



Planning Board

September 14, 2016 – 6:00 PM –MINUTES
New Bedford Free Public Library, 613 Pleasant Street

PRESENT:

Colleen Dawicki, Chairperson
Kathryn Duff
Peter Cruz
Arthur Glassman
Alex Kalife

ABSENT:

None

STAFF:

Jennifer Clarke, AICP, Acting City Planner
Constance Brawders, Staff Planner

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 NOV 17 P 5:37
CITY CLERK

CALL TO ORDER

Chairperson Dawicki called the meeting to order at 6:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

A motion was made (KD) and seconded (AG) to approve the August 10, 2016 meeting minutes.
Motion passed unopposed.

PUBLIC HEARINGS

ITEM 1 – Case #27-16: South Coast Real Estate Holdings (First Citizens Federal Credit Union)-Request by applicant for Site Plan approval for new construction of a drive-thru for a credit union, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets in the Mixed Use Business zoning district. Applicant's agent: Highpoint Engineering, Inc, 45 Dan Road, Ste. 140, Canton, MA 02021.

Item 2 - Case #28-16: Ground Sign – South Coast Real Estate Holdings (First Citizens Federal Credit Union)-Request by applicant for Ground Sign approval for a credit union located at the same address. Applicant's agent: Highpoint Engineering, Inc, 45 Dan Road, Ste. 140, Canton, MA 02021.

John Massaro of Highpoint Engineering, agent for the applicant, introduced the project team. He complimented the planning staff report and explained the project, directing the board to displays of existing conditions and proposed plans. He stated that the plan has few site changes but does provide for new paving and more open space and green space. He stated the building footprint will remain as is, with renovation of the entire interior. He drew attention to the two parcels, one of which contains

*Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:
<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule>*

the building with a County Street access, as well as an access/egress to Eighth Street.

Mr. Massauro stated the lower parcel is currently a parking lot accessed only off of Eighth. He stated the proposed plan has a drive-thru teller, with two ATM/ITM units. He explained access and circulation for the same, and noted ample cuing, as well as handicap parking on the upper lot.

Mr. Massauro explained the addition of walkways around the building, presently non-existent, and new curbing.

Mike Radner, Radner Design Associates, addressed the board stating the existing site contains a lot of pavement area and no real buffer areas near the residential areas. He explained planned foundation plantings in front, planting in the buffer area along County Street, and other additional landscaping plans. He noted the site contains bike parking. He pointed out a row of mature lilac trees which will be retained. He addressed the removal of one of the two trees presently on the site, and stated they will mitigate the removal with an additional two large shade trees. He pointed out an existing stairway which will also be retained, but reconstructed. He then pointed out the drive-thru canopy and additional new landscape islands. He pointed out a row of arborvitae that will be removed and replaced by low plantings and six magnolia and dogwood trees.

Mr. Radner pointed out a planned, stone-lined drainage feature.

Mr. Radner stated they are looking to create a little more buffer space in an effort to be more sensitive to the neighbors, as well as greening up the site quite a bit.

Mr. Radner noted the older pole lights on the existing site. Stating there will be only three pole lights, he represented that everything will be replaced. He stated pole lights will be on the lower level, away from any adjacent uses. He stated the upper level will have low bollard lights, with building lights for the entries, all of which are Dark Sky compliant and LED down lighting. Mr. Radner presented color landscape plans.

A motion was made (KD) and seconded (AG) to receive the plans. Motion passed unopposed.

Alan Detoma, New England Design Associates, showed an illustration of the drive-up canopy, which will be built with brick, wood trim and asphalt shingles, which they feel will complement the existing architecture and area. He pointed out the location of the two proposed electronic devices.

Ms. Dawicki noted appreciation for the well done package submitted by the applicant.

Ms. Duff addressed the curb cut access off of William Street, which Mr. Massauro stated would no longer be an access, and would be a planting area. They offered to chain off the area at the board's recommendation.

With regard to the reinstallation of sidewalks, Mr. Massauro stated the review comments from Department of Public Infrastructure Commissioner Arruda addressed two curb cuts, both of which will be closed off and a new curb and concrete walk installed. Ms. Duff clarified that the applicant does

not plan the same procedure for the William Street curb cut.

