



# City of Westfield

## PLANNING BOARD

William Carellas, Chair  
Cheryl Crowe, Vice Chair  
Robert Goyette  
Jane Magarian  
Philip McEwan  
Raymond St. Hilaire  
John Bowen  
Bernard Puza, Associate  
Richard Salois, Associate

October 5, 2021  
City Council Chambers

**PB MEMBERS PRESENT**  
 **MEMBERS ABSENT**

### STAFF

William Carellas, Chair  
 Cheryl Crowe, Vice-Chair  
 Robert Goyette, Jr.  
 Jane Magarian  
 Philip McEwan  
 Raymond St. Hilaire  
 John Bowen  
 Bernard Puza (Associate)  
 Richard Salois (Associate)

Jay Vinskey, Principal Planner  
 Christine Fedora, Secretary

Chair Carellas called the meeting to order at 7:00

- A. Public Participation (on any matter not subject to a public hearing)  
Chair Carellas asked if anyone would like to address the Board during the public participation portion of the meeting regarding any matter not subject to a public hearing. None.
- B. Review and approval of previous meeting minutes (9/7/21, 9/16/21)  
Member Crowe MOTIONED, seconded by Member Goyette to approve the 9/7/21 & 9/16/21 minutes. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law. None
- D. Public Hearings (and possible deliberation and decision)
  - Continuation -Special Permit/Site Plan/Stormwater - Marijuana Shop - 265 Union St. (*The Board is in receipt of a request for withdrawal*)

Chair Carellas stated the applicant has requested to withdraw the application without prejudice and read the E-Mail request. Member Crowe MOTIONED, seconded by Member Puza to approve the request to allow the petitioner to withdraw the application without prejudice. All in favor.

- Continuation (without prior discussion) – Special Permit – 121 Medeiros Way – motor vehicle sales in Water Resource District.

Ashraf Hussein addressed the Board. He explained he would like to a used car specialty dealership in Westfield. The name would be Whip City Motor Company. Mr. Hussein introduced his friend Gary Winn, who presented the Board with a slide show of the building

- Climate controlled environment.
- Special luxury vehicles, 6 or 8 cars at a time.
- A lift has been installed to fix things. There is no ongoing repair business, they will be taking care of their own cars.
- Office locations were shown. They will be following the CDC guidelines to make sure everyone stays safe.

Member Magarian asked what the maximum number of cars would be. The building is 4500 s.f., which has the capacity for approximately 12 at a time. He further noted he would rather have quality over quantity. Member Salois asked if there is storage of oil gas. Mr. Hussein stated he does plan on doing oil changes there, he does have an oil change reservoir, and there will not be any extensive auto repair.

Mr. Winn noted that route 10 & 202, already have 2 other used car dealerships and used truck facility he feels this is appropriate use for this area.

Member Bowen asked if the floors inside have drains and where they wash the cars? Mr. Hussein replied they would be washing the cars outside they have a bay that opens. Mr. Winn added they do 4 or 5 car washes a month.

Planner Vinsky stated this is in the aquifer district, motor vehicle service repair and car washes are prohibited businesses. Mr. Hussein stated he could go somewhere else with the cars to get them cleaned. The Board stressed that the applicant was aware that car washes and servicing would not be allowed, that sales would be the only permitted use.

Member Crowe also reiterated that it would be restricted to show room and sales office? Yes. Mr. Hussein stated there will not be a detail shop, it would be strictly sales, he will respect the Board's decision and bring the vehicles to a detailing business.

Member St. Hilaire was good with a show room only. Member Puza also confirmed there would be no drums of oil.

Mr. Hussein said he understood but stressed he does have tools that are necessary for his business and wanted to make sure the Board was aware of that, air compressors, wrenches for incidental things, but no servicing or repairs.

Chair Carellas asked if he owns the building? Mr. Hussein stated he leases 4500 s.f. garage, 2 bays, his parking lot is located in the back.

Mr. Hussein stated there is security, bathrooms, 2 offices with seating, A.C., heat everything is updated, really beautiful. Chair Carellas asked if there are floor drains? Mr. Hussein stated they have them in the bathroom.

Member Magarian asked what type of security? There are sensors on the doors, windows and there is a code entry, as well as photos are taken. Hours of operation? Mr. Hussein noted he would like to have weekends off, possibly 8 -5, or 9-5.

Chair Carellas asked for public comment.

