

TOWN OF ITHACA PLANNING BOARD MEETING

Tuesday, July 21, 2015

215 N. Tioga Street, Ithaca, NY 14850

Town Planning Board Members Present: Fred Wilcox (Chair), Linda Collins, Joseph Haefeli, John Beach, Liebe Meier Swain, Yvonne Fogarty, Jon Bosak, Hollis Erb

Town Staff Present: Susan Ritter, Director of Planning; Chris Balestra, Planner; Bruce Bates, Director of Code Enforcement; Dan Thaete, Town Engineer; Susan Brock, Attorney for the Town; Deb DeAugustine, Deputy Town Clerk

Call to Order

Mr. Wilcox called the meeting to order at 7:02 p.m. and accepted the secretary's posting and publication of the public hearing notice.

AGENDA ITEM

SEQR Determination: Clare Bridge Crossing at Ithaca, 101 & 103 Bundy Road

Mr. Johnson, project architect, stated that Clare Bridge Crossing will be a memory care community for residents who need a little more assistance than people in Sterling House, but who have not progressed as far with Alzheimer's dementia as residents in the existing Clare Bridge. The residents of Clare Bridge Crossing will not have vehicles on site. The proposed exterior design will coordinate with the existing facilities. He said that they have addressed the board's comments from the last meeting in May. They've designated a staging area for construction. They reconfigured the parking area to preserve existing trees. They added parking spaces to address the concern about sufficient parking during major events and holidays. To address the concern of regarding headlights coming down the drive and disturbing an adjacent neighbor, they've added more landscape screening. They will also screen the dumpster enclosure, instead of moving it, because the best place for the dumpster is its current location: it's close to the commercial kitchen and service entrance. The condition of the courtyard fence was a concern. If it can be repaired, it will be; if it needs to be replaced, it will be. They've reviewed the site plan with the fire department, and was told that the existing hydrant is sufficient for flow and pressure, so a hydrant was taken off the plan based on their comments. The current landscaping will remain in all undisturbed areas of the site. They will do new landscaping all around the new facility and in the new courtyards. Based on an email from a resident's family member, they are planning an informational meeting in the dining room for residents and families to discuss any concerns or questions the residents may have. Brookdale typically likes to wait until they have a first set of approvals before holding an informational meeting. When they announce a project, staff, residents, and family members are very excited. If something happens and the project doesn't go through, they want to avoid disappointing people.

Mr. Bosak asked him to explain the need for the facility from a clinical standpoint and in particular, the kind of care that will be given there as it relates to the care in the units on either side.

Mr. Johnson explained that Brookdale Senior Living marketing departments go out and find whether there's a need for a particular type of community, the names of which are unique to Brookdale. Sterling House is assisted living with minimal help from staff and Clare Bridge is memory care dementia with more interaction and help from staff. What's missing is an intermediate phase where

the residents need more help than Sterling House provides, but less help than Clare Bridge residents need. It's a transition and an aging-in-place process to add to the community. Residents are moved from Sterling House to the Crossing when they begin showing signs of dementia. When they reach a point where they need additional help, they're moved to Clare Bridge.

Mr. Bosak asked what effect that plan of care would have on residents if, instead of moving into the middle community, people were moved somewhere far away and then brought back for the third one. He pointed out that the alternative to building this community is housing them somewhere else.

Mr. Johnson responded that it is traumatic for both family members and residents if they have to be taken out of a particular community. With this plan, they stay and can continue interaction with friends they've made at the facility.

Ms. Collins said that in NYS, if you're going to open a hospital or nursing home, you have to develop a certificate of need.

Mr. Johnson said that it's similar for assisted living, and they are in the process of fulfilling the certificate of need. They're confident that they will be able to demonstrate a need for the project. It's a two-part process, where you first seek approval for the project to proceed, and after it's done, the inspectors come out and inspect. They provide the certificate at the end of the project. They're going through part 1 right now, and there aren't any indications that it won't be approved.

Ms. Meier Swain explained that you can't submit a certificate of need without drawings to go with it.

Ms. Fogarty asked whether the meeting with residents had happened yet.

Mr. Johnson reiterated that Brookdale likes to have some comfort level that the first stage of the approval is done before they get the residents' hopes up. If they present too soon and the project doesn't go through, the residents become extremely disappointed.

