

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

John R. Bethoney, Chair  
Michael A. Podolski, Esq., Vice Chair  
James E. O'Brien IV, Member  
Jessica L. Porter, Member  
James McGrail, Esq., Member



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Jeremy Rosenberger  
Town Planner

**PLANNING BOARD MINUTES**  
**September 16, 2019, 6:30 p.m., Lower Conference Room**

Present: John R. Bethoney, Chair  
Michael A. Podolski, Vice Chair  
James E. O'Brien IV  
Jessica L. Porter  
James McGrail, Esq.

Staff: Jeremy Rosenberger, Town Planner  
Jennifer Doherty, Administrative Assistant

The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office.

**Review of Meeting Minutes**

Chair John Bethoney stated they would review previous meeting minutes that needed to be revised.

Motion: Mr. Podolski moved to approve the meeting minutes of January 26, 2017 as presented, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 3-0 (Ms. Porter and Mr. McGrail not voting).

Motion: Mr. Podolski moved to approve the meeting minutes of April 27, 2017 as amended, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 3-0 (Ms. Porter and Mr. McGrail not voting).

The meeting minutes of October 10, 2018 were tabled.

**Dedham 2030 Master Plan Committee**

James Antonizick provided an overview of why he would like to serve on the Dedham 2030 Master Plan. Mr. Bethoney stated it has been a pleasure serving on the Transportation Advisory Committee with him and he is a valued member.

### **363 Washington Street Minor Site Plan Review**

**Applicant:** Knights of Columbus  
**Project Address:** 363 Washington Street  
**Zoning District:** CB  
**Representative:** Bob Livermore, Livermore Associates

Mr. Podolski requested the record reflect his recusal from the discussion regarding Knights of Columbus due to his professional relationship with the Knights of Columbus. As such, Mr. Podolski left the room and would not be present, nor participate in any votes.

Bob Livermore of Livermore Associates, on behalf of the property owner, stated that the existing building doesn't have an elevator. To accommodate tenants and Knights of Columbus members who may need assistance, they would like to provide an exterior, two story lift at the rear of the building. As part of the project, the parking in the rear would need to be restriped to accommodate the lift. In addition, the parking lot would be marked accordingly to meet accessibility requirements. Furthermore, Mr. Livermore highlighted there would not be a reduction in the amount of off-street parking. Lastly, he stated they are seeking a determination by the Board the proposed project in an insubstantial modification.

Ms. Porter asked if the proposed van parking space was ADA compliant. Mr. Livermore replied yes.

Motion: After discussion, Mr. McGrail moved to approve the project, with a determination that the proposed project was insubstantial and the Board waiving the need for peer review and abutter notices. The motion was seconded by Ms. Porter.

Vote: The vote was unanimous at 4-0.

### **Planning Director Update**

The Planning Director discussed he wanted to give the Board an update on three upcoming projects. The first was that Amazon, located at 480 Sprague Street is seeking to occupy the whole building as Restoration Hardware and Macy will be vacant. He stated preliminary plans for the expansion to be discussed in the winter and eventual site plan review. The second project was 214 Lowder Street. The project involves a 30 unit planned residential development. The owner had an abutter meeting recently and they expect to file in the fall. The third project was for a potential redevelopment of the existing former muffler shop at 680 Providence Highway. The owners, Federal Realty, are potentially pursuing a retail or restaurant use.

Mr. Rosenberger discussed the Town had hired Barrett Consulting Group to conduct the mixed-use study. The contract was signed in August and they are seeking to conduct an open house on October 22, 2019. An online survey would also be developed concurrently. The consultant is currently coordinating stakeholder interviews and review data from all the mixed-use developments previously proposed and approved.

Mr. Podolski stated the goal was to have zoning articles for November Town Meeting. He added that is a tight timeline as proposed articles were due the previous week. Mr. Rosenberger stated the Board could request a placeholder for any articles.

Mr. Bethoney asked the Board if they supported an extension of the temporary mixed-use development moratorium for Fall Town Meeting and asking for a place holder from the Town Manager's office. Mr. McGrail replied no. Ms. Porter replied no. Mr. Podolski state yes if the study would not be completed in time. Mr. O'Brien agreed with Mr. Podolski.