Barbara Rokosz-272 Lockhouse Road - Asked how they plan on advertising, will they be setting up appointments, will they be open to the public? Mr. Hussein replied when the showroom is open the doors will be open to the public, they will also advertise, pictures online, social media.

Chair Carellas reviewed the discussion so far: The facility will be for auto sales inside only. There will not be any oil changes, no car washes, no waxing. Mr. Hussein agreed there will be no oil changes, power washes anything like that. He did note he would need his lift to take photos of the underneath of the vehicles, there will be air compressor and other tools that are necessary in this type of a high end used car dealership. There will not be any chemicals, no fluids. Member Magarian asked if he was planning on replacing the sign? Mr. Hussein stated he would like to change the inside panel of the current sign which is approximately 4 x 8.

There will be no outside signs, there are no plans for outside site work.

Member Crowe MOTIONED, seconded by Member Puza to close. All in favor.

Chair Carellas read the draft conditions into the record.

- 1. No hazardous materials, chemicals, paints/coatings, pesticides, engine oils or fuels shall be stored or used on the premises (except in normal household quantities).*
- 2. No vehicle maintenance activities (oil changes, etc.) or washing is permitted on the premises.*

Member Crowe felt waxing should be added in condition #2. Planner Vinsky asked if the Board wished to add a restriction to indoor-only, as proposed. The Board agreed to both.

Chair Carellas read the draft findings

*(1) the specific developed site is an appropriate location for retail motor vehicle sales being within a major transportation corridor; (2) the use will not adversely affect the adjacent predominantly non-residential neighborhood; (3) adequate and appropriate facilities will be provided for the proper operation of the use, occurring at an existing building; (4) the plan, as approved, conforms to all other rules and regulations. Relative to aquifer protection, (5) the use is in harmony with the intent of the overlay district and will not interfere with water resource protection; (6) the use is appropriate to the natural topography, soils, drainage, vegetation and other water-related characteristics of the*

site since no site work is planned; and (7) the use will not adversely affect the existing or potential quality or quantity of groundwater available in this district; no vehicle maintenance/repair activity will occur.

Member Magarian MOTIONED, seconded by Member Bowen to approve the Special Permit for motor vehicle sales for 121 Medeiros Way, as discussed.

|                    |   |     |
|--------------------|---|-----|
| Chair Carellas     | - | yes |
| Member St. Hilaire | - | yes |
| Member McEwan      | - | yes |
| Member Magarian    | - | yes |
| Member Goyette     | - | yes |
| Member Crowe       | - | yes |
| Member Bowen       | - | yes |

Chair Carellas noted the standard requirements/post-approval instructions.

- Continuation – Special Permit – 14 Delmont Ave. – motor vehicle sales

Mr. David Lecrenski informed the Board he hired R. Levesque Associates to rprepare a plan showing the parking spaces and lots involved in this application, as requested.

Member Crowe inquired how many vehicles would be for sale? Mr. Lecrenski stated it originally was 12-24 but with the plan it shows there are 19 spaces. Member Crowe asked if they would be taking spaces away from his employees? Mr. Lecrenski added there is additional parking across the street and over by the building.

Member Goyette noted the overhead door is blocked by parking spaces. Mr. Lecrenski stated they could go with less parking spaces. Planner Vinskey asked if it mattered to the Board if he blocks his own door.

Comments, questions?

David Flaherty -7 Marla Circle - in favor, he keeps the place clean, good to work with, no problem.

Member St. Hilaire noted he would like to have an additional condition in regards to no cars for sale will be parked across the street in the leased space. The Board briefly discussed the parking for the cars for sale. Member Bowen noted it the permit is only for 14 Delmont, if they are not parked there they are violating the permit.

Member Bowen MOTIONED, seconded by Member Magarian to close. All in favor.

Chair Carellas read the draft condition: *The display of cars actively for sale shall be limited to the 19 spaces so depicted on the "Site Layout Plan" (PR-1) prepared by R Leveque Associates, dated 10/5/21*

Member Crowe MOTIONED, seconded by Member Magarian to approve the Special Permit for 14 Delmont Avenue with the condition attached.

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|--------------------|---|-----|
| Member Goyette     | - | yes |
| Member Bowen       | - | yes |
| Member Magarian    | - | yes |
| Member McEwan      | - | yes |
| Member Crowe       | - | yes |
| Member St. Hilaire | - | yes |
| Chair Carellas     | - | yes |

Chair Carellas read the instructions regarding the next step in the filing process.