Ms. Fogarty was concerned that the families, residents, and staff have not had any input into the project. Some residents might not want to live there if there's a year's worth of construction activity.

Mr. Johnson said that could be the case, but they've done it this way with other projects and have seen that in most communities, the residents are very interested in watching the project unfold and to get to know the contractors.

Mr. Beach asked about the impact of the construction noise on the immediate neighborhood, which includes the residents of the two existing buildings. He asked about their findings with other projects on the impacts of construction turmoil and noise on the residents of the facilities.

Mr. Johnson said that construction is limited to the daylight hours and is usually done by 3:30 p.m. A few of the dementia patients have an issue with the loudness of construction activity.

Mr. Bosak said that for the SEQR process, they are to consider the benefit to the community and possible alternatives. Given that there's a clear benefit to the community and that there are good clinical reasons for having the third unit, the only alternative would be to recreate this in some other

location and move everybody over there. The impact on the environment would be less with the proposed alternative.

Ms. Erb pointed out the units in which the residents would most likely to be affected. She also asked whether there will be new signage.

Mr. Johnson responded that during the process, Brookdale will ask residents whether they want to be relocated to a different unit; these residents will have first choice of any unit that's open. The signs will be mainly directional.

Ms. Erb pointed out that the board recently ran into a situation with another senior living residential project, where after many years, they suddenly have discovered that they do not have enough parking spaces because some of their residents can hire in private staff to take care of them during the day.

Mr. Johnson responded that Brookdale does not allow residents to hire private-duty care. The main parking congestion happens at Easter, Thanksgiving, and Christmas.

Ms. Erb noted that the board is accepting the parking based on the belief that private aids are not allowed at Brookdale.

Mr. Wilcox pointed out that they're asking to reduce parking from the 73 spaces allowed by code to 69. He noted that a previous applicant who asked for a parking reduction was required to show on the site plan an area reserved for future parking spaces when and if they become necessary.

Mr. Bosak asked where the space is that will be made available by eliminating the four parking spaces, because they are prohibited from building structures on that space. It's four spaces where you can't do anything else.

The board agreed that they would need to indicate that space on the drawing.

Ms. Erb thanked the applicant for adding large trees to block the headlights, but commented that Norway spruce are an invasive species. She asked what the material of their dumpster lids is. She was concerned that if the lids were metal, they would clang every time a person from the kitchen takes a bag out. The barns next to her have the softer lids, and you never hear that.

Gregory Sgromo, Dunn & Sgromo Engineers, responded that he was able to walk the site with the adjacent landowner and look at the viewshed. He's not sure that the neighbors want the large trees there because it will block their viewshed. He asked for some leeway in working with them. Regarding the dumpster lids, he said the new ones were mostly plastic.

Ms. Erb asked what a sediment forebay is and whether the existing swale will be redirected.

Mr. Sgromo responded that the existing basin will be modified because it's currently undersized. Adjacent to that will be a sediment forebay and a bioretention area. The sediment forebay filters out coarse sediment and heavy pollutants.

Mr. Thaete said the forebay requires frequent routine maintenance, and that's a good thing because it forces your maintenance to be up front ~ the last thing you want to do is start getting into your bioretention basin to clean it out. He added that they went back to the original plan and found that the cutoff swale that goes around the building now and misses the stormwater basin was put in per plan. The new stormwater system will reduce the amount that gets to that swale; the swale will still be there. He said they did a great job on the stormwater.

Mr. Beach asked what the estimated length of the construction will be.

Mr. Johnson said that construction will take 14 months.

Ms. Brock noted that the drawing says that existing rock outcropping will be excavated. She asked about the length and depth and method they'll use to excavate it.

Mr. Sgromo said that all will be excavated by machine without blasting. Large excavators will go in and tear it apart in layers. The plan is to have a retaining wall that is made of the rock face - they're going to shear it so you'll see from zero to seven feet of exposed rock face, with grass above that. The process will take three weeks or so to remove the soil, excavate the foundation, and do rough grading.