Mr. McGrail said that there is a lot of attention regarding the study and moratorium. He stated they went to Town Meeting in the spring and stated the Board would have a study completed by fall. Mr. McGrail expressed his frustration with the delay in getting the consultant hired. He also highlighted the consultant knew the tight timeline and was disappointed that it would not be delivered in the timeframe the consultant stated it could be completed. Mr. O'Brien agreed with Mr. McGrail. Mr. Podolski agreed with Mr. McGrail, but stated it is the consultant team they hired. He would rather seek a continuance of the moratorium if the study won't be completed in time.

Mr. Podolski asked what projects that are subject to the moratorium are in the pipeline. Mr. Rosenberger replied 337-339 Washington Street.

Mr. Bethoney asked Board members to consider an extension of the moratorium for their next Board meeting. Ms. Porter asked what the timeline for submission to Town Meeting is. Mr. Rosenberger stated he would check with Town Counsel.

Carmen Della Iacona stated his support of extending the moratorium. He added the Board could withdraw the article at Town Meeting if necessary.

Mr. Rosenberger discussed that the community engagement component of the study takes time and wants to make sure it is done correctly. Mr. McGrail agreed but stated the Board knew this back in the spring. He is frustrated that this is the first time he has heard about the consultant not being hired until July/August.

Mr. Rosenberger discussed with the Board the first meeting of the Dedham Square Planning Study Committee was tomorrow at 7pm. Ms. Porter discussed the group is very ambitious and talented. She added the group would develop goals, communication protocols and norms. She and Mr. Podolski would serve as co-chairs for the committee.

### **Dedham Master Plan 2030**

Chairman Bethoney stated the Board needed to discuss the status of candidate appointments to the Master Plan Committee. Mr. Rosenberger replied there are ten candidates and five openings for the committee. Mr. Bethoney asked the Board what they thought about potentially increasing the 5 slots to a larger number. Mr. McGrail stated it was a similar situation as the Dedham Square Study Committee, where they have an impressive group of candidates and a limited number of slots to fill. He added it would be difficult to limit the group. Ms. Porter discussed she was excited by the turnout by Dedham stakeholders who want to be part of the process.

Motion: After discussion, Mr. O'Brien moved to restructure the Master Plan 2030 Committee to allow for ten community appointments instead of five, seconded by Mr. Podolski.

Vote: The vote was unanimous at 5-0.

Motion: Mr. Podolski moved to set the quorum of the committee at seven, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 5-0.

Mr. Bethoney asked Mr. Rosenberger to inform the applicants of their appointments as soon as possible.

**55 Anna's Place  
Animal Rescue League (Continued from 8/8/19)  
Major Nonresidential Project**

**Applicant:** Animal Rescue League  
**Project Address:** 55 Anna's Place  
**Zoning District:** SRB  
**Representative:** Peter Zhaka, Esq.

Attorney Zahka was in attendance on behalf of the Applicant. Also, in attendance from the Animal Rescue League (ARL) were Mary Knee, President of the ARL. Mr. Zhaka also introduced ARL representatives and the project team working on their behalf. He discussed they were last before the Board on August 8, 2019 and continued to September 12, 2019. Due the number of agenda items on the Board's 9/12/19 meeting, the hearing was continued to tonight. He noted Mr. Steeves was not in attendance and requested that Mr. Steeves review the video of the night's proceedings prior to the next scheduled public hearing date.

Mr. Zahka explained since the last meeting they had received a peer review report documenting 27 issues. The Applicant has responded to those issues on September 5 and hopes to receive a response from the peer review shortly. He highlighted the Applicant went before DRAB in September and the Design Review Advisory Board recommended approval of the project.

Attorney Zahka stated the goal of tonight was to review the architecture and site design of the proposed project. Traffic and parking were not a discussion topic. Mr. Zahka said in response to the Board and neighbor's concerns about the amount of parking proposed, the reserved parking area and would present revised plans at the next hearing. Also, in response to comments, the Applicant has been exploring acoustical measures to respond to complaints about dogs barking.

Steve Cecil of Harriman provided the Board an overview of the how and why the proposed new ARL building was located where it is. He added the team had an extensive master plan process that took into account the future of the ARL, existing buildings, cemeteries, the neighborhood and the significant topographical challenges of the properties. Furthermore, the proposed placement will minimize environmental impacts and ultimately preserve a significant amount of open space on the property.