- Special Permit/Site Plan/Stormwater-Data Center – off Servistar Industrial Way

Mr. Paul Corey introduced himself to the room and introduced other members of the team: Mr. Erik Bartone, Michael Lambert - Project Manager with Curtis Jones Associates, Curtis Jones - Principal and Licensed Engineer in MA

Mr. Lambert reviewed the Master Plan. The Master Campus will consist of 10 data centers with 3 accessory buildings, the data centers will total 2.74 million s.f. The project will have frontage on Ampad Road, Servistar Industrial Way and Campanelli Drive, it will have internal driveways with the exception of between buildings 9 & 10

The building foot print is about 1.2M. s.f. impervious cover with an additional 750,000 s.f. impervious for driveways, roads, parking and sidewalks, which will consist of about 44 acres of impervious surface out of the total 162 acres, the total impervious cover is approximately 35%.

Mr. Lambert then discussed the tree clearing. He reviewed the current status of the area, there are areas that have already been cleared for existing parking lots, buildings, tractor trailer storage. The project would be clearing somewhere in the area of 47 acres that is required for grass area, storage catch basins for a total of approximately 58 acres total disturbance which would be the 35%.

Mr. Lambert reviewed a slide of the Phase 1 of the project. Data Center 1 will be 360,000 s.f. of gross floor area, data center 2 will be 180,000 s.f. The accessory building will be 144,000 s.f. and the switchyard is 3.4 acres.

Mr. Lambert added per the parking requirements 108 parking spaces are required they are showing 186 throughout the whole development as well as ADA parking in front of Data Center 1 & 2. Member Bowen asked if the parking would be in compliance once the project is completed? Mr. Lambert replied no, not yet, he would touch on that later in the discussion.

Mr. Lambert reviewed the zoning requirements for the setbacks for the front yard as well as the side yard requirements and rear yard requirements. Each data center will have 1 dumpster, each building will have a loading area for deliveries. There will also be 4 underground detention systems, concrete structure to contain the water and regulate the flows out into a swale along Ampad Road. With the 4 underground systems they also have 4 open air detention basins which will handle any water quality components that are needed. There are storm barriers along Ampad Road, proposing 3 sided box culvert in

order to have access onto the site. Swale will have to be relocated and discharge into the north side. Security fence and security feeds at each driveway.

He further noted there was a comment regarding the water usage. From the employee stand point of 40 employees per building with 3 shifts that would be 400 gallons per day per building, currently there is a 16 inch water main on site which he believes will have ample water pressure to handle the demand, he also noted there is a 4 inch high pressure gas main that can provide service to the project.

Chair Carellas inquired how many gallons? It would be 400 gallons per day per building. Member Bowen asked if that included the cooling. That would not be included in that, most of the cooling would be coming from air, water circulates. Mr. Bartone added there is some evaporation that occurs, the lines have to be pressurized. It's the new glycol biodegradable product.

Member McEwan stated everything he's read says data centers use a lot of water. Mr. Bartone stated they are changing a lot, there are new air cooled technologies he proceeded to give examples of the new technologies. Member McEwan asked if they could commit to a specific volume of water? Mr. Bartone said he could not commit to a specific amount.

Member Puza asked if the stormwater and pavement drainage will be routed to filters? Mr. Lambert noted there is a small section that does flow out to Servistar and Ampad, the rest will be collected on site. Member Puza asked how close to aquifer zone 2? Mr. Lambert estimated maybe 200 feet from the aquifer.

Chair Carellas- engineers designed the cooling units? Mr. Bartone replied they are responsible for designing all of the HVAC equipment. Chair Carellas asked if he has any hard core specifications for putting up the building? Mr. Bartone replied they are not going to spend money for designs without approvals, the buildings aren't designed and specified yet. Chair Carellas asked if he's designed other facilities like this? Mr. Bartone replied they are moving towards air cooled technologies. Chair Carellas further asked where would they be getting the water? Would it be coming from the aquifer? Mr. Bartone replied it would be from the water utility not from the aquifer, it's not a reliable source and would never get engineered.

Member Salois asked if they could get a hold of their engineer to get information that would be helpful to the Board members in regards to the usage? Mr. Bartone further added there will be no wells, it will have to be serviced by water utility. Member Salois asked for further information from them on these units from engineers? They already have information, information from flyers, and usage from these helpful to us.