PB Resolution No. 2015-032:SEQR, Preliminary and Final Site Plan & Recommendation to Town Board Regarding PDZ Modifications, Clare Bridge Crossing of Ithaca, 101/103 Bundy Road, Tax Parcel No.'s 27.-1-11.3 & 27.-1-11.4

Moved by Hollis Erb; seconded by Linda Collins

WHEREAS:

1. This action is consideration of Preliminary and Final Site Plan Approval for the proposed Clare Bridge Crossing of Ithaca project, located at 101 and 103 Bundy Road, Town of Ithaca Tax Parcel No.'s 27.-1-11.3 & 27.-1-11.4, Planned Development Zone (PDZ) No.10. The proposal involves a 23,275+/- square foot, 32-unit memory care community expansion, located between the existing Sterling House and Clare Bridge facilities. The project will also include 31 new parking spaces, fire department access drives, new courtyards, walkways and stormwater facilities. The Planning Board will also make a recommendation to the Town of Ithaca Town Board regarding changes to PDZ No. 10. Brookdale Senior Living, Owner/Applicant; Edward Johnson, PDC Midwest, Agent; and
2. This is a Type 1 Action, pursuant to the Town of Ithaca Code, Chapter 148- Environmental Quality Review; and
3. At its meeting on May 19, 2015, the Planning Board proposed to establish itself as Lead Agency to coordinate the environmental review of the above-referenced actions, and on June 22, 2015, notified potential Involved and Interested agencies of its intent to serve as Lead Agency; and
4. The Planning Board, on July 21, 2015, has reviewed and accepted as adequate a Full Environmental Assessment Form (EAF) Part 1, submitted by the applicant, Parts 2 and 3 prepared by Town Planning staff, a narrative describing the proposal, a topographic survey map of the proper-

ty, titled "Topographic Map for AHC Purchaser, Inc., Trumansburg Road and Bundy Road, Town of Ithaca, Tompkins County, New York," prepared by T.G. Miller, P.C., dated 9/12/2007, a set of plans titled "Sterling House & Clare Bridge of Ithaca, 103 Bundy Rd, Town of Ithaca, NY, 14850," including Sheets C0.0, C1.0, C1.1, C2.0, C2.1, C2.2, C3.0, C3.1, and C4.0, prepared by PDC Midwest, Inc., dated 7-09-15, a site development plan (Sheet C110), titled "Clare Bridge Crossings of Ithaca, 103 Bundy Rd, Town of Ithaca, NY, 14850," prepared by PDC Midwest, Inc., dated 5-29-15, and other application materials; and

5. The Town Planning staff has recommended a negative determination of environmental significance with respect to the proposed Site Plan Approval and Recommendation;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ithaca Planning Board, having received no objections from other involved agencies, establishes itself as Lead Agency to coordinate the environmental review of the above-described proposal;

AND BE IT FURTHER RESOLVED:

That the Town of Ithaca Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced actions as proposed, based on the information in the Full EAF Part 1 and for the reasons set forth in the Full EAF Parts 2 and 3, and, therefore, a Draft Environmental Impact Statement will not be required.

Vote

Ayes: Wilcox, Collins, Haefeli, Beach, Fogarty, Bosak, Erb

AGENDA ITEM

Public Hearing: Consideration of Preliminary and Final Site Plan Approval for the proposed Clare Bridge Crossing at Ithaca project located at 101 and 103 Bundy Road, Town of Ithaca Tax Parcel No.'s 27.-1-11.3 and 27.-1-11.4, Planned Development Zone No. 10. The proposal involves a 23,275 +/- square foot, 32 unit, memory care community expansion located between the existing Sterling House and Clare Bridge facilities. The project will also include 31 new parking spaces, fire department access drives, new courtyards, walkways, and stormwater facilities. The Planning Board will also consider a recommendation to the Town of Ithaca Town Board regarding changes to Planned Development Zone No. 10. Brookdale Senior Living, Owner/Applicant; Edward Johnson, PDC Midwest, Agent

Mr. Wilcox opened the public hearing at 8:29 p.m.

Carl Sgrecci, 1130 Trumansburg Road, stated that he and his wife are representing the family who own the farm next door and that they will someday live in the house immediately adjacent to the facility. They have worked with the planners and would still like there to be a consideration for moving the dumpster. They recognize that it has to be able to accommodate large trucks that need to come straight in. They would like some flexibility with the final placement of trees because it's

difficult at this point to get the perspective of which viewsheds will be blocked. They appreciate the applicant's efforts to be flexible in terms of proper screening and using the proper type of greenery that will not be eaten by deer. He concurs with what the applicant said about some of the proposed trees that are meant to block headlights also blocking some of the views from their deck.