Susanne Schlaud of MDS Architects, provided an overview and context of the proposed ARL building. Ms. Schlaud reiterated the proposed location of the building was the best spot on the property for the building as it was relatively flat and largely grassy area. The vision of ARL was to maintain a sense of New England feel and style to the new building and site. As such, the proposal references this architectural aspect, in addition to the materials that are proposed: wood siding, stained grey to present a weathered look, red and white trims. The building would be broken up to not present a one large mass of a building. There are some existing trees they would like to maintain, but also some that are dead that would be removed.

Ms. Schlaud described the height to the highest peak of the roof is 40 ft. and would be 46 ft. 6 in. at the street frontage on Pine Street. However, the breaking up of the massing of the building provides lower heights of

30 ft. and 16 ft. and different points along the proposed building. In addition, the reduced scale helps blend the building into the hillside.

Mr. Bethoney asked if Ms. Schlaud felt the size of building was appropriate for the site. She replied yes as the building does not overwhelm the large site. A vast amount of the property will be maintained as is. Ms. Schlaud then provide the Board perspectives of the proposed project from properties across the street. She added the proposed new plantings, trees and fencing would help minimize the views of the proposed new ARL building.

Danielle Desiltes of Kyle Zick Landscape Architecture discussed the landscaping there was of a strong agrarian aesthetic. As such, the fencing is white, meadows are incorporated and placement of trees to continue the feeling of New England meadow. In addition, a strong landscape buffer is proposed between the street frontage and the front parking areas. Surrounding the proposed building would be perennials, low grasses and a few canopy trees. There would also be two stormwater gardens. 70-80% of the proposed landscape elements are native species, with the mission to support the local wildlife to sustain the areas wildlife. As far as site lighting, they are seeking to reduce light spill.

Attorney Zhaka discussed all the specific planting types, amounts and fencing specifications are depicted in the submitted plans. The landscape and photometric plans both are compliant with the Dedham Zoning Bylaws. In addition, Mr. Zhaka presented the Board representation of the original designs for the proposed ARL building and the current versions to show the evolution of the design.

Chairman Bethoney asked peer reviewer Steve Findlen of McMahon Associates to describe the peer review process and his role. Mr. Findlen gave an overview of the process and discussed he received the responses from the Applicant to the 27 issues he had determined. He added the majority of those issues were minor and have been addressed.

Mr. Bethoney asked if any members of the community would like to be heard specific to the topics discussed by the Applicant this evening.

Stephanie Carter of 227 Pine Street stated she has concerns and would like to update the Board regarding her discussions with the Applicant since the last hearing. She discussed the Board directed the ARL to meet with abutters and that that has not happened. Ms. Carter noted Mr. Baldwin reached out for a potential meeting on September 9, but cancelled. There is a proposed meeting coming up with Mr. Baldwin and Ms. Knee.

As far as her concerns, Ms. Carter stated construction would negatively impact her quality of life, that her property value would decrease due to the project and the potential for blasting and any damage that could impact her well. She felt the project was very large compared to the existing conditions and asked how any future lighting would be maintained/regulated. Mr. Bethoney responded the Applicant would be held to standards of any approved decision. Any deviation from approvals would result in enforcement by the Town.

Ms. Carter added the change in the use of the site would be drastic. She had further concerns about what the landscaping would look like from November to April. Her views would be greatly impacted. In addition, she wanted to understand if there was anything to prevent them from leasing or selling the site and or buildings. Mr. Bethoney responded that any change in use would be subject to review by the Building and Planning Departments.

The Planning Director stated that the approvals run with the land any future user would be required to adhere to the conditions of a decision.

Ms. Carter asked if the proposal took into consideration for the future growth of the organization. Ms. Knee responded ARL has conducted an extensive internal process to determine the proposed building before the Board. The proposal takes into consideration the long-term goals of the organization. Mr. Bethoney responded that ARL has made a representation that there is no large-scale growth of the organization planned. The Planning Director stated any expansion of the building would be regulated by the Zoning Bylaw.

Ms. Carter asked that the Board continue the public hearing until the next meeting. Mr. Bethoney replied the public hearing will be continued until the review is complete. In addition, he added the Applicant has many more components to present to the Board. Ms. Carter stated her concern the project would disrupt her onsite well. Mr. Bethoney asked Mr. Zhaka if the Applicant had been to the Conservation Commission. He replied that they are working with them and have been advised to wait until the Planning Board process has concluded. He assured Ms. Carter the project would not affect the quality of her well water.