Member Magarian asked if the stormwater will be recycled on the site. Could it be used on the cooling systems? Mr. Bartone stated he has never heard of that but it's a novel idea to use rain water and stormwater. Member Salois asked about the decibels of the fans? He added noted they need to control the noise level. Mr. Bartone noted the project plan is included in the air cooled chillers in roof tops, the information was submitted in addendums to the application. He handed out copies and added it meets the requirements for Westfield and the state which address concerns.

Member Crowe asked about the generators. Mr. Bartone explained the average building is 24 megawatt building and has roughly 12 generators with one additional generator as a backup. Mr. Bartone further explained the makeup of the generators and how the generator contained the fuel storage all in one unit. The capacity of the generator stores 6500 - 13,000 gallons of fuel. The generators would be located at the rear of the buildings, he also added they are regulated by the EPA regarding ignition requirements, emission controls.

Chair Carellas asked about the process for removing diesel fuel? Mr. Bartone explained the diesel fuel typically lasts for 6 months. They exercise the generators once a week to test them. At the end of the 6 months typically they are almost out of the fuel, at that time they have more fuel delivered and they top off what is left in the tank.

Member Puza asked about the fuel in case of a spill/ the tanks are double lined and remotely monitored, there is no chance of leaking and there are also baffle too.

Planner Vinskey noted the plans do not show generators. Mr. Bartone proceeded to show on the plans where the generators would be housed.

Member Salois asked if the tanks are double walled. Yes. The description of safety measures are in the addendum and the manufacturing data as well, double walled double lined, monitored double walls. Mr. Corey not common for additional containment area. Chair Carellas asked if they would be running the generators at the same time? Mr. Corey they would be run during the day 2 at a time, various hours. Not at night time. Want to be careful with the diesel fuel.

Chair Carellas asked about pollution control, there will be no hazardous materials stored on site, no road salt? Mr. Bartone replied it would have to be approved by the necessary departments. Chemicals on site? Nothing of significance, HVAC equipment glycol, nothing of significance. He further noted one of the things they are considering is to install an underground heating system, there is a lot of heat that is rejected, they are thinking of recalling the heat and using it for snow melt, it would be a good source of energy.

Member Puza asked about the fire suppression system? Mr. Bartone stated he was not sure what type of a system it is but will get that information.

Member St. Hilaire asked about the disruption to the properties and consideration of the wildlife, box turtles? What will be done besides pushing the dirt over? They had discussions with Natural Heritage regarding mitigation measures to address those concerns and to identify areas where they could be located. They worked with Natural Heritage and identified property across the street from Lowes, a 13 acre parcel. He added the turtles like to be near a water mix and mud, this will be a prime location for the turtles there is also a 36 acres behind Lowes that is protected under Natural Heritage.

Member St. Hilaire asked if they would be willing to do an easement agreement with the city if they decide to do a bike path. Mr. Bartone stated they have not had any conversations with the city, adding the data center has to be secure, there will be secured areas, a lot of the property is wetlands, if they can accommodate that, they would be willing to cooperate.

Member Crowe asked if the whole compound is fenced in? The developed area around the data center will be fenced in.

Member Salois inquired how the switch yard would be surfaced? There will be deep stone gravel throughout the area.

Member McEwan asked if they have a repurposing plan, decommissioning plan? Someone will walk away from this someday. No specific plans. Member Salois asked about the 2 buildings on Ampad Way, will the generators be in back? They will be off Ampad Road there will also be sidewalks completely around the building.

Chair Carellas asked about waste disposal and the computer equipment not ending up in the landfill he felt there is a real demand for it. Chair Carellas asked if they would offer ways for people who have computers an opportunity to get rid of their recycled computers. Mr. Bartone said that is something they would consider.

Chair Carellas asked about a disaster? Mr. Bartone stated these are designed to mitigate against it. He hasn't read of any significant loss.

Member Puza asked about tractor trailers? How often do they come and go? Mr. Bartone replied generally speaking each building has a single loading dock, there are 1 or 2 tractor trailers at most, nothing of significance, there could possibly be some box trucks or single axle trucks.

Member Bowen asked if the tractor trailer traffic for the construction piece could be coordinated.

