

CHARLOTTE TOWN CLERK'S OFFICE

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This 6th day of July A.D. 2020
at 3 o'clock 00 minutes P m and
recorded in vol. 243 on page 39-407
Attest Mary A Mead Town Clerk

CHARLOTTE PLANNING COMMISSION
SITE PLAN REVIEW
FINDINGS OF FACT AND DECISION

**Bullrock Corporation-Doug Moses
Application for a Site Plan Review
735 Ferry Road
Application # PC-20-22-SP**

Introduction and Procedural History

This proceeding involves an application for a Site Plan Review submitted by Doug Moses (representing the Bullrock Corporation) for approval by the Charlotte Planning Commission under the Town of Charlotte Land Use Regulations (hereafter referred to as "the Regulations"). The application proposes the development of a 7,074 sq. ft. building along Ferry Road. The remainder of the property to the south of the proposed building and to the north of the existing solar array would be used as a contractors' yard, which triggers a Site Plan Review with the Planning Commission (PC). The property is within the Commercial/Light Industrial (C/LI) District zoning district located at 735 Ferry Road in the Town of Charlotte.

A *Sketch Plan Review* letter (**PC-19-193-SK**) was issued from the Planning Commission on January 3, 2020 after one public hearing, which occurred on November 21, 2019 (attended by Commissioners Peter Joslin, Charlie Pughe, Jim Faulkner, and Gerald Bouchard), where the Planning Commission classified the project as a Site Plan Review. The Planning Commissioners' site visit to the property took place subsequently on the morning of Saturday November 23, 2019, which was attended by Commissioners Jim Faulkner, Charlie Pughe, Gerald Bouchard, Peter Joslin, and the applicant Doug Moses. An optional site visit also took place (attended by Commissioner Bill Stuono and property neighbors Jack Pilla and Christina Booher) a half-hour ahead of the public hearing for the Site Plan Review held on May 7, 2020 at approximately 7:05 PM via remote teleconference which was attended by Commissioners Peter Joslin (Chair), Charlie Pughe (Vice Chair), Marty Illick, and Bill Stuono. Also in attendance at the hearing were Zoning Board of Adjustment (ZBA) Commissioners Frank Tenney and Jonathan Fisher; co-applicants Doug Moses and Gregg Beldock; neighbor Jack Pilla; et al. At the hearing the Planning Commission decided to continue the hearing as a joint hearing with the ZBA on May 27, 2020.

The Site Plan Review application was submitted by Doug Moses in-person to the Planning and Zoning Office on February 11, 2020. The aforementioned *Sketch Plan Review* letter stated that a Conditional Use Review permit application to the Zoning Board of Adjustment would also be required for the approval of a Contractor's Yard. The applicant was not reminded of this and did not submit a Conditional Use application until after being re-notified on Friday March 13, 2020. And where the public hearing for the *Site Plan Review* application (alone) was scheduled to be held on March 19, 2020, it was nevertheless cancelled due to the 2020 coronavirus pandemic and the Governor's associated public health advisories. The next attempted public hearing for the Site Plan Review was scheduled to occur on May 7, 2020 via the "Zoom" tele-conferencing application. However, the

Conditional Use Review application had still not been fully completed after its initial submission on March 17, 2020, and was thereby precluded from a possible joint-hearing with the ZBA on May 7th. Hardcopy notifications for the public hearing for the *Site Plan Review* (alone) were mailed out to all adjoining landowners on April 17, 2020, and were posted at the following three locations: the Town Offices at 159 Ferry Road, the Post Office bulletin board in the West Charlotte Village, and Spear's Corner Store in the East Charlotte Village on the following week. An electronic copy was posted on the Charlotte Town website calendar on April 17, 2020. A public notification was published in *The Citizen* newspaper on April 16, 2020, and on the *Front Porch Forum* online community network on April 30, 2020.

At the public hearing on May 27, 2020 at approximately 7:30 PM, the Site Plan Review application was finally considered by the Planning Commission at a joint hearing with the ZBA. Present at the hearing were Planning Commissioners Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Marty Illick, and Bill Stuono; Zoning Board Commissioners Frank Tenney (Chair), Stuart Bennett (Vice Chair), Jonathan Fisher, Lane Morrison, and Matthew Zucker. Additional participants and attendees included the Town Planner, the Zoning Administrator, the applicants Gregg Beldock and Doug Moses; Nate Carr; neighbors Christina Booher, Kristin Lundy, and Jack Pilla.

