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TOWN OF WEYMOUTH
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BOARD OF ZONING APPEALS (BZA)
RECORD OF MINUTES AND PROCEEDINGS

November 16, 2022, 7:00 p.m.
Weymouth High School - Humanities Center
1 Wildcat Way, Weymouth, MA 02190

2023 JAN -6 PM 3:08

Members Present: Kemal Denizkurt, Chairperson
Jonathan Moriarty, Vice-Chairperson
Brandon Diem, Clerk
Carsten Snow-Eikelberg
Nicole Chin
Jon Lynch, Alternate
Russ Drysdale, Alternate

Also Present: Robert Luongo, Director of Planning
Eric Schneider, Principal Planner
Monica Kennedy, Assistant Planner
Janet P. Murray, Recording Secretary

Chairperson, Kemal Denizkurt, called the Board of Zoning Appeals meeting to order at 7:00 p.m. in the Humanities Center of Weymouth High School, 1 Wildcat Way, Weymouth, MA 02190, and explained the procedures that would be followed to the people present.

Old Business:

Members Present: Jonathan Moriarty, Vice-Chairperson
Brandon Diem, Clerk
Nicole Chin
Jon Lynch, Alternate
Russ Drysdale, Alternate

1. Case #3473-The petitioners, McDonald Keohane Funeral Home, Inc, for properties located at **809 Main Street** also shown on Weymouth Town Atlas sheet 45, block 515, lots 4, 5 & 14 located in the Medical Services, R-1 & Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	120-40 (to the extent applicable) extension or change by special permit
Special Permit	120-13 A (as in effect on December 2, 2021), special permit use - funeral home
Special Permit	120-13 B (to the extent applicable), special permit use - garage space for or storage of more than three automobiles
Special Permit	120-22.12.A Special Permit Uses - funeral home

The subject properties consist of 3 parcels consolidated to 2.81 acres with a licensed funeral establishment. Petitioner seeks to expand the existing licensed funeral

establishment with a single-story addition including a transfer bay, a 2,840 SF chapel area, and a 2,112 SF lobby area. The proposal also includes the construction of a detached 1,950 SF garage and site improvements to add onsite parking and improve circulation and stormwater management. The applicant proposes to demolish 636 SF of the existing funeral home, the garage and shed at 809 Main Street, and the existing dwelling at 19 Cypress Street.

Mr. Moriarty spoke to the growth of Route 18 since 1961 when funeral home use was first allowed. He stated that overall, with the changes made by the applicant, this project is not substantially detrimental to the neighborhood. He pointed out that this project would actually make improvements to the neighborhood.

Mr. Diem stated that he agreed with Mr. Moriarty's comments. He added that by reducing the size of the project with the removal of the patio and other changes, the applicant's plan has less of an impact on the abutting residential neighborhood.

Mr. Drysdale stated that he has concerns about building a parking lot into an R-1 zone as this is detrimental to the neighborhood. He added that although the applicant has made efforts to reduce the impacts the impact is still there. He stated that he is not in favor of this project.

Mr. Lynch stated that the applicant has made the effort to ensure that the impact of the parking spaces and garage is minimized with installation of landscaping and fencing.

Ms. Chin stated that she appreciates all of the efforts of the applicant and the life safety elements, and landscaping, as well as the stormwater mitigation. However, she stated that she still has concerns about traffic flow, the way that the site is oriented, and the main entrance access. She added that she does not see value in the current iteration of the plan.

Board members discussed traffic impacts along Route 18, the current and future Level of Service (LOS), and the onsite traffic circulation.

Mr. Moriarty cautioned members about speculation and also noted that the town's traffic engineer could neither confirm nor deny the applicant's traffic study findings.

Mr. Drysdale made a motion to DENY the request for a SPECIAL PERMIT for Case #3473.