Ann Frasca of 22 Aspen Court agreed with Ms. Carter and wanted to know how the ARL was going to minimize lighting both from the parking lot and the proposed building. Ms. Frasca was concerned the lights would cause a disturbance and negative quality of life. Ms. Knee replied the campus would be in operation from 7am to 7:30pm, while the vast majority of staff work from 9am to 5pm. The training facility would be open after 6pm, but the office building will be for the most part empty after 5pm. In addition, Ms. Knee stated the entire ARL campus will have 71 employees on site daily, while the office building will have approximately 45 people.

Mr. Bethoney asked how many parking spaces are proposed. Attorney Zhaka responded, 120 parking spaces are proposed, down from 135. 127 are required per the Zoning Bylaw. He added the number is to take into account the three to four times a year all staff meetings would occur on site and any donor meetings. Mr. McGrail asked at what time do the staff meetings and donor meetings occur. Ms. Knee replied staff meetings are during the day and any donor meeting tend to be concluded by 7 to 8pm. Mr. Zhaka discussed the Planning board retains jurisdiction over the lights of the building before and after construction, but have never regulated interior lighting. Furthermore, he stated ARL has been there 100 years and they have been a good neighbor. Mr. Bethoney explained Ms. Frasca is concerned about the general light emanating from the proposed building as currently there is none. Attorney Zhaka stated the bylaws stipulate lighting shall be turned off one hour after business closing and that the site will provide an abundance of landscaping to reduce the visibility of the project.

Ms. Frasca asked if there would be any blasting as part of the project. Steve Cecil replied they have surveyed the soil content and will work hard to minimize the amount of excavation, but that info will be forthcoming. She also wanted to know what the Applicant was going to do to address the issue of barking dogs on the property.

Mr. Podolski asked if they have done any soil borings yet. Bob Baldwin of ARL stated they have and have located where ledge is located on the property. He added there would not be a basement as part of the project and they will seek to minimize the amount of site prep needed. They don't believe they will need to blast any ledge, but will continue to study the foundational and site prep needs. Mr. Podolski then asked Mr. Zhaka to provide an overview of how the Town regulates any blasting if it were to occur.

Freddie Chaves, of 267 Pine Street, asked why the ARL was not locating their proposed project higher/further back on the property. He was concerned that they would be moving the ARL's shelter in Boston to the Dedham location and that the cemetery would be relocated/closed. Ms. Knee replied they would maintain the Boston shelter operations. Attorney Zhaka replied the animal cemetery has ceased the selling of any burial plots in 2016, but ARL has no plans to relocate or shut down the existing animal cemeteries.

Mr. Chavez asked if the Board would look into siting the proposed building further back on the property. In addition, he discussed he was not contacted by ARL as was discussed at the previous meeting. He also noted that screening from landscaping does not necessarily help in the winter/spring months. Lastly, he felt ARL did not have the room at the proposed location to build the proposed building.

Mr. Bethoney asked who from ARL was obligated to speak with the neighbors? Mr. Baldwin stated he was responsible to talk with Ms. Carter and Ms. Frasca. He apologized as they have been working to revise plans. Mr. Bethoney replied they should meet with the neighbors first and then revise plans based on the neighbor comments.

Dr. Scatino stated he had reached out via email to Mr. Chavez, but had yet to receive any replies to discuss the project. Mr. Bethoney asked Mr. Chavez to please work with Dr. Scatino to review his comments and concerns.

Motion: After discussion, Mr. Podolski moved to continue the public hearing to October 10, 2019, seconded by Ms. Porter.

Vote: The vote was unanimous at 5-0.

### **100 Meadow Road Site Plan Modification**

**Applicant:** Abex Logistics Services, LLC  
**Project Address:** 100 Meadow Road  
**Zoning District:** LMA  
**Representative:** David Kelly, Kelly Engineering

David Kelly of Kelly Engineering was in attendance on behalf of tenant Abex Logistics Services, LLC. He discussed the applicant is requesting site plan modification review for improvements and a small expansion of an existing rail loading platform. Mr. Kelly added they were seeking to maintain all previous waivers for the site as depicted on the submitted plans and on previous decisions regarding the subject property. In addition, the applicant is requesting a determination by the Board that the proposed improvements are insignificant, and that peer review and abutter notification could be waived.