With input from Staff Planner Brawders, Ms. Dawicki noted DPI Comments 1 and 2.

Ms. Clarke addressed the present condition and any plans for an internal walkway. Mr. Massauro noted the gray area on the proposed plan is concrete walkway all along the building. He stated the stairs will be reconstructed.

Mr. Cruz inquired about car stops in the upper lot not being replaced. Mr. Massauro explained that they are not needed absent the parallel parking and adequate room, along with a landscaping area of five-six feet.

Ms. Duff inquired as to whether the taller pole lights were dual head. Mr. Radner stated there are two dual-head lights and one single-head. Ms. Duff inquired as to timer shut-off of the lights. Mr. Radner stated the down lights at the canopy are expected to stay on, as well as the wall mounted sconces on the building for security. There was more discussion on the lighting in relation to the residential neighborhood.

Mr. Glassman confirmed a 24 hour ATM at the drive-thru.

Ms. Duff recommended the turning off of pole lights an hour after closing.

Peter Muise, First Citizens Federal Credit Union President and CEO, stated while he does not want lighting to affect the residences, there are drive-thru lighting needs and security concerns late at night that must be taken into consideration. He stated that his understanding from the presentation is that lighting is nearly non-existent beyond the parking lot. He stated that unless customers feel safe, they will not use the ATM. Ms. Duff pointed out the presence of streetlights. Mr. Muise was unsure if the future needs will be met by the streetlight only.

Doug Hartnett, Managing Principal of Highpoint Engineering, suggested the intensity levels of the LED lights could be adjusted to a minimum half-foot candle for security.

Mr. Massauro stated the new sign will occupy the same location as the present sign. He stated the proposed sign is relatively the same. He stated there is a smaller sign proposed for the Eighth Street side to cue drivers to the entrance.

Ms. Duff inquired as to any plan to have the sign lighting go off at night. The applicant anticipates having the sign lit all night to cue drivers of the ATM turn in.

Mr. Cruz inquired as to the sign setbacks. Mr. Massauro stated they would provide the board more detail on both signs. Ms. Clarke noted that directional signs require permission of the building inspector, but the ground signs are before the Planning Board. She stated the applicant presented two sign options, one of which appears to be a direction sign and the other a traditional ground sign.

Ms. Jennifer LaFrance, Vice President of Retail Operations for First Citizens Federal Credit Union stated

Option A is a 2'x3' sign, three feet off the ground, proposed for the Eighth Street side. The larger sign is no longer under consideration.

Mr. Cruz confirmed that directional signs also have setback requirements.

There was discussion on whether lighting would shine on the sign or if it would be illuminated. Mr. Cruz recommended submission of a plan to be reviewed by staff.

Mr. Cruz discussed the drop-off grade on the focal point stormwater treatment. Mr. Massaro stated it was not drastic.

In response to an inquiry by Ms. Duff, the applicant stated the gable material is expected to be clapboard.

Mr. Cruz inquired about the use of granite curbing. Mr. Massaro stated they would match what is in the street on the public side, with interior being concrete.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

In response to Ms. Dawicki's invitation to speak or be recorded in favor, Emil Morad, 460 County Street, stated there were three curb cuts, the William Street one currently blocked off due to fencing. He stated curb cuts make snow removal difficult. He inquired of any underground structure feeding [pneumatic transport] tubes back to the bank building. He stated he has reviewed the plans. He noted the hedge between his building and the applicant's, and stated it was a nuisance and he would be happy to see it removed. He explained a homeless problem in the winter which poor visibility adds to in his carport area. He encouraged as much visibility as possible in regard to plantings. He expressed concern with bank customers parking in his lot with only five parking spaces at the bank lot. He also expressed concern with survey staking in regard to a fence which he believes is on his property. He finds the berm between the property lines where the fence is helpful with his tenant parking.

In response to Ms. Dawicki's invitation to speak or be recorded in favor, Jose Castelo, 1815 Acushnet Avenue, encouraged the Board to support the project. He stated the building has been vacant and on the market for three years. He is glad there is someone local who wants to invest in the building. He stated the building was once a bank and he feels this is an opportunity for the city to move forward with this great neighbor.