SPECIAL PERMIT

1. The specific site is NOT an appropriate location for such use. - While the surrounding residential neighborhood has for decades co-existed with the present Keohane funeral home facility which is entirely located in the MS district, the Project proposes a significant encroachment of a commercial use into the R-1 residential district-specifically a lighted 17 vehicle parking lot and

four-bay commercial garage housing various vehicles utilized in association with the funeral home. The Project will create a large, paved surface parking lot (17 spaces) immediately adjacent to and in very close proximity to the backyards of numerous single-family homes and places a 4-car commercial garage in the residential zone which abuts single family homes located in the R-1 district. To create this parking area and garage, the Project must remove a number of trees; perform significant site work, including regrading; and install a drainage system. The degree of site alteration required to make this Project work strongly indicates that the expansion of the funeral home uses into the residential zone is not an appropriate location for the residential zone of the Project. Additionally, the new main entrance to the funeral home will now be located on the south side of the building directly facing and in close proximity to the residential zone and homes. Presently the main entrance to the funeral home faces Main Street and does not impact any residential homes.

2. The proposed use of structure WILL be detrimental or adversely affect the character or future character of the neighborhood or town. Cypress/Columbian neighborhood is characterized by single-family homes with significant landscaping, large back yards, many of which have swimming pools. The Project will remove natural buffering between this neighborhood and not only the funeral home use at 809 Main Street, but the commercial uses of Route 18 and beyond. and the parking lot in the residential zone will interject noise from automobiles and greatly reduce the privacy currently enjoyed by abutting neighbors, many of whom will have direct views into the parking lot from their decks, porches and rear windows. While there are numerous specific ways in which the Project will detrimentally affect the surrounding residences, there is no way that a large addition to an active commercial facility - one which results in an active, people-oriented operation with a large parking lot - does not materially harm the established character of the residential neighborhood.

The motion was seconded by Ms. Lin. The motion FAILED on a 3-2 vote as follows:

Russ Drysdale - YES Nicole Lin - YES Jonathan Moriarty - NO

Brandon Diem - NO Jon Lynch - NO

Mr. Diem made a motion to APPROVE the request for a SPECIAL PERMIT for Case #3473.

SPECIAL PERMIT

1. The specific site is an appropriate location for such use.
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is no potential for nuisance or serious hazards to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilities, and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served by the proposal.

The following conditions will apply:

- The 13 spaces in the rear are to be used for overflow parking.
- Onsite signage to be installed as deemed appropriate by the town.
- An ANR Plan shall be presented to the Director, Planning & Community Development, for review and endorsement of the site lot lines, consistent with the approved plans.
- The 19 Cypress St property line shall be restored to the pre-ANR plan dated (11/30/2021 and approved on 12/3/2021).
- The Applicant shall operate the project as a licensed funeral home in a manner consistent with the representations made within the submitted materials and at the hearings before the Board, and in accordance with 239 Code of Massachusetts Regulations (CMR) 3.00 *et seq.*
- The site facility shall be used for funeral and funeral-related services only including celebrations of life.
- Funeral services followed with a procession shall be scheduled to not occur concurrently.
- No more than two (2) services shall be scheduled to occur at the same time within the funeral home. Services in this condition include any or all of wakes, funerals (services) or celebrations of life.
- No alcoholic beverages shall be allowed in or served in the funeral home building or on the outside premises of the funeral home either by operators of the funeral home or any vendors.
- The Applicant or any vendor shall not provide meals, including plated or buffet-style meals, for guests inside the funeral home or on the outside premises of the funeral home. Only light refreshments including nonalcoholic beverages and edible items commonly served between meals but not intended to substitute for meals, e.g., coffee, soft drinks, doughnuts, sweet rolls, fruit, cheese, and crackers, may be served within the funeral home.
- Visitation hours, celebrations of life, and funeral services shall be scheduled to end no later than 8:30 p.m.
- The funeral home shall provide signage and/or staff to direct guests towards entry point(s) for services, and shall continue to utilize the front entryway facing Main Street (Route 18) as an access point for guests as appropriate.
- Gatherings or processions (or similar pre-funeral, wake, or celebration of life activities) involving a deceased with affiliation with a large organization (e.g., police, fire, motorcycle club, etc.) will be staged and contained to the front parking area adjacent to Main Street (Route 18).
- The funeral home shall not host or allow funeral services or events within any parking area or outdoor spaces on the site.
- The parking areas and garage depicted on the approved plans that are located within the R-1 portion of the site and any expansion of the funeral home building into the R-1 zone shall not be extended or expanded so long as the funeral home use is not in compliance with the Zoning Ordinance, but for this Special Permit. Specifically, there will be no further expansion, development, or modifications, by

the applicant or any subsequent purchaser of the McDonald Keohane funeral home in the R-1 zoning district.

