TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
February 11, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room via Telephonically (by order of the Governor's March 10, 2020 order titled "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, § 20" due to the COVID-19 Virus Outbreak)

Mr. Coelho addressed wearing of a mask during the meetings.

PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 30 Woodland Place (Assessors' Map 33, Parcel 111J) Estelle Gomulka (artist/painter) & Leonard Gomulka (home office for band, and publishing company)

SEE ATTACHED MINUTES

PUBLIC HEARING – ZONE CHANGE – 193 Center Street (Assessors' Map 12D, Parcel 53) Jamie & Richard Jacobs (Residence B to Business B)

SEE ATTACHED MINUTES

SITE SKETCH – 353 Fuller Street (Assessors' Map 10, Parcel 99) – Mark Manganaro for Atwater Investors (road width reduction)

Mark Manganaro was present for the appointment.

Mr. Coelho read the letter from Mr. Manganaro which stated that he would like to request a waiver from both the public hearing and the full registered site plan. It also noted that they are about to start construction on the section labeled "roadway one", and that he would like the road to be consistent with the rest of the roads in the project (a 26' residential street with a sidewalk on one side of the road as opposed to two 17" lanes with a median strip). The letter also mentioned that the road reduction would reduce the impact on the surrounding wetlands, and that there would no other changes.

Mr. Coelho read the comments from the Ludlow Fire Department which noted that if the boulevard were to be reduced there would be concerns regarding the potential for vehicles parked along the narrowed roadway coupled with the encroachment of snowbanks in the winter months would drastically inhibit response with fire apparatus. The letter also mentioned that the reduction in

width of the proposed boulevard would not satisfy the definition of a "street" which this boulevard would be serving as the primary entrance and egress to and from the proposed (154) lot subdivision. It was the Fire Department's recommendation that the reduction of the boulevard be denied.

Mr. Manganaro explained the benefits of changing the road size.

Mr. Phoenix said that if Safety and the Fire Department were on board with the change, he would not have a problem getting rid of the boulevard because maybe having the 26' roadway is a safer design, but that he can't go against the people that are in charge of the safety of the Town.

Mr. Coelho commented that he is no position to argue with what the public safety officials are all in agreement with, and that there is an approved plan that was approved through a public process, and that he doesn't know if changing a roadway to this effect without a public hearing is the best vehicle for this. He noted that he also doesn't know if this change would be beneficial to the Town one way or the other, especially without a public process being involved.

Mr. Phoenix mentioned that if someone could go over some of this with Captain Falconer of the Ludlow Fire Department, and we can get those comments to be revised, he wouldn't have a problem being in favor of it.

Mr. Phoenix: I'm gonna make a **MOTION** to one, waive the full registered site plan in favor of the sketch that's been presented, and to two, waive the public hearing since this is an issue that only really affects people within the site plan itself.
SECOND Ms. Houle.
MOTION FAILED 3-2
Roll call vote: Mr. Quiterio – no; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – no.

Mr. Phoenix: Ok, so that doesn't really do it for a waiver, so let's do this one; I will make a **MOTION** to waive the full plan in favor of a sketch and to deny the request for the waiver of the public hearing. Let's try that.

Mr. Coelho: Could you clarify that for me again. Why are we making this motion?

Mr. Phoenix: Well because they requested. So, we should really act on this.

Mr. Coelho: And could you repeat…

Mr. Phoenix: We need to figure out, are we gonna put this as an agenda item for our meeting in a couple weeks or are we gonna try and do this as a public hearing which I believe Mr. Manganaro's already said he's not interested in.

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Mr. Coelho: Ok, so just repeat your motion again for me please.

Mr. Phoenix: Well, this one would be to waive the full site plan in favor of a sketch and to deny the waiver on the public hearing.

Mr. Coelho: Ok, I understand.
SECOND Ms. Houle.

5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

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Mr. Manganaro requested to withdraw his application for a site sketch.

Mr. Phoenix: Normally we would have that request in writing, but given that this is a socially distanced meeting, I think it seems fair to take that as a verbal request, but if you could give us something in writing after the fact that'd be fantastic. But, I make a **MOTION** to accept your withdrawal.
SECOND Ms. Houle.
5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Documents included: Master application; Request for waivers; Comments from Town Departments/Boards; Original ZBA Decision re: Boulevard; Site Sketch Overall Site Plan – Southview Estates Ludlow, MA (01/26/21) (2 sheets)

ANR – 30 Bridle Road (Assessors' Map 24, Parcel 32) – Paul Smith
(dividing house off larger parcel)

Paul Smith was present for the appointment.