There was no response to Ms. Dawicki's further invitation to speak or be recorded in favor.
There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition.

Ms. Dawicki suspended the public hearing to allow the applicant to address questions raised.

Mr. Muise clarified that drive thru [pneumatic transport] tubes are archaic and don't work well in a New England winter. He stated the machines are much like an ATM machine and need only electricity. He noted that present banking practices do not have customers entering the bank very often, and when they do, they are in and out. He stated he is certain that minimum required parking has been

met.

Mr. Massauro clarified the property line. Mr. Radner pointed out the holly and forsythia trees which one can see under, as well as a single-line of shrubs. He expects no problem with visibility, but is willing to amend the plantings.

Mr. Morad again inquired about the fence. The Radner expressed the belief that the fence is on the applicant's property.

Ms. Duff inquired as to whether the fence would be replaced or restored.

Mr. Radner stated that the fencing along William and Eighth Street will be removed.

Mr. Muise stated the fence has no value to the applicant, and if the vegetation buffer is adequate and the cameras address security, they would consider taking the fence out. Mr. Radner stated the hedge will be removed and replaced with crushed stone.

A motion was made (KD) and seconded (AG) to close the public hearing. Motion passed unopposed.

After board discussion on additional submission and conditions to be incorporated, a motion was made (KD) and seconded (AG) to approve, with conditions, a request by applicant for site plan approval for new construction of a drive-thru for First Citizen's Federal Credit Union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district.

The Planning Board finds this request to be in accordance with City of New Bedford Code of Ordinances, Chapter 9, Section 5400, Section 5410, 5420 and 5423. As a result of such consideration, the Board moves approval on the subject application with the following conditions:

- That the petition for waivers as described under Attachment be approved as presented;
- That the applicant revises the plan set to identify 178 Eighth Street as North West William and Eighth Street;
- That the applicant revises the plan set to include map and lot to Title Box;
- That the applicant also revises the plan set to identify William Street, correcting the typo Williams Street;
- That the applicant revises planting plan L200 that currently identifies 58 variegated lily as specified on the planting schedule. The plan illustrates 48;
- That the applicant revises the traffic assessment that currently states 18 parking are provided on-site to reflect 17 spaces as shown in the site plan;
- That the applicant use eco-friendly lighting to compliment the architectural style and structure;
- That the project shall be undertaken according to the plan submitted with the application with adherence to all notes on plan as reviewed by the Planning Board on this date;
- That the applicant will honor all DPI recommendations in a memo dated 9/6/2016;
- That any recommendations made in the planning staff report not otherwise noted here shall

be honored by the applicant;

- That the applicant shall submit final plan revisions to the Planning Divisions in the following format: One-11x17 plan set and one-CD or USB of plan set in PDF format, and shall ensure that these same plans are properly submitted to DPI;
- That the applicant shall provide a copy of Notice of Decision certifying no appeal has been brought forward signed by the Office of the City Clerk for the Planning Division case file folder;
- That the applicant shall present any proposed modifications from the approved plan for consideration to the City Planner for determination as to whether the modified plan must return before this board for further review;
- That the rights authorized by the granted plan approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from date granted or they will lapse;
- That the lighting as proposed be reduced to a minimum of one-half foot candle for security purposes no more than one hour after the closing of the building
- That the fencing along Eighth Street and William Street and west side of the southerly portion of the site be removed.

Motion passed 5-0

A motion was then made (KD) and seconded (AG) to approve, with conditions, a request by applicant for Ground Sign approval for the First Citizens Federal Credit Union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district.

