Bob Twiss.

Time Extension Signed and Time Stamped – Decision due January 3, 2020. Continued from December 11, 2019. Time Extension signed – Decision Due: 04-27-20

Continued from April 8, 2020 – Time Extension Continued to June 24, 2020 – Members assigned: Alex Rodolakis, Herb Bodensiek, Paul Pinard, Bob Twiss, Mark Hansen. Continued to August 12, 2020 – Members assigned: Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen, Robert Twiss. Continued to September 9, 2020. Members assigned 09-09-20: Alex Rodolakis, David Hirsch, Jake Dewey, Herb Bodensiek, Mark Hansen

Members tonight: Alex Rodolakis, David Hirsch, Jake Dewey, Herb Bodensiek, Paul Pinard

Attorney Sabatt is present this evening and is asking for another continuance. He explains that his client has had the property on the market, it was under agreement, however, that contract was not consummated because of financing. The property was then put back on the market. They then appeared here again in either August or September to ask for another continuance to tonight for enough time to obtain another buyer. Currently, his client has a potential buyer and is close to entering into an agreement. The potential buyer might need some relief. The buyer’s intention is to live and rent another unit on the property and will probably ask for relief. He is therefore asking for a continuance tonight in order for an opportunity for a viable sale and then they could perhaps withdraw this request. Attorney Sabatt will also agree to another time extension. Jake notes that, because of the amount of time that has passed since first noticed, that this could be withdrawn and re-noticed. Alex thinks it has been quite some time, almost a year and perhaps a re-noticing is in order. Attorney Sabatt understands the board’s position and asks for one more continuance. If he can have an agreement by the continued date, he could at that time also come and ask to withdraw and re-apply again if necessary.

Motion is made by Alex Rodolakis and seconded by Paul Pinard to continue to December at 7:00 pm

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			

CONTINUED TO DECEMBER 9, 2020 AT 7:01 PM

Alex reads the following into the record:

New Business**7:01 PM****Appeal No. 2020-035****Clancy**

Judith and John Clancy have applied for a Special Permit pursuant to Section 240-91.H Demolition and Rebuilding on Nonconforming Lots and 240-92 – Nonconforming Buildings or Structures Used as Single or Two-Family Residences. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 191 Stoney Point Road, Barnstable, MA as shown on Assessor's Map 336 as Parcel 028. It is located in the Residence F-1 (RF-1) Zoning District.

Members assigned tonight: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard

Alex tables this in order to have their attorney, Paul Revere, log back in due to technical difficulties. Sarah Beal notes that Judith and John Clancy are here.

Alex reads the following into the record:

7:02 PM**Appeal No. 2020-036****Hall – Trustee of TMT Realty Trust**

Laurie J. Hall, Trustee of the TMT Realty Trust, has applied for a Special Permit pursuant to 240-47.1(B) Family Apartments. The Applicant is proposing to construct a detached, three-bedroom apartment cottage to be used by more than two adult family members. The subject property is located at 979 Sea View Avenue, Osterville, MA as shown on Assessor's Map 090 as Parcel 008. It is located in the Residence F-1 (RF-1) Zoning District.

Members assigned tonight: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard

Representative: Sarah-Turano Flores, Esq. Also with her tonight is Tom Catalano – Architect and Sean Riley from Coastal Engineering. She gives summary of relief being sought. She states that this family apartment/cottage is intended to be used by the family and will be in excess of two adults. The lot and structure are conforming. The only relief is for the detached family apartment. The family apartment/cottage will be located to the northeast corner, will contain 1204 square feet with a Floor Area Ratio (FAR) of 23%. The plan is to raze the main dwelling and to live in the detached family/apartment cottage while the main house is being worked on. The lot consists of 4.5 acres and the cottage will be well set back from the wetlands. ConComm has approved the plans for the cottage. She states that this is clearly accessory to the main house. As for the staff report, the site plan is dated 10-22-20 and wants to make sure that this is the proper one that will be approved. As for Condition #3 on the staff report, she would like to address the issue of future development.