Mr. Smith explained that there is large parcel of land with a house stuck in the middle of it, so they're just creating a parcel around the house to divide out the house for sale, and because the house is in the middle, it leaves a parcel on either side which creates two additional parcels by default.

Mr. Phoenix said that when looking at the plan, he noticed pins on Lot 2 and Lot 3, but there's no pins showing the monumentation around the rest of the parcel.

Mr. Smith said that he is not requesting any building lots on the parcel labeled remaining land, and that that parcel has not been surveyed.

Mr. Coelho read the ANR checklist:

1. *Property owner's name, date of plan, and scale of plan.*
2. *A space for endorsement by the Planning Board.*
3. *The names of all abutters.*
4. *The lines of existing streets, ways, property lines, and easements. Indicate whether streets and ways are public or private.*
5. *The approximate distance from the property to the nearest street intersection, town line, or other definable physical feature.*
6. *Sufficient data to determine the location and length of every property boundary line in the new parcel and to establish these lines on the ground. Indicate the area of the new parcel.*

7. *The location of all property corner monuments and whether they were found or set.*

8. *The location, frontage, and area of the land remaining in the original parcel after establishing the new parcel.*

9. *The north arrow for bearing system used on the plan and whether it is true, magnetic, or assumed north.*

10. *The location of all existing buildings and the distance from the existing buildings to the new property lines.*

11. *If a building lot is intended, the frontage requirement at the setback line must be shown.*

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SUBMISSION: Two (2) Mylar's plus four (4) sets of prints (dark line on white background) shall be submitted to the Board for endorsement.

After reading the checklist, the Board determined that Number 6 & 7 of the checklist were not complete.

Mr. Phoenix: Mr. Chairman, I **MOVE** to find that this plan does not meet the criteria for endorsement as an ANR according to our subdivision Rules and Regulations and as such to deny the endorsement.
SECOND Ms. Houle.
MOTION FAILED 2-3
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – no; Mr. Phoenix – yes; Ms. Houle – no; Mr. Coelho – no.

Mr. Phoenix said that the Planning Board has the ability to waive those requirements otherwise the Board is just voting against what the rules say.

Mr. Coelho suggested that Mr. Smith ask for a verbal waiver of the conditions not met on the plan and follow it up with an email tomorrow worded in such a way that since this is in reference to Lots 2 & 3 only, that he's looking from relief from the pins on the remaining acreage.

Mr. Smith agreed with the waiver request.

Mr. Phoenix: I will make a **MOTION** to waive the requirements in the Subdivision Rules and Regulations regarding pins and metes and bounds and all that other good stuff on the portion that's marked as not a building lot as that'll be coming in for further oversight down the road and does not directly affect the parcels in question and it is a fairly large size piece of property to go out and do where's there's no benefit to the current issue at hand.
SECOND Mr. Quiterio.
5-0 In Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Phoenix: Mr. Chairman, I'm gonna make a **MOTION** in the standard form to endorse the ANR as submitted.

SECOND Ms. Houle.
5-0 In Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho – yes.

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Documents included: Master application; Approval Not Required Plan - Bridle Road - Lyon Street Ludlow, MA owned by Paulo G. & Lori C. Marta (January 28, 2021)

File Mail Item #04 – Use of Recreational Vehicle – Cease & Desist for 65 Paulding Road from Department of Inspectional Services

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File Mail Item #05 – 53-55 Joy Street – No Permit for Construction from Department of Inspectional Services

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Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 03. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of January 28, 2021
- SIGN Special Permits:
  - Scott Fortin – 29 Brownell Street (sprinkler company)
  - Jonathan Belanger – 50 Andrew Street (cleaning business)
  - Paul Sadowski – 114 Coolidge Avenue (HVAC business)
- APPROVE/SIGN Bills – W.B. Mason (office supplies)
- APPROVE Change of Occupancy:
  - Antonio Tavares/Tavares & Branco Enterprises, Inc. (Villa Rose Restaurant and Creative Cuisine Catering) – 1428 Center Street (adding catering business to restaurant)
  - Umeshkumar Patel (Subway) – 34 East Street (change of ownership)

Mr. Phoenix: Mr. Chairman, seeing nothing else on the agenda, I'm gonna make a **MOTION** to adjourn.
SECOND Ms. Houle.
5-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Quiterio – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Meeting adjourned at 8:26 p.m.