Exhibits

The following exhibits were submitted for this Site Plan Review Application:

1. Site Plan Review application form (rec'd February 11, 2020);
2. Warehouse Facility and Contractor's Yard – PUD Site & Utilities Plan (Sheet 1 of 2) – Charlotte Ferry Properties, LLC – 735 Ferry Road, Charlotte, VT, by Douglas J. Goulette, Principal Engineer, No. 5611, Lamoureux & Dickinson Consulting Engineers, Inc., Essex, Vermont (dated: January 29, 2020);
3. Warehouse Facility and Contractor's Yard – PUD Sitework Details and Specifications (Sheet 2 of 2) – Charlotte Ferry Properties, LLC – 735 Ferry Road, Charlotte, VT, by Douglas J. Goulette, Principal Engineer, No. 5611, Lamoureux & Dickinson Consulting Engineers, Inc., Essex, Vermont (dated: January 10, 2020);
4. Salt Storage Concept and Fuel Tank Concept;
5. Exterior Elevations & Floor Plan – Proposed Building for 735 Ferry Road (dated: April 15, 2020);
6. Map Slide 157, Pages 5 & 6; Survey – “Proposed Easements – Lands of The Lake Champlain Waldorf School – 735 Ferry Road – Charlotte, Vermont” (Sheet 1 of 2 & Sheet 2 of 2), by David H. Hudson, No. 31, Vermont Survey and Engineering, Inc., Montpelier, Vermont (dated: 26 Feb 2008);
7. Map Slide 159, Page 3; Survey – “NRP 115kV Aesthetic Mitigation Landscape Plan – Ferry Road: Underground Route – Recreation Path – Town of Charlotte, County of Chittenden, State of VT” (Sheet 1 of 2 & Sheet 2 of 2), T.J. Boyle Associates, LLC., Burlington, Vermont (dated: 4 Jan 2008);
8. Sketch Plan Review; Planning Commission Letter (**PC-19-193-SK**), dated January 3, 2020;

9. *Map Slide 127, Page 4; Survey – “Survey Plat of Subdivision Modification – Greenwood America, LLP – Ferry Road, Charlotte, Vt.”* (dated 1 Feb 2002) by Scott D. Taylor, No. 488, Trudell Consulting Engineers, Inc., Williston, Vermont;
10. *Map Slide 49, Volume 7, Page 4; Survey – “Proposed Subdivision of Garden Way, Inc. – Ferry Road, Charlotte, Vt.”* (dated 18 Mar 1986) by Scott D. Taylor, No. 488, Trudell Consulting Engineers, Inc., Williston, Vermont;
11. *Map Slide 15, Volume 3, Page 27; Survey – “Plat Survey for: Philo Park Associates, Town of Charlotte, Vermont”* (dated 21 Sep 1978 / revised 5 Oct 1978) by John A. Marsh, No. 256, Trudell Consulting Engineers, Inc., Williston, Vermont;
12. Wastewater System and Potable Water Supply Permit (Case Number: WW-4-1777 / PIN: EJ96-0694.01) – Lake Champlain Waldorf Education Association (Landowner – Greenwood America, LLP), Ferry Road (Approved May 8, 2003) – To increase capacity of the wastewater system to accommodate 107 students, also served by an onsite well;
13. Wastewater System and Potable Water Supply Permit (Case Number: WW-4-1022 / PIN: EJ96-0694) – Earl Burns, East Berkshire, Vermont (Approved January 2, 1997) – To construct a 6,499 gpd wastewater system on easement on adjacent property, located near 3222 Greenbush Road;
14. Catamount Charlotte Water System (WSID # 20891) – 2016 Source Protection Plan Update (dated: 19 January 2016);
15. Advisory and Warning letters issued by the Charlotte Zoning Administrator on March 1, 2018; April 17, 2019; and October 7, 2019; where the property has been determined to be in operation of an illegal contractor’s yard with “a collection of miscellaneous objects and equipment being stored out in the open.”
16. Planning Commission Decision (**PC-02-16**); “Findings of Fact and Decision In Re Application of Lake Champlain Waldorf School, Applicant, Greenwood America, Landowner – Site Plan Amendment for Operation of a Private High School”;
17. Planning Commission Decision (**PC-01-18**); “Findings of Fact and Decision In Re Application of Lake Champlain Waldorf School, Applicant, Greenwood America, Landowner – Site Plan Review for Parking Lot and Recreation Facilities At Private High School”, Approved June 7, 2001;
18. Letter of Concern from Neighboring Landowners, Jack Pilla and Kristen Lundy of 687 Ferry Road (rec’d 27 May 2020);
19. Charlotte Land Records – Volume 169, Pages 682-685 (30 Aug 2007) Deed – Conveyance from Greenwood America, LLP to Catamount/Charlotte, LLC; Volume 100, Pages 349-351 (17 Aug 1998) Deed – Conveyance from Lyford to Greenwood America; Volume 49, Pages 213-217 (2 Sep 1986) Deed – Conveyance from Philo Park Associates to Lyford; Volume 49, Pages 27-31 (10 Jul 1986) Act 250 permit amendment for #4C0335-1 to allow a subdivision of a 107.88 acre tract of land with existing structures, served by on-site water and wastewater disposal systems, into six (6) lots and