Ms. Brock pointed out that they have to replace the Norway spruce with another species anyway, and suggested this be something that won't grow very tall. It can be subject to the approval of the director of planning.

Mr. Sgrecci said that the concern about the headlights was not as cars come down down the drive, but as they pull into the seven parking spaces that are being added. There are no trees in that location.

Ms. Brock suggested the three Norway spruce be removed from the southeast corner because Mr. Sgrecci is not asking for them and the only reason the applicant put them there is that they thought he wanted them. She suggested that the screening around the southeast dumpster specify that it be deer resistant and that low-level screening for the seven parking spaces along the southern portion of the boundary for headlights pulling in and out of the spaces be considered. She said to leave in the requirement that the remaining Norway spruce be swapped out for a similar non-invasive species.

Mr. Wilcox closed the public hearing at 8:40 p.m.

Mr. Wilcox followed up on Mr. Bosak's comments about continuum of care by stating that Mark Macera from Longview talked about it at a recent meeting also. As they age, people prefer to stay in the same facility. When you have a facility with a certain level of care and not another level of care, it becomes impossible for people to stay in the same facility. We see Ithacare doing that with their expanded offerings over the years, and Brookdale is now doing it as they offer this transitional facility. It's comforting to people as they age. He stated that the comments from Jeffrey Doyle stuck him the wrong way, by insinuating that the plans are being withheld or hidden. Mr. Doyle made the comment that there are vacant rooms in Sterling House, but you can't take people from one facility and move them back into another because it doesn't have the appropriate level of care.

Ms. Erb stated that she has worked on committees at Cornell with Jeffrey Doyle. She does not think that Sterling House's empty rooms solve the problem for people who would need Clare Bridge Crossing.

Ms. Brock stated that she is friends with Mr. Doyle and his wife and has visited his mother, who is a resident of Sterling House.

Mr. Bosak said that for people with dementia, moving them is the worst thing you can do.

To a question from Mr. Haefeli, Mr. Johnson said that the concept of this type of community is new. There are people in both Sterling House and Clare Bridge who could move to Clare Bridge Crossing.

Ms. Brock asked whether the town of Ithaca holds any easements on the property.

Mr. Thaete said that the sewer is private; it was never dedicated to the town. There are cross-lot easements that will go away. The town owns the water system on site, so the details need to be worked out. He did not know whether the town owns any water easements.

Ms. Brock pointed out that there is pavement over the water line, and creating the new parking spaces will mean more pavement going over the easement. She asked whether that will be an issue for public works.

Mr. Thaete said it is not a concern. They'll get a water easement, if necessary.

Ms. Brock pointed out that typically, we have a stormwater operation and maintenance agreement, which includes a stormwater easement given to the town so that in the event the owner fails to maintain the facilities, the town has the right to go onto the property to maintain the facilities and to bill the owner for the repairs.

Ms. Fogarty asked whether soil and debris will be taken off the property.

Although Mr. Sgromo answered that materials would be trucked off site, Ms. Erb pointed out that the SEQR says it will all stay on site, so it cannot be hauled away. Board members agreed.

PB Resolution No. 2015-033: Preliminary and Final Site Plan & Recommendation to Town Board Regarding PDZ Modifications, Clare Bridge Crossing of Ithaca, 101/103 Bundy Road, Tax Parcel No.'s 27.-1-11.3 & 27.-1-11.4

Moved by Hollis Erb; seconded by Fred Wilcox

WHEREAS:

1. This action is consideration of Preliminary and Final Site Plan Approval for the proposed Clare Bridge Crossing of Ithaca project, located at 101 and 103 Bundy Road, Town of Ithaca Tax Parcel No.'s 27.-1-11.3 & 27.-1-11.4, Planned Development Zone (PDZ) No.10. The proposal involves a 23,275+/- square foot, 32-unit memory care community expansion, located between the existing Sterling House and Clare Bridge facilities. The project will also include 31 new parking spaces, fire department access drives, new courtyards, walkways and stormwater facilities. The Planning Board will also consider a recommendation to the Town of Ithaca Town Board regarding changes to PDZ No. 10. Brookdale Senior Living, Owner/Applicant; Edward Johnson, PDC Midwest, Agent; and
2. This is a Type 1 Action, for which the Town of Ithaca Planning Board, acting as lead agency in coordinating the environmental review with respect to this project has, on July 21, 2015, made a negative determination of environmental significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Part 1, submitted by the applicant, Parts 2 and 3, prepared by Town Planning staff, and other application materials; and
3. At its meeting on May 19, 2015, the Planning Board proposed to establish itself as Lead Agency to coordinate the environmental review of the above-referenced actions, and on June 22, 2015, notified potential Involved and Interested agencies of its intent to serve as Lead Agency; and

4. The Town of Ithaca Town Board, in a resolution No. 2015-052, dated May 11, 2015, referred the consideration of the proposed changes to amend PDZ No. 10 to the Planning Board for a recommendation and in-depth review of the development proposal; and
5. The Planning Board, at a public hearing on July 21, 2015, has reviewed and accepted as adequate a narrative describing the proposal, a topographic survey map of the property, titled "Topographic Map for AHC Purchaser, Inc., Trumansburg Road and Bundy Road, Town of Ithaca, Tompkins County, New York," prepared by T.G. Miller, P.C., dated 9/12/2007, a set of plans titled "Sterling House & Clare Bridge of Ithaca, 103 Bundy Rd, Town of Ithaca, NY, 14850," including Sheets C0.0, C1.0, C1.1, C2.0, C2.1, C2.2, C3.0, C3.1, and C4.0, prepared by PDC Midwest, Inc., dated 7-09-15, a site development plan (Sheet C110), titled "Clare Bridge Crossings of Ithaca, 103 Bundy Rd, Town of Ithaca, NY, 14850," prepared by PDC Midwest, Inc., dated 5-29-15, and other application materials;

NOW, THEREFORE, BE IT RESOLVED:

That the Town of Ithaca Planning Board hereby recommends that the Town of Ithaca Town Board enact the proposed local law amending Chapter 271 of the Town of Ithaca Code to allow for a third multi-family facility on the Sterling House and Clare Bridge property, and to additionally amend language discrepancies in PDZ No. 10; and

BE IT FURTHER RESOLVED:

1. That the Town of Ithaca Planning Board hereby grants Preliminary and Final Site Plan approval for the proposed Clare Bridge Crossing of Ithaca project, located at 101 and 103 Bundy Road, Town of Ithaca Tax Parcel No.'s 27.-1-11.3 & 27.-1-11.4, as shown on the submitted plans referenced in Whereas number 5 above, with the following conditions:
 - a. Approval by the Town Board of the proposed amendments of PDZ No. 10, prior to the application for a building permit; and
 - b. Submission of a revised landscape plan (Sheet C1.1), satisfactory of the Town Director of Planning, that accomplishes the following prior to the application for a building permit: (i) to replace the proposed Norway Spruce trees on the southwest portion of the site with a similar, non-invasive tree species, (ii) elimination of the three Norway Spruce trees on the southeast corner of the site, (iii) replacement of the arborvitae trees around the southeast dumpster with deer-resistant similar trees, (iv) the addition of evergreen screening approximately three to four feet tall along the southern edge of the seven parking spaces on the southern portion of the site to shield car lights from shining onto the property to the south, (v) correction of the typographical error in the name of the Clare Bridge building; and
 - c. Submission of proof of receipt of all necessary permits from county, state, and/or federal agencies, before any certificates of occupancy are issued; and
 - d. Within six months of final approval, consolidation of Tax Parcel No. 27.-1-11.3 (Parcel A - 103 Bundy Road on topographic map) with Tax Parcel No. 27.-1-11.4 (Parcel B - 101 Bundy Road), and submission of a copy of the consolidation request to the Town of Ithaca Planning Department; and