APPROVED:

Kathleen J Houle

Kathleen Houle, Secretary

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(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
30 Woodland Place
Estelle Gomulka (artist/painter)
Leonard Gomulka (home office for band, and publishing company)
February 11, 2021

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Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Present)
Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:03 p.m. in the Selectmen's Conference Room via Telephonically. (by order of the Governor's March 10, 2020 order titled "Or der Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, § 20" due to the COVID-19 Virus Outbreak)

In attendance: Estelle Gomulka, Leonard Gomulka

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: Estelle Gomulka (artist/painter) & Leonard Gomulka (home office for band, and publishing company).

Mr. Coelho: Ok, now we're officially open. I need to advise the public that the cameras are recording both audio and visual for the historical record. The Turley notification has been taken care of in the office. We're gonna go into any comments from other town boards. I'm not seeing anything.

Mr. Stefancik: No comments.

Mr. Coelho: Ok, so Mr. and Mrs. Gomulka, why don't you give us a brief description of what you intend on doing at the house and how impactful that may or may not be on the neighborhood.

Ms. Gomulka: Hello, good evening. My name is Estelle Gomulka and I live at 30 Woodland Place, and the name of my business is Estelle Gomulka Painting and Faux Finishing. I do commercial and residential work. It's all on location and on site. I'm an interior painter. I specialize in custom finishes and faux finishing, so I'm a, basically, a painting contractor that does specialized work. So, basically my home office is in a small room. I have a computer and I do invoices and estimates and I have an easel that I do fine art on when I get commissioned to do fine art pieces at home. So, no one is coming to my home really, and my doors are closed. Everything that I do is on location.

Mr. Coelho: Ok, thank you. And Mr. Gomulka?

Mr. Gomulka: Hi, my name is Leonard Gomulka, 30 Woodland Place Ludlow. I have a band and I have a publishing company, both of which I run out of my house. Of course, not as busy as I would like to be these days. However, they are ran out of my house and what I use my home for is writing of checks, disbursement of receipts, bids, contracts. Also run a publishing company out of the same location, utilizing lots of space here, no signage, no customers, there's no traffic, very low key, and that's the extent of it.

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Mr. Coelho: Is this the same Leonard Gomulka of the Chicago Push?

Ms. Houle: Yes, it is.

Mr. Gomulka: It is.

Mr. Coelho: Pleasure to make your acquaintance, big fan.

Mr. Gomulka: Likewise, thank you.

Mr. Coelho: You guys do a wonderful job. Ok, and you're not anticipating having band practice at the house?

Mr. Gomulka: Not at all.

Mr. Coelho: Ok, great.

Mr. Gomulka: And, you know, along those same lines it would be virtually impossible because my band is pretty much from the Midwest. I'm the only guy on the east coast, one of two on the east coast.

Mr. Coelho: Hence, the Chicago Push. Ok, see I got you a couple plugs there. I don't have any other questions. Is there anybody on the Board here that have any questions specific to these proposals?

Mr. Queiroga: I just have one, Mr. Chairman.

Mr. Coelho: Mr. Queiroga.

Mr. Queiroga: I just want to ask the Gomulka's if they're gonna be sharing that same office?

Ms. Gomulka: No, no we do not share the same office. My office is on the first floor just off of the kitchen, and I use it as a studio and a computer room. My husband's office is on the second floor above the garage and it's basically a bonus room. So, we are in two separate areas.

Mr. Gomulka: And we do double duty with our son's virtual learning these days as well.

Mr. Coelho: Mr. Queiroga I can see by the photographs here that it's simply a desk for each of the proposals here. You know, the size of one desk which is 4 x 8 at the most, you know?

Mr. Queiroga: Very good.

Mr. Coelho: Anybody else? Ok, hearing none, was that something?

Ms. Houle: Mr. Chairman?

Mr. Phoenix: Mr. Chairman?

Mr. Coelho: Miss Houle.

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Ms. Houle: **I MOVE** to find the home occupation for the Gomulka's as described is a suitable home occupation under the Bylaws.
SECOND Mr. Phoenix.
5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Ms. Gomulka: Thank you.