articulated limits on wastewater capacity, parking capacity, and number of employees allowed on-site, et al. (the 735 Ferry Road property is Lot #1 in the recorded 1986 survey in **Exhibit 10**, above);

20. Planning Commission Minutes from meetings held on May 7 and May 27, 2020 (*Site Plan Review*); November 21, 2019 (*Sketch Plan Review*); and January 28 (*Sketch Plan Review*), April 22 (*first Subdivision hearing*), May 13 (*Preliminary Plan approval*), July 10 (*Final Plan approval*), 1986;

Regulations in Effect

Charlotte Town Plan, 2019

Charlotte Land Use Regulations, 2016

Recommended Standards for Developments and Homes, 1997

Findings

Background

1. The Charlotte Ferry Properties, LLC (under the Bullrock Corporation) own a 6.01 acre property located at 735 Ferry Road within the Commercial/Light Industrial (C/LI) zoning district.
2. The existing site hosts an approximate 1.8-acre solar field, and was the site of the former Champlain-Waldorf School that was destroyed in a controlled burn by firefighters on October 5, 2019. The property is subject to **Act 250** and Planning Commission decisions **PC-02-16** (a Site Plan Amendment) and **PC-01-18** (a Site Plan Review), which pertain to the development of the former school. These decisions addressed conditional parking and lighting requirements.
3. This application proposes the construction of a 7,074 square foot building adjacent to Ferry Road. At the May 27, 2020 public hearing, the Planning Commission sought verification that the building does not exist within the setback (see **Exhibit 20**), and will require that certified surveyed property lines are added to the site plan map. Zoning district dimensional setbacks shall be observed with respect to the construction of the proposed building.
4. The property would be used as a Contractor's Yard (in addition to the existing solar array), a Conditional Use for the zoning district that will be addressed in the ZBA Conditional Use Review decision.

5.5 – Site Plan Review Standards

- A. Site Features: The application proposes to construct an agriculturally-themed building close to the northern property boundary along Ferry Road. The site plan map submitted with the application depicts the proposed building footprint, the Town-Highway right-of-way (ROW) boundary of Ferry Road, and that the twenty-five foot (25') C/LI district Minimum Setback/Front is 25' from the ROW (see **Exhibit 2**, above). The proposed building exterior elevation plans indicate a height of 26' 6", which conforms with the C/LI district Maximum Height of 35'.

The existing impervious coverage of the lot with the solar array is estimably about 25%; perhaps less considering the existing space between the arrays. According to the submitted site plan map, the impervious surface comprising the proposed building coverage, the parking

area of the contractor's yard, and the acreage of the solar arrays total about 40% of impervious surface, which conforms with the C\LI district Maximum Lot Coverage of 40%.

The contractor's yard will host parking for trucks, trailers, and other equipment; and an area for a salt shed, compost/mulch pit, bunker, gravel stockyard, and pallets for stone storage. All outdoor storage of materials should be undertaken in a manner not injurious or obnoxious to the neighborhood or the natural environment (as per **Section 3.10** of the Regulations). At the public hearing it was discussed that the proposed salt storage upon the property has the potential to contaminate the two *Groundwater Source Protection Areas* underlying the property, including the Catamount Charlotte Water System – WSID #20397, an active system that was updated with a 2016 Source Protection Plan undertaken for the VT DEC by Ross Environmental Associates, Inc. (see **Exhibit 14**, above); as well as that for the system of the former Waldorf School – WSID #20907.