The Planning Board finds this request to be in accordance with City of New Bedford Code of Ordinances, Chapter 9, Section 5400, Section 3200 and 3200 (AA). As a result of such consideration, the Board moves approval on the subject application with the following conditions:

- That the applicant clarify and correct a discrepancy between the graphic and stated height dimensions for the 464-466 County Street sign to read either 132 inches or 136 inches;
- That the applicant clarify and correct a discrepancy between the graphic and stated height dimension for the northwest corner of William and Eighth Street to read 60" or 90";
- That the project shall be undertaken according to the plan submitted with the application with adherence to all notes on plan as reviewed by the Planning Board on this date;
- That the applicant will honor all DPI recommendations in a memo dated 9/6/2016;
- That recommendations made in the planning staff report otherwise not noted here shall be honored by the applicant;
- That the applicant shall submit final plan revisions to the Planning Division in the following format: One-11x17 plan set and one-CD or USB of plan set in PDF format, and shall ensure that these same plans are properly submitted to DPI;
- That the applicant shall provide a copy of Notice of Decision certifying no appeal has been brought forward signed by the Office of the City Clerk for the Planning Division case file folder;
- That the applicant shall present any proposed modifications from the approved plan for consideration to the City Planner for determination as to whether the modified plan must return before this board for further review;

*Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:
<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule>*

- That the rights authorized by the granted approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from date granted or they will lapse;
- That the option for the sign to be installed on Eighth Street to be Option A, a 2'x3' sign, located 36" off the ground, not be illuminated;
- That the applicant provides a plan to the planning staff showing the sign locations which meet the setback requirements.

Motion passed 5-0

ITEM 3 – Case # 29-16: Ground Sign Approval Modification-Kennedy Donovan Center-Request by applicant for modification of Ground Sign approval for Case #26-14, located at 385 County Street (Map 41, Lot 289), in the Residence-A zoning district. Applicant's agent: Signs by Tomorrow, 400 Old Colony Road, Norton, MA 02766.

Dave Quinn, of Signs by Tomorrow, stated they were seeking a revision to the sign approved on the original plan. He stated he was brought into the project when the Kennedy-Donovan Center received estimates outside their planned non-profit budget. The second request is for an arched top, to further brand their logo. He stated they are also seeking to list the services offered to clarify between the two centers on County Street. Mr. Quinn stated there were visibility concerns with the original sign, and he worked with post design to allow drivers to see oncoming traffic.

In response to Ms. Duff, Mr. Quinn stated the posts will be steel structured, and the cabinet being aluminum with polycarbonate faces. He stated the sign is internally illuminated and a timer will shut the sign off an hour after closing time at 5:00 p.m.

Ms. Dawicki noted the applicant's landscaping plan and inquired if it could be addressed this evening. Mr. Thomas Cianci, of Kennedy-Donovan Center, stated he could not as he was not aware that plan would be addressed this evening. He stated he would be happy to try to answer any questions.

Ms. Clarke explained there had been a question on the landscaping plan, as that was a previous condition of the Planning Board, which stipulated approval had to be received from Board Member Kathryn Duff and from the City Planner. She stated they had not seen the plan, yet the landscaping went in. Ms. Clarke said she had met with Mr. Cianci and discussed the matter. She stated though part of the application and not part of the ground sign issue, the plan was germane to the broader issue. Landscape plan approval remains an outstanding issue.

In response to Mr. Glassman, Ms. Clarke noted some alterations had been made (i.e. arborvitae screening).

Ms. Duff gave input on her memory of the issues, such as County Street plantings, snow removal area, et cetera. Mr. Cianci stated all the plants have been installed according to the approved plan he received. He noted that DPI's Manny Silva wanted additional trees along Hawthorn Street, which were also installed and approved.

Ms. Duff stated there had been the possibility of a rain garden on the western portion of site, which

does not appear to have been installed. Ms. Clarke stated she believed there had been a slight decrease in the planting. Ms. Duff stated the board had asked that low shrubs such as hydrangeas be planted along County and Hawthorn Streets.

Ms. Clarke asked if maintenance and upkeep would be done internally or by a contracted crew. Mr. Cianci stated Jeff DeTerra, who did the install, will be handling that.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

There was no response to Ms. Dawicki's invitation to speak or be recorded in favor.

There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition.

A motion was made (KD) and seconded (AG) to close the public hearing. Motion passed unopposed.