Member Puza asked about 400 plus good paying jobs? How many working within compound? Mr. Bartone replied about 40 F.T.E. s 3 shifts operation. Average roughly 40 per shift.

Member Salois asked about stormwater. Mr. Lambert stated they are in the process of addressing those comments.

Open to the room?

David Flaherty - Congratulated the applicants on their work.

Containment of diesel will be a requirement. Generators come in containers with noise baffles, are those containers in noise baffles? Roof top? Mr. Bartone stated the walls are designed to mitigate a/c equipment, generators are below roof tops.

Batteries where stored? UPS systems are inside the building, designed to carry load for 15 seconds plus engineering requirements. Mr. Flaherty asked about the fire suppression.

Mr. Flaherty asked about environmental reports? Air testing? Mr. Bartone indicated he was not aware of any air testing.

Mr. Flaherty asked about the 47 acres of tree clearing? Will there be a preservation restriction? Mr. Bartone replied he could get back to the Board on that. He further asked if the trees could be donated? Yes.

Mr. Flaherty asked about the status of Conservation or MEPA? Mr. Corey- wetland delineations completed on site, plans filed, Eastern Box Turtle survey done and expect to file ANRAD and Conservation within the next few weeks, once reviewed and approved for the wetlands they will make a filing with Conservation for phase 1, with Natural Heritage for Eastern Box and then MEPA notice.

Joshua Ouilette-31 Meadowbrook Lane -Landscaping and pesticides use?

Mr. Bartone don't believe so, there will be landscaping on the property, minimal based on restrictions with wetlands, will be landscaping around saw retention basins, don't believe any pesticides would be used for any kind of weed control, grass cut and maintained, don't see part of project. Chair Carellas again no salt, no pesticides, no chemicals.

MaryAnn Babinski-114 Rogers Avenue - Water resource zoning ordinance read section 3-.70? Does this apply? She further added this is the recharge area for Southampton too. Planner Vinskey informed her a portion is in the aquifer but it is not being touched, therefore, aquifer regulations would not apply, so typical conditions that go on those applications would not be standard here - but the board could impose them if it wanted.

Ms. Babinski further noted her concerns regarding traffic during consideration, neighborhoods over there had issues in the past, restrictions especially during construction time, and she is hoping they will be able to direct people away from that neighborhood area. Especially during construction time.

Ms. Babinski asked if they could have signage to direct traffic out? Mr. Bartone said there would be no problem. Most of the traffic would be coming from Amped Road for the Phase 1.

Ms. Babinski further asked about cleaning up and monitoring dumping that occurs in that area. Is there a plan for regular maintenance routines?

Barbara Rokosz -Read from report regarding trees.

Planner Vinskey informed the Board the applicant is meeting the parking requirement for phase 1 excluding accessory building, it does not meet the requirement after phase one. The applicant is proposing using the shared parking special permit to allow the reduction in parking he wanted to make sure the Board was aware of that, and OK with interpreting it that way.

Mr. Corey reviewed the parking requirements for data center buildings is 1 per 3,000 s.f. under the regulations data center will require a lot of parking for most of the building. He felt the data center would not require a lot of parking as the shifts are staggered, if needed they could park in another parking area. That is why there is a special permit for the shared parking; proposed about twice what is needed. Member Puza asked if there would be a bike rack? Yes, there would be.

The Board did not take exception to using the shared parking special permit to reduce parking requirements.

Joshua Ouellette (Chair Carellas agreed to let him show the slideshow/screen)

Mr. Ouillette presented the slide show, which contained photos along the project area which included photos/video of birds, insects, wildlife, plants. During the slideshow he voiced his concerns regarding the environment and the natural habitat and how the project would be detrimental to it. He was hoping the meeting would be continued.

Member Crowe stated she agrees with preserving and protecting resources, but people have to understand that we need to balance business interests.

Planner Vinskey stated he expects the applicant will be revising plans and stormwater.

Member Crowe MOTIONED, duly seconded to continue to October 19. All in favor.

#### E. Other Business

- Deliberations/findings pursuant to M.G.L. 121A concerning Servistar Realities LLC - Data Center Project - off Servistar Industrial Way

Planner Vinskey informed the Board he updated the draft findings/report following the hearing held yesterday; the Board has had access to the basic draft for weeks.

Members Bowen and Salois were not comfortable to vote yet. Member Salois stated his concerns were the 40-year agreement with no amenities listed.