Furthermore, according to correspondence between the Zoning Administrator and Gregg Beldock (CEO of the Bullrock Corporation), the property has been under advisement to comply with the Regulations by the Zoning Administrator since at least March 1, 2018, where the property has been determined to be in operation of an illegal Contractor's Yard with "*a collection of miscellaneous objects and equipment being stored out in the open. . .*"

As a condition of Site Plan Review approval, all debris, materials, and uncovered equipment stored upon the property shall comply with the advisory and warning letters issued by the Zoning Administrator on March 1, 2018; April 17, 2019; and October 7, 2019 (see **Exhibit 15**, above).

- B. Site Layout and Design: The building plans propose seven (7) commercial warehouse bays (facing southward away from Ferry Road) and an office space hosting an estimated seven (7) employees. The office space and five of the bays are planned to be leased to a landscaper, where the remaining two bays (about 1,500 sq. ft.) would be utilized for storage by the Bullrock Corporation. Detailed easement maps have been submitted with the application (see **Exhibits 2 through 7**, above).
- C. Access: The site will use the existing curb-cut off of Ferry Road. According to the Sketch Plan Review, the site plan application is supposed to address the following issues (but does not include any documentation) to accommodate the anticipated traffic associated with the proposed use of the property, especially during higher volume periods when the Ferry is in operation: 1. Site access for automobiles, trucks, buses, emergency vehicles, pedestrians, and bicycles, 2. Traffic circulation to and from Ferry Road. However, at the public hearing on May 27, 2020, the Planning Commission was satisfied that the site would not generate any undue traffic or safety concerns.
- D. Parking, Loading, and Service Areas: The Parking Plan shall conform to **Section 3.11** of the Regulations, and comply with the 2010 ADA Standards for Accessible Design, which call for at least one (1) *Required Accessible Parking Space for Total Number of Parking Spaces Provided in Parking Facility* of 1-25 vehicles to be maintained by the property owner. This includes a sign

with the *International Symbol of Accessibility* installed in front of the space with the lower edge of the sign at least five feet (5') above the ground, and a marked access aisle for the space that is at least five feet (5') wide to accommodate mobility devices (e.g. vehicle-mounted wheelchair lifts, wheelchairs, walkers, etc.). All designated parking spaces shall maintain a minimum width of nine (9) feet, a minimum length of 18 feet, and unobstructed access and maneuvering room. A permanent bicycle rack shall be installed in proximity to the main building.

The use categories listed within **Table 3.1** (of the Regulations) for Minimum Off-Street Parking Requirements that address potential demand for the proposed facility should fulfill the following:

- i. *“Warehouse”*, which has a minimum requirement of at least **1 per 1,000 sq. ft. of gross floor area, and 1 per employee.**
- ii. *“Office/Professional”*, which has a minimum requirement of at least **1 per 300 sq. ft. of gross floor area.**

The 7,074 sq. ft. building requires seven (7) spaces, where the 1,368 sq. ft. (36' x 38') office space requires four (4) spaces. The site plan map proposes eleven (11) parking spaces, including one (1) required ADA parking-related space. However, the required permanent bicycle rack is missing from the map, which should be a condition of approval. Otherwise, the site plan map complies with the Regulations.

In accordance with **Section 5.5(D)**, parking shall be located to the side or rear of buildings. Parking is prohibited within front yard setback areas unless there is no alternative location on the lot. All of the impervious surfaces intended for vehicles should be made of non-white crushed stone.

All of the proposed Contractor's Yard and associated operations are mainly screened from the southerly viewshed of Ferry Road by the agriculturally-themed building.

E. Landscaping and Screening:

“Site plans shall incorporate landscaping and screening which preserves and incorporates existing vegetation, is suited to existing site conditions, enhances development and features unique to the site, integrates the development and site with surrounding properties, and/or serves to buffer or screen incompatible or unsightly development from neighboring properties or public rights-of-way.”

The building plan indicates that the agriculturally-themed building would screen both the existing solar array and the proposed contractor's yard from the Ferry Road southerly viewshed. The Planning Commission had advised during Sketch Plan Review that: **1.** A stand of trees be planted to thoroughly screen any structures, vehicles, lighting, noise, or other possible impacts from the residential properties adjoining to the east of the property, and **2.** A row of coniferous trees be planted at the northwestern portion of the property to thoroughly screen the contractor's yard from the southerly viewshed of Ferry Road.