After brief discussion, a motion was made (KD) and seconded (AG) to approve, with conditions, a request by applicant for modification of Ground Sign approval and landscape plan for Case #26-14, located at 385 County Street (Map 41, Lot 289), in the Residence-A zoning district.

The Planning Board finds this request to be in accordance with City of New Bedford Code of Ordinances, Chapter 9, Section 5400, Section 5427 and 3250. As a result of such consideration, the Board moves approval on the subject application with the following conditions:

- That the Planning Board require the applicant to delete reference to Note #15 on the landscape plan, which addresses Layout Plan #15 applicable to Case #26-14;
- That the landscape plan be approved as having now satisfied the previously issued Condition #7 relative to the original site plan approval for the project;
- That the project shall be undertaken according to the plan submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date;
- That any recommendations made in the planning staff report not otherwise noted here shall be honored by the applicant;
- That the applicant shall submit final plan revisions to the Planning Divisions in the following format: One-11x17 plan set and one-CD or USB of plan set in PDF format, and shall ensure that these same plans are properly submitted to DPI;
- That the applicant shall provide a copy of Notice of Decision certifying no appeal has been brought forward signed by the Office of the City Clerk for the Planning Division case file folder;
- That the applicant shall present any proposed modifications from the approved plan for consideration to the City Planner for determination as to whether the modified plan must return before this board for further review;
- That the rights authorized by the granted approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from date granted or they will lapse.

Motion passed 5-0

ITEM 4 – 30-16: Hathaway Collision Center-Request by applicant for Site Plan approval for new construction for expansion of a commercial business, on a 15,006 +/- SF parcel, located at 167

*Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:
<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule>*

Potter Street (Map 82, Lot 108), in the Industrial-B zoning district. Applicant's agent: Field Engineering, Mattapoisett.

Rich Riccio, of Field Engineering, on behalf of the applicant, stated they are seeking site plan approval for a new building adjacent to the existing facility on Potter Street. He stated the previous Whaling City Cable building on the site is used today for storage. He displayed an aerial plan and explained locations. He stated a proposed 7,000 s/f prefabricated metal building will replace the existing structure. He stated all existing utilities will remain, adding only a bathroom facility in the new garage. He stated the new building will have a front and rear drive-in door for autos being worked on. He stated the building will have an oil/water separator for the floor drains, tying into the municipal sewer.

Mr. Riccio stated the applicant is seeking more efficient operation of the site. Presently vehicles are stored outside while waiting for parts, then brought back into the garage to be worked on. The new building will provide interior storage space. He stated the front portion of the lot will be paved and will minimize potential leeching.

Mr. Riccio explained the present flow of storm water. He stated there are no grade changes planned. Roof drains will be tied into a subsurface recharge system. He stated that DPI comments requested the maintenance agreement on the oil/water separator be provided to DPI.

Mr. Riccio stated they had no exceptions to the staff comments or DPI comments received. In regard to landscaping, he stated there will be an increase in the front landscape buffer due to staff comments, and they will submit a revised plan.

Mr. Glassman and Ms. Duff confirmed the use of existing curb cuts. Mr. Riccio stated two curb cuts service this site, as well a curb cut servicing their existing facility. He clarified that the new facility is not intended for public use. He noted the access aisle in front of the building and stated that the revised plan will show the one way circulation for internal use by employees.

In response to Mr. Cruz, Mr. Riccio stated there will be onsite signage indicating the same.

Mr. Cruz inquired as to the east side aisle width. Mr. Riccio stated there is about fourteen feet. Mr. Cruz asked about the turning radius. Mr. Riccio stated there was a passive vehicle turning radius with no expectation for tow trucks to be in the back.

Ms. Duff noted that no lighting plan was submitted. Mr. Riccio stated there was a notation for only wall pack lights on the proposed building for security which will be Dark Sky compliant. He stated the entire facility is enclosed by locked chain-link fencing.

In response to Mr. Glassman, Mr. Riccio confirmed that the operation will act as one facility. He stated the applicant is seeking a Special Use permit on the subject parcel and they are working on that with City Council. He stated the applicant, Mr. Hathaway, desires to keep the lots separate and will have separate addresses.