- Emerald Green Arborvitae (*Thuja occidentalis* 'Smaragd') to be planted proximate to the southerly lot line, as shown on the approved planting plan, shall be a minimum of twelve (12) feet in height at the time of installation to provide enhanced initial screening and site adaptability.
- The Applicant shall conduct a post-project traffic monitoring program to validate the traffic projections associated with the project and to document operating conditions at the site. The monitoring program shall be performed within one (1) year after issuance of a Certificate of Occupancy for the project, and shall consist of automatic traffic recorder (ATR) counts over a four-day period on the two (2) driveways that serve the project site during weekday 24-hour periods. The results of the monitoring program shall be summarized in a report to be provided to the Weymouth Traffic Engineer within 30 days after the completion of the monitoring program. If the measured traffic volumes exceed the traffic volume projections for the project contained within the Supplemental Transportation. Impact Assessment dated October 25, 2022, prepared by Vanasse & Associates, Inc. (actual counts plus 40% assumed evening peak hour), by more than 10 percent (>10%) the Applicant and Weymouth Traffic Engineer shall develop proposed measures to address the reported traffic volumes.
- The 2 parking spaces on the south side of MS parking area, nearest to 143 Columbian St, shall be eliminated from the project.
- Access to and from Cypress Street from 809 Main Street shall be limited to utility access only.
- The Applicant shall not change the existing use of 19 Cypress Street from detached one-family dwelling which is located entirely in the R-1 zoning district.
- The Applicant proposes to provide enhanced fire protection and fire sprinklers at the funeral home as required by the Weymouth Fire Department ("WFD"). Upon receipt of all requisite approvals from the Town, the Applicant shall install a new 8-inch water main within Cypress Street and install a new fire hydrant, as shown on the approved plans, at its own expense. Both the applicant and contractor must be fully insured to cover any property damages to property owners on Cypress Street including damages to landscaping, and driveways. Simultaneously with the completion of the water service upgrades for the project within Cypress Street, the Applicant shall repave the entirety of the right-of-way, shoulder to shoulder and install a single open bottom drainage catch basin at its own expense. Design of this catch basin must receive the approval of the Weymouth DPW/Engineering division. In the event that the requisite approval(s) for the new water main connection at Columbian Street is not granted within 90 days of Applicant's written request for filing of application for road opening, the Applicant may, if granted the appropriate approvals by the appropriate Town Departments, elect to provide alternative means to support fire suppression for the building (e.g., onsite below ground water storage tanks) upon the review and approval of the WFD, and the requirements of this condition shall be of no further effect unless the applicant decides at a later time to implement the plan to bring water in through Cypress Street provided that, in order to implement this plan at any time, the applicant

shall be required to implement the conditions as stated above. Any onsite water storage tanks or other similar fire suppression referenced in the prior sentence shall not be in the R-1 residential zone.

The motion was seconded by Mr. Lynch. The motion FAILED on a 3-2 vote as follows:

Russ Drysdale - NO	Nicole Chin - NO	Jonathan Moriarty - YES
Brandon Diem - YES	Jon Lynch - YES	

The application for a special permit for Case #3473 is DENIED.

Members Present: Kemal Denizkurt, Chairperson
Jonathan Moriarty, Vice-Chairperson
Brandon Diem, Clerk
Nicole Chin
Jon Lynch, Alternate

2. Case #3488 - The petitioner, Ryder Development Corp., for property located at 247-261 Pleasant Street also shown on Weymouth Town Atlas sheet 46, block 531, lots 8 & 9, located in the Open Space District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	120-37.1	reuse of surplus public and quasi-public properties
Special Permit	120-40	extension or change by special permit

The subject property is a 114,688 sf parcel of land with a vacant church rectory with a separate garage and a large parking lot. Petitioner seeks to remove the garage, renovate, and move the rectory for separate residences and construct 14 separate single-family homes with added landscaping.