Mr. Rosenberger, Planning Director stated the platform would be uncovered.

Motion: Mr. Podolski moved to approve the project, with a determination that the proposed project was insubstantial, and the Board waiving the need for peer review and abutter notices, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 5-0.

Motion: Mr. Podolski moved that the project as presented by the applicant be approved. The motion was seconded by Mr. O'Brien.

Vote: The vote was unanimous 5-0.

## 600 Providence Highway & 95 Eastern Avenue Scoping Session-Saletin Real Estate Group

Chairman Bethoney discussed the Board would now hear a Scoping Session for the property located at 600 Province Highway and 95 Eastern Avenue, property owner is the Saletin Group. In attendance were Attorney Kevin Hampe, Chris Crecelius of the Saletin Group, Ralph Biggers, architect, and Brandon Carr from DiPrete Engineering. Attorney Hampe gave an overview of the existing property, which encompasses two, two-story commercial buildings and a significant amount of parking area. The northern portion of the property, which currently is an open parking area closest to Eastern Avenue, would be the proposed location for a hotel. He mentioned the Saletin Group has worked with Hilton and Marriott. The Saletin Group is seeking to construct a hotel, which would require a Special Permit for a Major Nonresidential project. The property is zoned HBD, with a small section in the Flood Plain. The proposed hotel would be 60-70 ft. height and likely require a height waiver. The project would require going before the Conservation Commission, DRAB and the Planning Board. **Attorney Hampe stated there would be a considerable amount of public benefits from the project, namely room and real estate taxes and funding for the Route 1 Corridor Improvement Fund.**

Mr. Crecelius, VP of the Saletin Group provided an overview of the Saletin Groups experience. He discussed the Saletin Group is based out of Rhode Island, with properties throughout New England. The firm has been around for over 35 years. They are a long-term owner of properties, committed to being a long-term neighbor and with the community. They recently developed Forbes Crossing in Foxborough, MA, which was a run-down shopping center. The property has been revitalized into a 61,000 sq. ft. shopping center and Hampton Inn that has provided a major boost to the local economy. The Saletin Group is committed to nationally branded hotels, own and manage them internally and do not flip or sell or bring in a third-party group.

Ralph Biggers, principal architect with DMA architects out of NH, stated his firm specializes in hotels. They take typical stock hotel designs and craft them to the context of the communities in which they are proposed. Mr. Biggers stated he is familiar with the context of the site and its adjacency to Dedham Square, in addition he is reviewing the Dedham Square Guidelines to ensure compatibility. Mr. Biggers stated they specialize in making cookie-cutter hotels fit in with the local landscape. He then provided the Board with an overview of some of the hotels his firm has been part of designing.

Brandon Carr, of DiPrete engineering discussed their firm located in Dedham and RI has been around for over 30 years. They focus on small commercial and residential, to corporate. They have a large range of products and different sizes. DiPrete was part of the team for the previously mentioned Forbes Crossing. Mr. Carr then provided an overview of the location of the property and adjacent properties. He added the Saletin Group is very interested in revitalizing the land and improving the site as a whole. The proposed hotel would be sited in the unused and unmaintained parking lot. It would be approximately 115 rooms. **They would like to tie the site into Dedham Square**, improve the stormwater situation. Lastly, he stated this would be first hotel to open in Dedham in approximately 24 years.

Attorney Hampe stated they are currently finishing up the survey to determine the locations of all wetlands. They are open to feedback and anticipate filing in late winter or Spring and open by Winter/Spring 2022. He further explained the hotel would be strictly for overnight, with an indoor pool and fitness center. There would not be any function rooms and food services would be for guests only.

**Mr. Podolski asked what the plans were for Lechmere Road.** Mr. Crecelius replied they are working with BJ's as the easement is a little cloudy. He added they own it, but maintenance is shared. They are still working on how the maintenance will work. It will be a very important project. Mr. Podolski asked if they had plans to close Lechmere Road to the public. He replied no.



Jay O'Brien discussed Lechmere Road, that it is an unofficial street and used by many people as a bypass. Originally the access road was not supposed to be used as it is being utilized now. He would look forward to a traffic study of the site. Mr. Crecelius replied that hotels are typically hotels off peak hours from rush hours and will take a hard look at Lechmere Road. He added they do not plan on altering any of the existing curb cuts.