Ms. Dawicki noted the staff comments for a final landscape and lighting plan for staff approval.

A motion was made (KD) and seconded (AG) to open the public hearing. Motion passed unopposed.

There was no response to Ms. Dawicki's invitation to speak or be recorded in favor.

There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition.

A motion was made (KD) and seconded (AG) to close the public hearing. Motion passed unopposed.

Mr. Glassman, who is familiar with the property, stated he felt the project fits in with the several industrial type businesses in the area, though mixed with residences. Ms. Duff confirmed it was a tricky site.

There being no further discussion, a motion was made (KD) and seconded (AG) to approve, with conditions, a request by applicant for Site Plan approval for new construction for expansion of a commercial business located at 167 Potter Street (Map 82, Lot 108), and portion of former Lot 6 as shown on ANR plan of land as Lot 2, in the Industrial-B zoning district.

The Planning Board finds this request to be in accordance with City of New Bedford Code of Ordinances, Chapter 9, Section 5400. As a result of such consideration, the Board moves approval on the subject application with the following conditions:

- That the applicant provide a better defined storm water mitigation plan to monitor and protect subsurface water quality from auto pollutants;
- That the erosion and sedimentation plan utilize straw rather than hay materials and revise the plan notes to replace references of hay with straw;
- That the applicant strictly adhere to the stormwater management system operation maintenance plan notes found on the Notes and Detail plan sheet N1, and that among these notes and details the applicant is reminded he is responsible to sweep the driveway and paved parking at least twice per year, and that Best Management Practices be conducted annually for the roof drain recharge system, and that Note #5 be corrected for clarification;
- That a lighting plan be presented for review and approval by the Planning Board or its agent;
- That a revised landscape plan be presented by approved by the Planning Board or its agent;
- That Architectural Elevation drawings signed by the consulting architect be presented for review and approval by the Planning Board or its agent;
- That the plans be revised to show benchmark locations based on USGS NGVD as required by the Planning division site plan review application checklist;
- That as aisle width on the east elevation of the building does not meet the stipulations of 22', for public safety reasons the applicant should confer with the Fire Department and receive its written approval of the proposed circulation plan and provide this documentation for the Planning division case file folder prior to the sign off on any CO;
- That the project shall be undertaken according to the plan submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date;
- That the applicant will honor any Department of Public Infrastructure recommendations in a memo dated 9/7/16;
- That any recommendations made in the planning staff report not otherwise noted here shall

be honored by the applicant;

- That the applicant shall ensure installation and show evidence of all relevant ADA parking requirements on the revised plan as set forth by the Department of Inspectional Services;
- That the applicant shall submit final plan revisions to the Planning Divisions in the following format: One-11x17 plan set and one-CD or USB of plan set in PDF format, and shall ensure that these same plans are properly submitted to DPI;
- That the applicant shall provide a copy of Notice of Decision certifying no appeal has been brought forward signed by the Office of the City Clerk for the Planning Division case file folder;
- That the applicant shall present any proposed modifications from the approved plan for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review;
- That the rights authorized by the granted approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from date granted or they will lapse.

Motion passed 5-0

OTHER

Ms. Clarke stated the usual notices were received from abutting cities and towns of work underway, including Dartmouth. There was continued notice regarding the dredging on East Rodney French Boulevard. She noted that each Planning Board member, as with all city employees have signed, received and acknowledge their receipt of all city policies regarding anti-discrimination, anti-harassment, workplace domestic violence and residency.

Mr. Glassman mentioned a previous proposal before the board from Eversource with regard to the Industrial Park. He stated another party came in and that it does not appear they have met the approved requirements, i.e. islands, et cetera. He stated he had contacted Staff Planner Connie Brawders.

Ms. Clarke stated she had reviewed the case file and visited the site and taken photos. She noted that all work had not been done to plan, and she is in the process of developing a response to them. She stated she will provide an update at the next meeting.

ADJOURNMENT

There being no further business before the board, a motion was made (KD) and seconded (AG) to adjourn. Motion passed unopposed.

Meeting adjourned at 7:55 p.m.

NEXT MEETING

Wednesday, October 19, 2016