Mr. Coelho: Now, in going through your application here, I see that you have signed all the pages and you understand that there are a list of rules that you're required to follow while operating these home offices, home occupations. You guys understand those rules and they're clear?

Mr. Gomulka: Yes, we do, very clear entirely.

Mr. Coelho: Ok.

Ms. Houle: We need the waiver Chris, for the site sketch.

Mr. Coelho: What?

Ms. Houle: We need the waiver for the site sketch.

Mr. Coelho: Ok, I'd be willing to entertain a motion for the waiver for the site sketch.

Ms. Houle: Mr. Chairman, I **MOVE**…

Mr. Queiroga: **SO MOVED.**
SECOND Mr. Phoenix.
5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: At this point I'm gonna take a minute to open up this to public comment. Is there anybody on the line looking to ask any questions or make any comments related to this proposal? Please address, state your name and address for the record and address all your questions through me, the Chairman. And once again, anybody from the public wish to comment on this? Hearing nothing, I'm gonna move on and I'm looking for a motion to approve.

Mr. Phoenix: **SO MOVED.**
SECOND Ms. Houle.

5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: Mr. and Mrs. Gomulka, there's a twenty-day appeal period, after which point you will need to file with the Registry of Deeds. Doug or Sue here at the office can help you guys through that after the twenty days are up and let you know what your next steps are.

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Mr. Gomulka: Ok.

Mr. Coelho: Otherwise, good luck and thank you for bringing some of the arts to our community.

Mr. Gomulka: Thank you, thank you all very much.

Mr. Coelho: Hold on, we still have to close.

Ms. Houle: Mr. Chairman, just one, just one little thing. Chris was very kind in speaking about Lenny, but I have been to several events where Estelle has donated paintings and they are spectacular and I wish you best of luck in everything.

Mr. Coelho: Very good, yes.

Ms. Houle: And **MOTION** to close the hearing.
SECOND Mr. Carpenter.
5-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Phoenix – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes; Mr. Quiterio - yes.

Hearing ended 7:13 p.m.

APPROVED:

Kathleen J Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – ZONE CHANGE
193 Center Street (Assessors' Map 12D, Parcel 53)
Jamie & Richard Jacobs
(Residence B to Business B)
February 11, 2021

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Kathleen Houle (Present)
Rafael Quiterio (Present)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:13 p.m. in the Selectmen's Conference Room via Telephonically.
(by order of the Governor's March 10, 2020 order titled "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, § 20" due to the COVID-19 Virus Outbreak)

In attendance: Jamie & Richard Jacobs

Mr. Coelho read the legal notice which included the description of: Zone Change Requested from: Residence B to Business B; Reason for Requested Change: Turning home into small scale salon. Mr. Coelho also read the letter from Board of Selectmen forwarding the application for zone change.

Mr. Coelho: So, the hearing is now open. I need to advise the public that the cameras right now are recording both audio and visual for the annals of history. And the Turley invoice has been taken care of by the office. I'm gonna move on now to questions, to comments by other boards. I'm seeing a pretty thick, ok, we have a letter here from the Board of Selectmen essentially forwarding the Planning Board this zone change. They voted to forward this application to us, and they've enclosed. We have a master application here that is filled out, fees have been paid. They're looking to change the home to a salon. It appears they've been through this, we have a copy of the deed, assessors' cards, zoning maps, etc. All the technical details seem to be in this package. And I'm not seeing any comments from other boards. Is that the case?

Mr. Stefancik: No, we don't usually get comments from other boards.

Mr. Coelho: On zone changes?

Mr. Stefancik: They do get a copy of the legal notice, and if they had anything they would forward it to us.

Mr. Coelho: They would forward it, ok. So, Mr. & Mrs. Jacobs, if you want to go ahead and give us, I know this is our second attempt at this situation. If you want to go ahead for the record for this specific hearing, let us know what you're planning on doing, why you'd like to do it, and you know, a brief description of what's gonna happen over there.

Ms. Jacobs: Yeah, yeah, so the home is a small home. It's about 1,000 square feet. I was hoping to open up my own salon. This is gonna be a first business venture for me. I'm looking at having three to four chairs in the salon. The majority walk in business, probably all walk in, I'm saying walk in, I mean appointment only, non-walk in business. And especially now with COVID, they're not really taking walk ins anywhere anymore. So, a fairly not super busy spot because it's a small location. The reason for the zone change, I was hoping the parking could be situated over there. There's a couple of cars that park on the side street next to the house, and the driveway is, can fit about three cars, but I would need a little bit more space in the back for parking. So, a fairly small business with appointment only.