Mr. Denizkurt informed the applicant that a member of the Board who had previously sat on this case is not available and that Ms. Lin will sit on the case as allowed by the Mullin Rule.

Mr. Moriarty made a motion to open the public hearing on **Case #3490** which was seconded by Ms. Lin. UNANIMOUSLY VOTED.

Attorney Gregory Galvin appeared before Board along with the applicant Kenneth Ryder and the project engineer, Alexander Trakimus from SITEC Engineering.

Mr. Galvin stated that the plan previously submitted has been changed after the last hearing. He reviewed those changes.

Mr. Trakimus reviewed the new design layout of the project.

Mr. Ryder stated that there will be Cape, colonial, and New England farmhouse style homes.

Mr. Denizkurt asked for more information regarding the proposed addition to the rear of the renovated rectory building.

Mr. Ryder stated that the newly proposed houses are slightly smaller and there is room in the Floor Area Ratio (F.A.R.) for this addition. He stated that it will provide better accessibility as the property slopes from Pleasant Street towards Trafalgar Court. The addition will not include any units; six units are planned for this building.

Mr. Denizkurt noted that there is no parking noted on the plan for one of the houses. Mr. Ryder stated that this is a mistake on the plan and will be corrected to show parking.

Mr. Denizkurt asked about the backyards between the homes in the center part of the property.

Mr. Ryder stated that since this is a Planned Unit Development (PUD) it is all common space but he pointed out that the homes are offset from each other and there will be some landscaping.

Mr. Denizkurt asked if there were actual photos of the style of the homes.

Mr. Ryder stated that the homes at 720, 726, and 734 Pleasant Street in Weymouth were good examples of the style of home he would be building.

Mr. Moriarty stated that the revised rendering lacks the details of the original submission such as distances and measurements between buildings. He also questioned where the stormwater basin will be located.

Mr. Trakimus stated that there will be an underground infiltration system. He stated that they will provide more detail if this plan is what the Board is considering.

Mr. Moriarty asked about the original size of the homes which were 1750 SF/28' x48'. The current size is 26'x36'.

Mr. Ryder stated that there will be a homeowners' association (HOA) that will manage landscaping, snow removal, maintenance to the road, sprinklers, and irrigation. The HOA would have restrictions regarding the installation of fencing and sheds and the storage of personal property. No campers or RV storage would be permitted.

Mr. Diem stated that he doesn't see improvement from the initial plan; there is nothing like this on Pleasant Street.

Kerry Conway, 35 Trafalgar Court, stated that she does not want multi-family units. She asked that the homes remain single-family. She asked about the appearance of the addition to the rectory building.

Mr. Ryder stated that it will be a two-story addition and will have a matching gable like the one on the front of the building.

Ms. Conway asked about leaving some of the large trees that border the property. Mr. Ryder stated that with this rendition there is one tree that will need to be removed. He added that he is open to ideas for privacy such as fencing and/or screening.

Steve Puleo, 210 Park Avenue, stated that he did not want to see multi-family dwellings or a Starbucks at this location. He stated that the intersection at Pleasant Street and Park Avenue is a disaster and there needs to be a left-turn arrow from Pleasant Street onto to Park Avenue as you are coming from the high school.

Jaclyn Malloy, 14 Trafalgar Court, stated that she does not want to see multi-family dwellings. She added that she is concerned that there will be no sidewalks.

Mr. Galvin stated that there will be sidewalks that will fill in where there is existing sidewalk.

Ms. Malloy stated that cars are parking on Trafalgar Court now that the site is under construction. She questioned if there would be visitor parking.

Mr. Ryder agreed to add additional parking spaces for visitors on the site.

Mr. Diem suggested that the four homes front Pleasant Street rather than have the interior road.

Mr. Moriarty made a motion to CONTINUE the public hearing 12/7/2022 on Case #3488 and was seconded by Mr. Diem. UNANIMOUSLY VOTED.