The submitted site plan map (see **Exhibit 2**, above) proposes 10 vehicle parking spaces, 16 five foot (5') high white pine trees, and five up to eight (8') tall concrete block bunkers to be installed along the eastern perimeter of the property (along with an additional approximately 8' tall salt shed canopy on one of the bunkers), that will extend southward, almost to the existing solar array. However, where the proposed tree line would screen all of the parking spaces, it would only screen about half of the bunkers.

After reviewing written neighbor testimony, and statements of concern voiced at the public hearing, and the subsequent deliberation, the Planning Commission feels that to adequately screen the bunkers, light, and reduce any noise originating from the Contractor's Yard, more rigorous screening should be installed and maintained on the property as a condition of approval. The proposed five-foot (5') tall white pines should be replaced with white cedar trees (or other type of arborvitea), which should extend at least ten feet (10') south of the southernmost concrete block bunker depicted on the proposed site plan map. The initial plantings should have a 10' height minimum. To further screen the site from Ferry Road, an additional maple tree should be planted at the northeastern corner of the property near the main entrance, while ensuring its placement will allow for a clear line-of-sight for access and egress on Ferry Road.

- F. Stormwater Management and Erosion Control: In accordance with **Section 5.5(E)(6)** and **Section 7.8** of the Regulations, the site plan map includes stormwater management and erosion control infrastructure (e.g. a stormwater detention basin, silt fencing, spillway, salt shed pollution control infrastructure et al.) designed by a licensed professional engineer.
- G. Outdoor Lighting: The submitted site plan includes an outdoor lighting plan where specified down-shielded light fixtures are to be installed upon the proposed building. This design conforms with the standards outlined in **Section 3.9** of the Regulations. The General Standards of **Section 3.9(B)** require the following, which shall be maintained as a condition of approval:
1. *"All outdoor lighting shall be kept to the minimum required for safety, security, and intended use, consistent with the character of the neighborhood in which it is located."*
 2. *"Permanent outdoor lighting fixtures shall be designed to minimize glare, and shall not direct light upward or onto adjacent properties, roads, or public waters, or result in excessive lighting levels that are uncharacteristic of the surrounding neighborhood or area."*

7.6 Water Supply / 7.7 Sewage Disposal

According to the permit #4C0335-1, Lot #1 (see **Exhibit 19**, above) has the wastewater capacity for 600 GPD, well yield of 10 GPM, and a wastewater design (mound) that limits to 44 on-site employees. The permit allows a maximum of 568 weekday vehicle trips and 220 maximum parking spaces for the subdivision for the entire 1986 subdivision (see **Exhibits 10** and **19**, above). The permit was updated with permit WW-4-1777 from May 8, 2003, which amended the wastewater disposal replacement area for the formerly existing Lake Champlain-Waldorf School (see **Exhibit 12**, above).

The existing wastewater system for the former school will remain at its current Greenbush Road

location. The water supply would be derived from a relocated well to be drilled onsite, where the existing well (within the footprint of the proposed building) will be capped and no longer utilized.

The Planning Commission is concerned that any future salt storage may impact the existing surface waters, groundwater and the neighborhood water supply, especially in consideration to the 2016 Source Protection Plan (see **Exhibit 14**, above). Where the submitted Salt Storage Concept (see **Exhibit 4**, above) does indicate that the salt supply would be covered, the Commission wishes to ensure best practices are employed to prevent any possible contamination issues, and requests a review from a certified consultant to be submitted to the Planning and Zoning Office that implements Vermont DEC best practices pertinent to road salt storage and protection of surface and groundwater quality. Additionally, the Planning Commission requires to be notified and offered participation in the required Act 250 proceedings, and provided documentation on groundwater protection.

Decision and Conditions

Based on the foregoing Findings of Fact and Conclusions, the Planning Commission approves the application for the Site Plan Review, subject to the following conditions:

1. Two paper copies (one full size and one 11"x 17"), an electronic copy, and a mylar (measuring 18" x 24", with a margin of 2" outside of the border line for binding on the left edge of the sheet with a 1" border on all remaining edges) of the updated Site Plan map will be submitted to the Planning Commission for review within 160 days. The mylar of the updated Site Plan map will be recorded in the Charlotte Land Records within 180 days, after being signed by the Chair or Vice-Chair of the Planning Commission.
2. Prior to submission of the mylar, all debris, materials, and uncovered equipment stored upon the property shall comply with the advisory and warning letters issued by the Zoning Administrator on March 1, 2018; April 17, 2019; and October 7, 2019 (pursuant to **Finding 5.5(A)**).
3. A review from a certified consultant or DEC staff that implements Vermont DEC best practices pertinent to road salt storage and protection of surface waters and groundwater shall be completed and provided to the Planning & Zoning Office as a condition for obtaining a Certificate of Occupancy for the building and operation of the Contractor's Yard. All salt sheds and any infrastructure related to protection of surface waters and groundwater shall be optimally maintained, and enhanced as best practices evolve over time.
4. All exterior lighting fixtures shall be maintained as downward-shielded and will not direct light upward or onto adjacent properties (pursuant to **Finding 5.5(G)**).
5. To adequately screen neighboring properties from the exterior onsite lighting, the parking area, and concrete bunkers along the eastern perimeter, white cedar trees (or other type of arborvitea) shall be installed in place of where the white pines were proposed on the draft site plan map (in **Exhibit 2**), and shall further extend at a minimum of ten feet (10') south of the

southernmost depicted concrete block bunker. The initial plantings should have a 10' height minimum, shall be maintained, and replaced if they die. An additional maple tree shall be planted at the northeastern corner of the property near the main entrance (pursuant to **Finding 5.5(E)**).

6. The salt shed is to be the most northerly bay to reduce night-time noise from trucks and loaders backing-up, and shall be constructed and maintained as per the most recent DEC document "Salted Sand Storage Guidelines," or any subsequent document providing similar guidance, and shall include these features:
 - a. Impervious surface floor (concrete, pavement), sloping west away from railroad track
 - b. Floor at least six inches (6") above grade level
 - c. An impervious loading area extending at least ten feet (10') from front of shed bay
 - d. Remain under cover at all times.

7. The following information shall be added to the Site Plan map prior to the submission of the mylar to the Planning Commission, and in advance of any construction:
 - a. Surveyed property lines that note all previous surveys and land records associated with the property (as discussed in **Finding 4**).
 - b. The location of the bicycle rack (as discussed in **Finding 5.5(D)**).
 - c. The footprint of the extended cedar tree plantings along the eastern perimeter, and the maple tree at the northeast corner of the property for the project (as discussed in **Finding 5.5(E)**).
 - d. A note stating that the Site Plan approval is subject to Planning Commission decision **PC-20-22-SP**, as recorded in the Charlotte Land Records, included with the recorded *Volume* and *Page* number.
 - e. Documentation of the lot's impervious surface acreage and percentage of impervious surface, considering impervious surfaces within the solar array area and the contractor yard area.

Additional Conditions: All plats, plans, drawings, documents, testimony, evidence, and conditions listed above or submitted at the hearing and used as the basis for the Decision to grant permit shall be binding on the applicant(s), and his/her/its successors, heirs, and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and shall be subject to enforcement action by the Town. In accordance with H.681 (*An act relating to government operations in response to the COVID-19 outbreak*), **this approval shall expire if the mylar for the survey is not filed and recorded in the Charlotte land records within 180 days, or 90 days after the date that the declared state of emergency ends.**

This decision may be appealed to the Environmental Division of the Vermont Superior Court by the applicant or an interested person who participated in the proceeding. Such appeal must be taken within 30 days of the latest date of signature below, pursuant to 24 V.S.A. Section 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

Planning Commissioners present at the Public Hearing on May 27, 2020: Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Marty Illick, and Bill Stuono.

Vote of Members after Deliberations: The following is the vote for or against the application, with conditions as stated in this Decision:

- | | | | | |
|------------|---------------------------|--|--------------|------------------|
| 1. Signed: | <u>Gerald A. Bouchard</u> | <input checked="" type="radio"/> For / <input type="radio"/> Against | Date Signed: | <u>6/26/2020</u> |
| 2. Signed: | <u>William Stuono</u> | <input checked="" type="radio"/> For / <input type="radio"/> Against | Date Signed: | <u>6/26/2020</u> |
| 3. Signed: | <u>[Signature]</u> | <input checked="" type="radio"/> For / <input type="radio"/> Against | Date Signed: | <u>6/26/2020</u> |
| 4. Signed: | <u>Marty Illick</u> | <input checked="" type="radio"/> For / <input type="radio"/> Against | Date Signed: | <u>6/29/2020</u> |
| 5. Signed: | _____ | For / Against | Date Signed: | _____ |
| 6. Signed: | _____ | For / Against | Date Signed: | _____ |
| 7. Signed: | _____ | For / Against | Date Signed: | _____ |