- e. All outdoor lighting, including any lighting for signs on the property, must comply with the Town of Ithaca Outdoor Lighting Law, Chapter 173; and
 - f. Submission of a revised site plan (Sheet C1.0) showing the space made available by virtue of the parking reduction in paragraph 2 below may not be used for construction of any structures and will be landscaped with grass or other vegetation, prior to application for a building permit; and
 - g. Submission of a revised site development plan (Sheet C110) that does not show a fire hydrant in the southwest corner of the site, prior to application for a building permit; and
 - h. Submission of correspondence from the Ithaca Fire Department stating the proposed fire hydrant on the southwest corner of the site is not necessary, and further stating that adequate access exists for fire equipment and personnel, prior to application for a building permit; and
 - i. Submission and full execution of a stormwater “Operation, Maintenance, and Reporting Agreement” between the developer of the Clare Bridge Crossing project and the Town of Ithaca, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, prior to application for a building permit; and
 - j. (i) Submission of a drainage easement or other mechanism to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and Town Public Works Department, prior to application for a building permit, and (ii) filing of approved easements with the Tompkins County Clerk’s Office, before any certificates of occupancy are issued; and
 - k. Satisfaction of all items in the engineering memorandum from Daniel Thaete, PE, to the Planning Board dated July 21, 2015; and
 - l. Submission and full execution of a water easement, if necessary, between the developer of the Clare Bridge Crossings project and the Town of Ithaca, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, prior to application for a building permit;
2. That the Planning Board hereby authorizes a reduction in the required number of parking spaces by up to 4 spaces, or approximately 5% of the spaces required Section 271-11a(4)(g) [Section 271-11(D)(4)(g) of the proposed law], finding the following:
- a. The reduction in the number of parking spaces will not adversely affect traffic flow on the project site; and
 - b. The reduction in the number of parking spaces will leave adequate parking for all reasonably anticipated uses or occupancies in the project; and
 - c. The reduction in the number of parking spaces will not otherwise adversely affect the general welfare of the community; and
 - d. Subject to paragraph e, below, the Planning Board waves any mandatory conditions that applied to parking reductions in the Town’s former business districts; and
 - e. The reduction in the number of parking spaces is conditioned on the following paragraphs of Town of Ithaca Code Section 270-227(A)(3):
 - (a) Any space that is made available by the reduction in the required number of parking

spaces may not be used for construction of any structures.

- (b) Any land made available by virtue of such reduction be landscaped with grass or other vegetation approved by the Planning Board.
- (c) If, any time within five years after construction of the project is completed (completion of construction to be the date a permanent certificate of occupancy or certificate of compliance has been issued by the Town for the entire project), the parking is found to be inadequate because:
 - [1] The demand for parking spaces on the project site exceeds on more than two occasions annually the number of parking spaces available; or
 - [2] The traffic flow through the parking area creates an undesirable or hazardous condition by reason of the reduction of parking spaces; or
 - [3] There is repeatedly undue congestion in the parking areas by reason of the reduction of parking spaces;Then the developer or subsequent owner of the project will install additional parking spaces up to the minimum number that would have been otherwise required by the terms of this chapter without granting any reduction. Unless waived by the Planning Board, the granting of the requested reduction in parking shall be conditioned on the developer or applicant executing an agreement in form acceptable to the Planning Board and acceptable for recording in the Tompkins County Clerk's office agreeing to install the additional parking spaces as may be required by the above conditions.
- (d) In the event there is (whether before or after the five-year period set forth above) any significant change in use, or a subdivision of the project site, or a sale of a portion of the site, with respect to which a reduction in the required number of parking spaces has been granted, such change, subdivision, or sale may be conditioned upon a requirement that additional parking spaces be required up to the minimum that would have otherwise been required but for the reduction granted pursuant to these provisions.
- (e) Parking spaces shall be surfaced with blacktop, compacted gravel, or other dust-free material, and must be graded so as to drain properly.

Vote

Ayes: Wilcox, Collins, Haefeli, Beach, Bosak, Erb

Nays: Fogarty

AGENDA ITEM

Persons to be heard – Nobody came forward to address the board.

AGENDA ITEM

PB Resolution No. 2015-034: July 7, 2015

Moved by Fred Wilcox; seconded by Hollis Erb

RESOLVED, the Planning Board approves the minutes of July 7, 2015, as amended.

Vote

Ayes: Wilcox, Collins, Haefeli, Fogarty, Meier Swain, Bosak, Erb

Abstentions: Beach

AGENDA ITEM

Adjournment

Upon a motion by Ms. Erb, the meeting adjourned at 9:35 p.m.

Respectfully submitted,

Debra DeAugustine, Deputy Town Clerk