New Business:

1. Case #3490 - The petitioners, Jon Willis & Jeannine Fabian, for property located at **194 Broad Street** also shown on Weymouth Town Atlas sheet 20, block 219, lot 12, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit 120-40 extension or change by special permit

The subject property is a 9,692 SF parcel of land with a single-family home. Petitioner seeks to add a two-story addition to increase living space. This will extend the existing non-conformity in the sideyard setback.

Mr. Moriarty made a motion to open the public hearing on **Case #3490** which was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to waive the reading of the public notice and was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Nima Yadollahpour, architect, appeared before the Board on behalf of the applicant.

Mr. Diem stated that he is friends and colleagues with the applicant's representative. There was no objection to Mr. Diem sitting on the case.

Mr. Yadollahpour stated that they are looking to build a modest 600 SF two-story addition to the rear of the house. The existing site conditions on the east side of house are not suitable for the addition as there is a driveway, garage, and retaining wall. The west side of the building is only three feet from the west side lot line. He added that the addition does not further encroach on that three feet and actually steps two feet further from the side lot line. The existing house is approximately 1500 SF.

The proposed plan meets the rear and front yard setbacks and the height does not go beyond the existing ridge line.

Mr. Denizkurt asked if there was anyone present who would like to speak. There was no response.

Mr. Moriarty made a motion to close the public hearing on **Case #3490** and was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to **APPROVE** the request for a **SPECIAL PERMIT** for **Case #3490**.

SPECIAL PERMIT

1. The specific site is an appropriate location for such use.
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is no potential for nuisance or serious hazards to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilities, and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served by the proposal.

The motion was seconded by Mr. Diem. UNANIMOUSLY VOTED.

2. Case #3491- The petitioner, Linda Cameron for property located at **43 Clapp Avenue** also shown on Weymouth Town Atlas sheet 20, block 273, lot 22, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit 120-40 extension or change by special permit

The subject property is a 5,897 SF parcel of land with a single-family home. Petitioner seeks to add handicap compliant addition with a bedroom.

Mr. Moriarty made a motion to open the public hearing on **Case #3491** which was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to waive the reading of the public notice which was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Frederick Peacott, contractor, appeared before the Board with the applicant. He stated that there is a road on the side of the house that has not been used in a long time.

Mr. Denizkurt noted that the plot plan is not clear and asked for clarification.

Mr. Schneider stated that the side set back will be one foot. The road listed is an accepted town road/Right of way that was never constructed.

Ms. Cameron reported that there is a large amount of ledge to the rear so she cannot build back there.

Mr. Schneider stated that this is a special permit because the side yard is already non-conforming.

Mr. Denizkurt asked if there was anyone present who would like to speak. There was no response.

Mr. Moriarty made a motion to close the public hearing on **Case #3491** and was seconded by Ms. Lin. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to APPROVE the request for a SPECIAL PERMIT for **Case #3491**.

SPECIAL PERMIT

1. The specific site is an appropriate location for such use.
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is no potential for nuisance or serious hazards to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilities, and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served by the proposal.

The following condition will apply:

Exterior wall will not include windows and will be constructed to one hour fire rating per building and fire codes.

The motion was seconded by Mr. Diem. UNANIMOUSLY VOTED.

3. **Case #3489-** The petitioner, JM Family Realty, of **40 Moore Road**, has filed an application to Appeal a decision by the Inspector of Buildings for property located at 30 Moore Rd. also shown on Weymouth Town Atlas sheet 35, block 446, lot 30, located in the I-1 District. The petitioner is seeking to:

Appeal: Appeal of a decision of the Inspector of Buildings
 (Article XXIV, Section 120.119A(1))

The petitioner seeks to have the Board of Zoning Appeals annul the decision of the zoning enforcement officer, make a determination that the current uses of the subject premises as a barroom and restaurant are not permitted by the Ordinance of the I-1 District, and direct the Building Inspector to properly enforce the provisions of the I-1 district and deliver a cease and desist order to Vitamin Sea regarding the uses deemed unlawful per the decision of this board.

Mr. Moriarty made a motion to open the public hearing on **Case #3489** which was seconded by Mr. Diem. **UNANIMOUSLY VOTED.**

Attorney Kevin Mackin appeared before the Board on behalf of the petitioner.