Jake Dewey has concerns about the size and asks why it has to be three bedrooms. Attorney Turano-Flores thinks it will be to accommodate the family as it grows and thinks it is in keeping with the bylaw. Attorney Turano-Flores says after the main dwelling is done, the cottage will be for the children and their children as they grow. They will also abide by the requirements and will they will file a restriction at the Registry of Deeds and will file an affidavit as to who will be living there. Alex has concerns about the size and nature of it. He notes that this is seasonal occupancy and is concerned about the enforcement mechanism which is the intent of the family apartment ordinance. Attorney Turano-Flores says it the intent of the cottage will not be seasonal; will be year round and accessory to the main dwelling and not a rental. Tom Catalano says that they have done several of these types of units in Barnstable on smaller lots and would ask the board to look at those and thinks that this is a good placement on the lot. The three bedrooms are not just for the temporary use while the main dwelling is being worked on but for the future.

Alex asks for public comment. Robert Goodof of 989 Sea View Avenue is an abutter. His primary concern is the construction time period and the effect on the neighborhood. He asks how long will it take to do construction. Tom Catalano states that the construction would start late fall/early winter and finish in the summer of 2021. He also notes that they have intentions to do an Intent to Demolish for the main dwelling with the Barnstable Historical Commission and would start construction in the first quarter of 2021 and finish by the summer of 2022. He also states that they will have a construction management plan, fence, traffic control system and will do everything to mitigate the construction impacts. Mr. Goodof says that they have been abutters to seven projects and has tolerated beeping of machines, etc. He knows that the Town of Barnstable does not have restrictions on that and pleads for construction restraints during Memorial to Labor Day. Attorney Turano-Flores tells Mr. Goodof that they will put him in contact with the project manager, etc., for an open line of communication.

Alex asks for further public comment. No one speaks. Alex closes public comment.

The board deliberates. Alex still has reservations about this. Manny asks Attorney Turano-Flores about the preamble in regards to family apartments. Attorney Turano-Flores states that the intent is not for this to be temporary. In the future, it will be a cottage that the extended

family will be utilizing. She believes that this is in keeping with the family apartment ordinance and will have a recording at the Registry as a restriction. There will also be an annual affidavit, which is enforced annually which identifies the family members who will be residing in the family apartment. Manny reiterates that the ordinance says "one temporary family apartment". The board discusses what can be built according to the ordinance. Attorney Turano-Flores states that that they could build a cottage without kitchen facilities. Jake notes that there are three full bathrooms and could sleep ten to twelve people. Alex still has concerns. Attorney Turano-Flores notes that perhaps this needs more research and thought she was in keeping with the ordinance and if they need to amend the plans maybe they withdraw and would prefer to ask for a continuance. Hirsch is okay with the project. Jake notes that the ordinance says apartment and this is larger than an apartment.

Attorney Turano-Flores hears the boards concerns and asks for another continuance in order to do research into the intent of the ordinance

A motion is made by Alex Rodolakis makes motion to continue to November 18 at 7:01 pm. Seconded by Herb Bodensiek.

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves	x		

CONTINUED TO NOVEMBER 18, 2020 AT 7:01 PM

Alex reads the following into the record:

7:03 PM

Appeal No. 2020-037

Gallacher

Desmond and Caroline Gallacher have applied for a Special Permit pursuant to Section 240-91.H(3) – Demolition and Rebuilding on a Nonconforming lot. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 69 George Street, Barnstable, MA as shown on Assessor's Map 319 as Parcel 059. It is located in the Residence B Zoning District.

Members assigned tonight: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard

Representative: Jim Hagerty from Reef Builders is here and gives a summary of relief being sought. He states that they will demolish the house and garage on an undersized lot and construct a new three-bedroom dwelling with small utility shed, which will be less nonconforming than what currently exists. The new construction will be a modest design and was approved by Old King's Highway Historic District Committee and will meet current bulk regulations. He gives proposed dimensions from lot lines.

No questions from the board

Alex asks for public comment: No one speaks. Alex notes there are two emails: one from Maureen Taylor, which he reads, and another one from the Fletchers, which Paul Pinard reads into the record.