Mr. Podolski asked where the main entrance to the hotel would be. Mr. Carr stated the hotel is proposed to have an Eastern Avenue address and the main entrance would accordingly be off Eastern Avenue. However, patrons would still be able to access the hotel from Providence Highway.

Ms. Porter stated the Board would welcome the architectural team providing step back to reduce the massing and height where possible. Mr. Biggers stated they will address those concerns and are using the guidelines previously referenced as their starting point for design. Ms. Porter also discussed it would be great if they could work with MassDot to improve the pedestrian connections at Providence Highway and Eastern Avenue to encourage less vehicular traffic associated with the hotel and allow patrons to easily access Dedham Square. Mr. Crecelius replied they worked with MassDot in Foxborough to implement roadway improvements, such as a van for shuttle purposes to the nearby commuter rail.

Mr. Bethoney stated he was interested in how the benefits of the projects were going to outweigh any negative aspects. Mr. Crecelius replied they always seek to ensure their projects are beneficial to the community.

Mr. McGrail stated he looks forward to how they can resolve some of the issues and all work together.

Mr. Bethoney thanked the attendees for coming and looked forward to seeing them again.

### **Public Safety Building (Continued from 9/12/19) Major Nonresidential Project/Site Plan Review**

**Applicant:** Town of Dedham  
**Project Address:** 26 Bryant Street, Dedham, MA  
**Zoning District:** Central Business  
**Representative:** Applicant and Representatives were not in attendance  
**Peer Review:** Steven Findlen, Senior Project Manager, McMahon Associates

Motion: After discussion, Mr. Podolski moved to continue the hearing to October 10, 2019, seconded by Ms. Porter.

Vote: The vote was unanimous at 5-0.

### **4 Spruce Street Approval Note Required Plan (ANR)**

**Applicant:** Kimball Inn Condominium Trust  
**Project Address:** 4 Spruce Street, Dedham, MA  
**Representative:** Kevin Hampe, Esq.

Mr. McGrail requested the record reflect his recusal from the discussion regarding Kimball Inn Condominium Trust due to his professional relationship with the Applicant. As such, Mr. McGrail left the room and would not be present nor participate in any votes.

Ms. Porter stated for the record that the subject property was within her neighborhood, but was confident she can be impartial.

Attorney Hampe discussed with the Board the subject property was formerly a mixed-use with a dentist office on the first floor and condos above. Recently, the ZBA approved the conversion of the first floor to residential. He added the ANR is to transfer a small piece of the subject property to the adjacent property. The additional land area for the adjacent property would allow them to properly expand a driveway and add landscaping between the two properties.

Mr. Bethoney highlighted the Planning Director's report stated the project meets the requirement for ANR endorsement by the Board.

Motion: After discussion, Mr. Podolski moved to approve the ANR, seconded by Ms. Porter.

Vote: The vote was unanimous at 4-0.

### **Active Transportation Committee Appointment**

The Planning Director discussed the Board is charged with appointing an at-large candidate to the newly formed Active Transportation Committee. The Board is to select from the candidates who submitted to be on the committee. Mr. Rosenberger stated he did not think the Board would need to interview the candidates as he has provided the Board with resumes for each. The Board agreed.

### **2019 Fall Town Meeting Warrant Articles**

Mr. Bethoney discussed a proposed Town Meeting warrant article to Town Meeting Warrant article to allow the department heads of the Planning Board, Board of Health and Board of Assessors, to work under the respective boards. Mr. Podolski stated he would like it on the warrant. Mr. McGrail stated he would look forward to a public discussion regarding the proposal and would like to see it as a warrant article. Ms. Porter discussed it shouldn't be placed on the warrant as it is premature due to the current work of the charter review committee.

Mr. Bethoney stated that Interim Town Manager Nancy Baker agrees with Ms. Porter's statement. Not right, and should go through a charter commission. Mr. O'Brien felt the public hearing for such a warrant article would allow the discussion regarding Ms. Porter's concerns.

Motion: After discussion, Mr. Podolski moved to propose an article jointly with the Board of Health and Board of Assessors and hold public hearings, seconded by Mr. McGrail.

Vote: The vote was 4-1 (with Ms. Porter voting no).

### **Adjourn**

Motion: Mr. Podolski moved to adjourn, seconded by Ms. Porter.

Vote: The vote was unanimous at 5-0.