Mr. Denizkurt stated that the Board does not typically hear many appeals of the building inspector's decisions. He continued that special permit and variance criteria are not applied. No conditions will be considered or set. The question is whether the letter of determination by the Zoning Enforcement Agent was within his authority to make.

Mr. Mackin stated that he had just received a letter from Nixon Peabody dated 11/9/2022. He questioned if the town had received the same letter. Mr. Schneider confirmed that they had received the same letter.

Mr. Mackin stated that Vitamin Sea is in an I-1 zone which abuts an R-1. He continued that although manufacturing of beer is allowed in this zoning district, a barroom is not.

He stated that the issue is with the bar and the illegal parking along Moore Road and on other properties. He also stated that there is an issue with the setbacks.

Karla Chaffee from Nixon Peabody spoke before the board on behalf of Vitamin Sea.

Ms. Chaffee stated that the by-laws are permissive not restrictive. She added that the enforcement agent acted within his authority to determine customary, incidental, ancillary, and/or accessory use.

She reported that Vitamin Sea has met with neighbors to discuss parking, and have striped parking spots, give out a phone number to call if there is a problem, and also hired a parking attendant.

Dino Funari, owner of Vitamin Sea, stated that there is a taproom onsite where beer can be consumed. There is no restaurant or kitchen but they have one food truck on Wednesday through Sunday night.

Mr. Funari stated that approximately 50-60% of the beer brewed on site is sent out for distribution. He added that the taproom is open 7 days per week and there is a parking attendant on Thursday, Friday, and Saturday nights.

Mr. Funari stated that he sells pre-packaged food in the taproom and has one food truck which parks in the rear parking lot

Mr. Denizkurt asked if Mr. Richards would like to speak.

Mr. Richards pointed out for the record that building 30 is building 1 in the front and building 32 is building 2 in the rear of the property. He submitted a map which was marked Exhibit 8.

Mr. Denizkurt asked if there was anyone present who would like to speak. There was the following response.

Linda Sera, 719 Pleasant Street, stated that her home abuts the Vitamin Sea property. She stated that there have been no issues that she is aware of.

Jaclyn Malloy stated that it is her understanding that the owners of Vitamin Sea are required to provide a certain amount of parking for employees and for patrons. She stated that she does not believe that the property owner is providing sufficient parking nor providing it in a safe manner. She noted that she had asked for them to provide security but what they provided is a parking attendant.

Mr. Denizkurt reminded Ms. Malloy that the discussion about the parking situation is not a part of the matter at hand. He stated that we are here to discuss whether the enforcement agent acted within his authority to determine what the parking should be.

James F. Creed, Jr. of Marshfield stated that he represents the landlord of Vitamin Sea. He pointed out that the building permit was issued on 8/17/2013 that allowed for a brewery with a taproom. He added that the 30 day right of appeal has passed.

Ms. Chaffee spoke about the term ancillary, noting that it is a land use law term that designates customary, incidental, and accessory uses in addition to primary use. She added that the Alcoholic Beverages Control Commission (ABCC) has received many complaints against Vitamin Sea but none have been substantiated.

Mr. Mackin stated that general law does not trump town ordinance. He added that a barroom, per town ordinance is not an allowed use.

Mr. Moriarty made a motion to close the public hearing on **Case #3489** which was seconded by Ms. Lin. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to deny the applicant's appeal and UPHOLD the enforcement officer's determination letter. The motion was seconded by Ms. Lin. UNANIMOUSLY VOTED on a roll call vote as follows:

Mr. Lynch - YES

Mr. Moriarty - YES

Mr. Denizkurt - YES

Mr. Diem - YES

Ms. Chin - YES

Other Business

1. Minutes: 9/7/2022, 10/5/2022

Mr. Moriarty made a motion to approve the minutes from 9/7/2022 and 10/5/2022 which was seconded by Mr. Diem. UNANIMOUSLY VOTED.

2. Upcoming Meetings: December 7, 2022

3. ADJOURNMENT

Mr. Moriarty made a motion to adjourn at 10:00 p.m. and was seconded by Mr. Diem. VOTED UNANIMOUSLY.

Approved by: 
Mr. Diem, Clerk

1.4.23
Date