Member Goyette felt the report was well written and he supports it. Members Crowe, Magarian were fine with it. Member Bowen stated he did not agree with finding 6 (that the project constitutes a public use and benefit), Member Salois had no problem with finding 6 but noted his opposition was the lack of amenities in the 6A agreement. He read language from the state 121A guide that *"The standard duration of a 121A agreement is a minimum of 15 years. This period may be extended by up to an additional 25 years -- for a total of 40 years -- if the developer agrees to include certain "amenities" in the project. Among the types of amenities earning an extension of the 121A agreement are handicapped facilities, the employment of minorities or neighborhood residents, the preservation of open space and the rehabilitation of historic buildings. Subsidized housing for low and moderate-income persons is always eligible for a 40-year agreement."*

Chair Carellas felt it qualified under finding 6 and meets the requirements of the 7 findings; he quickly ran through them. Member Goyette felt the Planning Board's job is the findings, the Planning Board should not go beyond making the findings. The Council can look at the financials.

Member Crowe also felt the Board's place is the findings, everything else can be left to the Council. Member Salois felt the Board can disapprove and make recommendations to the council. He further noted he would like to see specific amenities.

Planner Vinskey noted the Planning Board should look at it from a planning perspective primarily and can leave the financial agreements and legalities to the City Council. He further noted the Board can approve, disapprove, or disapprove with modifications and has 45 days to act, if more time is needed to consider this. It is on Council's agenda for Thursday since he thought the Board might act tonight, given the Mayor's proposed schedule.

Chair Carellas noted he understands where Members Salois and Bowen are coming from but the Planning Board's purview is to find it meets the findings.

Member Bowen felt that 121 requires that if the agreement is for 40 years the amenities have to be listed and they are not listed. Member Goyette stated this vote is just from the Planning Board's perspective, the City still has the right to modify.

Planner Vinsky further added the Board's report is only as an advisory role, similar to the Board's recommendations for zoning changes.

Attorney Jane Mantolesky (for Servistar Realities) was allowed to address the Board and read from the text of MGL Ch. 121A Sec. 10 in an attempt to clarify the amenities concerns. Mr. Corey spoke briefly afterwards, that the amenities are open space, payments, job creation.

Chair Carellas noted after looking at the law he feels the Board can approve the findings. Carellas stated the Board can vote to approve, disapprove or disapprove with recommendations.

Member Goyette MOTIONED, seconded by Member Crowe to approve the 7 findings and to approve the application for 121A.

By roll call vote:

|                    |   |     |
|--------------------|---|-----|
| Member St. Hilaire | - | yes |
| Member Bowen       | - | no  |
| Member Magarian    | - | yes |
| Member Crowe       | - | yes |
| Member McEwan      | - | yes |
| Member Goyette     | - | yes |
| Member Carellas    | - | yes |

Chair Carellas asked that the vote tally (6-1) be included in the report. Vinsky stated he would promptly transmit it to Council. Following the vote, the Board noted they would like to see stronger amenities language added, as was discussed. Vinsky stated he could add that under finding 6. Agreed.

- Review of modifications to wireless communication tower (approved 6/18/02)-  
15 Washington street

Vinsky informed the Board they would like to make changes to the facility located at the police station; there was a previous Board approval. He noted the tower would not be getting taller, most adding ground equipment; a project representative was in attendance. Member St. Hilaire motioned, seconded by Crowe to consider the modifications as being minor, under the current permit.

|                    |   |     |
|--------------------|---|-----|
| Member St. Hilaire | - | yes |
| Member Bowen       | - | yes |
| Member Magarian    | - | yes |
| Member Crowe       | - | yes |

|                 |   |     |
|-----------------|---|-----|
| Member McEwan   | - | yes |
| Member Goyette  | - | yes |
| Member Carellas | - | yes |

- Discussion of regulation/limitation of Marijuana production operations

Member Salois suggested postponing until the 19<sup>th</sup>. Member Goyette also would like temporary banners added, noting the Southampton Road marijuana banners.

- Board representative membership selection (2) for Master Plan Committee

The Board recommended Member Puza and Salois to serve. Chair Carellas volunteered to fill in as an alternate.

#### F. Other

Councilor David Flaherty addressed the Board, he felt the Board misinterpreted their role with the 121A agreement, he felt the Board was not given clear guidance.

The meeting was adjourned at 10:43.

APPROVED