Jake Dewey makes findings from Staff Report dated 10-14-20:

Desmond and Caroline Gallacher have applied for a Special Permit pursuant to Section 240-91.H(3) – Demolition and Rebuilding on a Nonconforming lot. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 69 George Street, Barnstable, MA as shown on Assessor's Map 319 as Parcel 059. It is located in the Residence B Zoning District

Special Permit Findings

For all Special Permits, the Board is required to make general findings pursuant to § 240-125(C). The Board should review the evidence presented by the Applicant, staff, and members of the public and, after weighing such evidence, is encouraged to articulate if and how the evidence contributes to each of the required findings.

- The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-91(H)(3) allows for the complete demolition and rebuilding of a residence on a lot under 10,000 square feet.
- Site Plan Review is not required for single-family residential dwellings.
- After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.

Further, Section 240-91(H)(3) requires the Board to find that if the proposed demolition and rebuilding cannot satisfy the criteria established in H(1) As-Of-Right, then the Board may allow the demolition and rebuilding by Special Permit provided the Board finds that:

- **The proposed yard setbacks must be equal to or greater than the yard setbacks of the existing building.** The proposed front yard setbacks and side yard setbacks to the dwelling are conforming; the setbacks to the shed will be more conforming.
- **The proposed lot coverage shall not exceed 20% or the existing lot coverage, whichever is greater.** The proposed lot coverage is 24.8%, more conforming than the existing lot coverage.
- **The floor area ratio shall not exceed 0.30 or 30% the existing floor area ratio of the structure being demolished, whichever is greater.** The proposed FAR is 35%, more conforming than the existing FAR.
- **The building height, in feet, shall not exceed 30 feet to the highest plate and shall contain no more than 2 ½ stories.** The proposed height is 22 feet to the top of the plate and contains 2 stories.

The Board is also asked to find that:

- **The proposed new dwelling would not be substantially more detrimental to the neighborhood than the existing dwelling.**

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			

Jake makes motion to grant with the following conditions 1 through 6 from Staff Report dated 10-14-20:

Conditions

1. Special Permit No. 2020-037 is granted to Desmond and Caroline Gallacher for the demolition of an existing dwelling and construction of a 1,709 gross floor area dwelling at 69 George Street, Barnstable, MA.
2. The site development shall be constructed in substantial conformance with the plan entitled "Gallacher Residence proposed Zoning Plan" prepared by J.M. O'Reilly and Associates, Inc., dated August 24, 2020.
3. The total lot coverage of all structures on the lot shall not exceed 24.8% and the floor-area ratio shall not exceed 35%.
4. The proposed redevelopment shall represent full build-out of the lot. Further expansion of the dwelling or construction of additional accessory structures is prohibited without prior approval from the Board.
5. All mechanical equipment associated with the dwelling (air conditioners, electric generators, etc.) shall be screened from neighboring homes and the public right-of-way.

The decision shall be recorded at the Barnstable County Registry of Deeds/Land Court and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of the building permit. The rights authorized by this special permit must be exercised within two years, unless extended.

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			

GRANTED WITH CONDITIONS

Alex recalls the Clancy appeal and reads it into the record:

7:01 PM Appeal No. 2020-035 Clancy

Judith and John Clancy have applied for a Special Permit pursuant to Section 240-91.H Demolition and Rebuilding on Nonconforming Lots and 240-92 – Nonconforming Buildings or Structures Used as Single or Two-Family Residences. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 191 Stoney Point Road, Barnstable, MA as shown on Assessor’s Map 336 as Parcel 028. It is located in the Residence F-1 (RF-1) Zoning District.

Members assigned tonight: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard

Representative: Paul Revere, Esq. as well and John and Judith Clancy are here. Attorney Revere gives summary of ownership. He notes that the Applicants and their builder are here should the board have any questions for them. He notes that they have received approval from Old King’s Highway Historic District Commission (OKH) as well as obtaining approval and an Order of Conditions from the Conservation Commission (ConComm). The Clancy’s then obtained a building permit to renovate and expand as of right. However, while renovating, they ran into substantial dry rot and deteriorating conditions. However, in order to meet building code, the building department questioned whether this should be a demo/rebuild. The Clancy’s agreed to a stop work order and agreed to obtain a special permit from the Zoning Board of Appeals. The setbacks will be the same, it meets the Floor Area Ratio, height and Gross Floor Area. The sole issue is if it will be less detrimental to the neighborhood. He notes that a letter of support was sent to the board from Sheila Flaherty.