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Mr. Coelho: Ok, now my…

Mr. Phoenix: Mr. Chairman.

Mr. Coelho: Mr. Phoenix.

Mr. Phoenix: Considering that this is a zone change, I don't know if we do have any members of the public on the line or who's watching this, but just to make sure everybody's on the same page, it's good to know what the applicant is looking to do, however, zone changes are not about this one particular use. Zone changes are about changing the zoning and all of the allowed uses versus what all of the allowed uses are now. That said, this does directly abut Business B zoning, so it's certainly not out of line to grow that district a little bit more. It actually brings it to, I think, more of a defined boundary with the street there. But, it is something where we need to consider the overall uses not just what the applicant's proposing at this time because the business might change hands down the road, the property might change hands, whether it's, you know, three months from now or thirty years from now, and you know, we have to make sure that we're looking at what all those possibilities are. I would also say that this is not granting any kind of site plan approval, so any use that would be going in there for a business purpose would end up needing to come in through the site plan process and there would be a hearing for that as well. This is simply for the zoning itself, and this would actually make the residential use there nonconforming. So, after this, any expansion of the residential use would need to go to the Zoning Board of Appeals and would need to be found to be a valid reason for getting a variance or a finding from them. So, it's not really a small undertaking, it is a fairly large thing.

Mr. Coelho: So, Mr. & Mrs. Jacobs, you do understand this is, should this go through, this is the beginning of the process and not necessarily the end, correct?

Ms. Jacobs: Yes, I've been speaking with Doug a few times about the process. He educated me that if it was approved that I would have to go before the Town Meeting, and then also if that was approved, at that point I would have to be back with you guys to do some site plans and things for the building itself.

Mr. Coelho: Ok, I just wanted to, a lot of times people don't know a lot of the nitty gritty, so it is a little uphill battle. And like I said earlier, you know, it's very technical in nature sometimes.

Ms. Jacobs: Yup.

Mr. Coelho: Ok, anybody else have anything they'd like to say on this? Mr. Carpenter, you're riding the pines. Mr. Queiroga, Mr. Quiterio?

Mr. Quiterio: I have no questions.

Mr. Queiroga: I would just mention, Mr. Chairman, that maybe the reason why we don't get a lot of feedback on it because our commercial, Center Street is our commercial street, and it's been creeping business. As you know, there's a big apartment complex down at the other end of that area, and you got a Shell Station 180 yards away from it. So it's been it hasn't been too surprising that this area coming from the bridge and going up further east will be a constant kind of influx type of area.

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Mr. Coelho: Ok, is there a need for any findings or waivers for this, no?

Mr. Stefancik: The public has comment.

Mr. Coelho: I understand that, but I'm going in the order.

Mr. Stefancik: No, just a recommendation for…

Mr. Coelho: Right, ok.

Mr. Stefancik: …for approval disapproval for Town Meeting.

Mr. Coelho: Ok, I'm gonna go ahead now, everybody on this side of the table had their chance to ask whatever they wanted, yes? I'm gonna go ahead and open this up to any public on the line. Once again, this is for the 7:10 public hearing for a zone change on 193 Center Street. Is there anybody in the public wishing to ask any questions or speak to this, please state your name and address for the record and direct all your questions through the chairman. I'm gonna call it out one more time. Anybody on the line looking to speak out to this zone change proposal? Hearing none, we are at a point now where I'd be willing to entertain a motion.

Mr. Phoenix: Mr. Chairman.

Mr. Coelho: Mr. Phoenix.

Mr. Phoenix: I'm going to make a **MOTION** we recommend approval of the zone change at Town Meeting.
SECOND Ms. Houle.
5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Quiterio – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho - yes.

Mr. Phoenix: **MOVE** to close the public hearing.
SECOND Ms. Houle.
5-0 in Favor.
Roll call vote: Mr. Quiterio – yes; Mr. Queiroga – yes; Mr. Phoenix – yes; Ms. Houle – yes; Mr. Coelho - yes.

The public hearing closed at 7:24 p.m.

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APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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Documents: Master application; Letter from Board of Selectmen forwarding application for zone change (August 27, 2020)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).