Questions from the board. None.

Alex asks for public comment. No one speaks. Alex notes that they did receive a letter of support from Ms. Flaherty who resides at 205 Stoney Point Road.

Paul Pinard makes findings from Staff Report dated 10-14-20:

Judith and John Clancy have applied for a Special Permit pursuant to Section 240-91.H Demolition and Rebuilding on Nonconforming Lots and 240-92 – Nonconforming Buildings or Structures Used as Single or Two-Family Residences. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 191 Stoney Point Road, Barnstable, MA as shown on Assessor’s Map 336 as Parcel 028. It is located in the Residence F-1 (RF-1) Zoning District.

Special Permit Findings

For all Special Permits, the Board is required to make general findings pursuant to § 240-125(C). The Board should review the evidence presented by the Applicant, staff, and members of the public and, after weighing such evidence, is encouraged to articulate if and how the evidence contributes to each of the required findings.

- **The application falls within a category specifically excepted in the ordinance for a grant of a special permit.** Section 240-91(H)(3) allows for the complete demolition and rebuilding of a residence on a lot under 10,000 square feet.
- **Site Plan Review is not required for single-family residential dwellings.**
- **After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected as shown by a letter of support submitted by Sheila Flaherty.**

Further, Section 240-91(H)(3) requires the Board to find that if the proposed demolition and rebuilding cannot satisfy the criteria established is H(1) As-Of-Right, then the Board may allow the demolition and rebuilding by Special Permit provided the Board finds that:

- **The proposed yard setbacks must be equal to or greater than the yard setbacks of the existing building.** The proposed setbacks are equal to the existing setbacks.
- **The proposed lot coverage shall not exceed 20% or the existing lot coverage, whichever is greater.** The proposed lot coverage is 13.2%.
- **The floor area ratio shall not exceed 0.30 or 30% the existing floor area ratio of the structure being demolished, whichever is greater.** The proposed FAR is 28%.
- **The building height, in feet, shall not exceed 30 feet to the highest plate and shall contain no more than 2 ½ stories.** The proposed height is 27 feet to the top of the plate and the proposed dwelling is 2 ½ stories.

The Board is also asked to find that:

- **The proposed new dwelling would not be substantially more detrimental to the neighborhood than the existing dwelling, particularly with the letter from the abutter.**

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		

David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			

Paul Pinard makes a motion to grant with the following conditions from Staff Report dated 10-14-20: Paul Pinard asks Attorney Revere if the conditions are acceptable. Attorney Revere only has concerns about Condition #4 regarding full buildout and the shed.

Conditions

1. Special Permit No. 2020-035 is granted to John and Judith Clancy for the demolition of an existing dwelling and construction of a 2,613 gross floor area dwelling at 191 Stoney Point Road, Barnstable, MA.
2. The site development shall be constructed in substantial conformance with the plan entitled "Site Plan of 191 Stoney Point Road Cummaquid" prepared for John and Judy Clancy drawn and stamped by Down Cape Engineering dated November 11, 2019 with the last revision date of September 17, 2020.
3. The total lot coverage of all structures on the lot shall not exceed 13.2% and the floor-area ratio shall not exceed 28%.
4. The proposed redevelopment shall represent full build-out of the lot. Further expansion of the dwelling or construction of additional accessory structures is prohibited without prior approval from the Board.
5. All mechanical equipment associated with the dwelling (air conditioners, electric generators, etc.) shall be screened from neighboring homes and the public right-of-way.
6. The decision shall be recorded at the Barnstable County Registry of Deeds/Land Court and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of the building permit. The rights authorized by this special permit must be exercised within two years, unless extended.

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis			
Mark Hansen			
Manny Alves			

GRANTED WITH CONDITIONS

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

November 18, 2020, and December 9, 2020

Adjournment

Motion to adjourn is made by Manny Alves and seconded by Jake Dewey.

Roll Call Vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		

Todd Walantis			
Mark Hansen			
Manny Alves	x		

APPROVED