

**Westwood Planning Board Minutes
Tuesday July 12, 2022
7:00 pm
Via Zoom Remote Participation
Westwood, MA 02090**

Pursuant to Chapter 20 of the Acts of 2021, On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until July 15, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order. The July 12, 2022 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chairman Pfaff at approximately 7:00pm. The remote meeting was video recorded by Westwood Media Center and was available on Comcast channel 12, Verizon channel 42 and on Westwood Media's YouTube channel https://www.youtube.com/results?search_query=westwood+media+center. Chairman Pfaff explained the meeting procedures, and how the Planning Board process works.

Present via Remote Participation:

Planning Board members present via Roll Call: Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne, Philip M. Giordano and Joshua C. Ames Staff members present: John Charbonneau, Town Planner, Nora Loughnane, Director of Community & Economic Development, Pat Ahearn, Town Counsel and Jessica Cole, who recorded the meeting minutes.

Proposed ANR Plan for 615 High Street.

John Glossa was present representing the owners. The owners want to create two non-buildable lots. The plan has been approved by the Land Court as to form. Following the Planning Board's endorsement, it will be sent back to Land Court for recording.

Board Comments:

- Are any abutters interested in purchasing? *Mr. Glossa, there has been talk, but no purchase and sales. Some lots could benefit.*
- Minimum lot size for this zone? *40,000 sf.*

Action Taken:

Upon a motion made by Ms. Wynne and seconded by Mr. Ames, the Planning Board voted in favor (5-0) via roll call vote to endorse the Approval Not Required Plan for 615 High Street, dated March 22, 2022 as not requiring approval under the Subdivision Control Law.

Continuation of Public Hearing for Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) of Proposed In-Ground Pool and Site Redevelopment – 122 Wilsondale Street (continued from 6/28/22).

Mr. Charbonneau stated that BETA and the Conservation agent needed more information from the applicant before an Administrative Land Disturbance Approval can be issued. The recommendation is to continue this public hearing to August 9, 2022 to allow time to grant the Administrative Land Disturbance Approval.

Action Taken:

Upon a motion made by Ms. Wynne and seconded by Ms. Rollings, the Planning Board voted in favor (5-0) via roll call vote to continue the public hearing for the Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Application for 122 Wilsondale Street to Tuesday, August 9, 2022 at 7:00 pm in the Champagne Meeting Room located at 50 Carby Street, Westwood, MA, unless the Governor or State Legislature extend the suspension of certain provisions of the Open Meeting Law (MGL C. 30A, §18) allowing for remote meeting participation beyond the current expiration date of July 15, 2022, in which case this public hearing will instead be held remotely via Zoom and the Town website will be updated to include a updated meeting agenda and Zoom information will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Point of Order:

Mr. Ahearn stated that the bill will hopefully make it to the Governor's desk and be signed prior to the Planning Board's August 9 meeting.

Continuation of Public Hearing for Environmental Impact & Design Review (EIDR) of Proposed Gas Station/Convenience Store Redevelopment – 394 & 396 Providence Highway (continued from 6/28/22).

Mr. Michael Brown, Mr. Andrew Delli Carpini and Mr. Gregg Burnett (DiPrete) were present. Mr. Brown received the comments from BETA, and is looking for comments from the Planning Board.

Stephen Borgatti from BETA was present to summarize the comments from BETA. There are no major changes to the suggested project layout, but BETA would like to see several changes to the Stormwater Management system. BETA also requests additional information in the Traffic Assessment to further assess the anticipated queuing at the drive thru, effects on nearby intersections at Providence Hwy and Walper Street and Providence Hwy and Everett Street. Mr. Borgatti also recommended removing porous pavement from the plan and having the project looked at by a licensed Site Professional to determine what soil and groundwater contamination remains at the site.

Board Comments:

- Special Permit for light motor vehicle service? *Mr. Charbonneau: It includes gas, it qualifies under the definition in the Zoning Bylaws.*
- Traffic impact: What can we expect? *Mr. Brown: Will need MassDOT approval.*
- Route 1 and intersection at Everett Street, consider impacts on the intersection and look into alterations to the drive-thru queue? *BETA: MassDOT has tried to address this intersection in the past.*
- Traffic, biggest concern, pedestrians cutting through the drive thru traffic. How do we keep people safe?
- Spills and incidents that have caused contamination, any idea how extensive? *BETA: It seems that there is ongoing monitoring going on at the site. Contamination in the groundwater at the site, currently a controlled spill. Mr. Carpini: Has a Certified Environmentalist on staff. He understands how to handle contaminated soil.*
- Contaminated soil at the other Shell Station? *Mr. Carpini: He does not remember. They do spot drilling.*

Public Comments:

None

Action Taken:

Upon a motion made by Mr. Ames and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to continue the public hearing for the Environmental Impact & Design Review (EIDR) Application for 394-396 Providence Highway to Tuesday, August 9, 2022 at 7:00 pm in the Champagne Meeting Room located at 50 Carby Street, Westwood, MA, unless the Governor or State Legislature extend the suspension of certain provisions of the Open Meeting Law (MGL C. 30A, §18) allowing for remote meeting participation beyond the current expiration date of July 15, 2022, in which case this public hearing will instead be held remotely via Zoom and the Town website will be updated to include a updated meeting agenda and Zoom information will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Public Hearing for Consideration of Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval – 121 Cedar Lane.

The applicant Mr. Dean Sandonato and Mr. Alex Lyon, Landscaper were present. Mr. Sandonato said that the Conservation Commission issued an Order of Conditions for tree removal further back in the yard in 2020. He said he never received the original but has not met with Karon Catrone, Conservation Agent, and received a signed and stamped as a true copy Order of Conditions From 2020 recording at the Norfolk registry of deeds. Currently there is no access from the deck to the lower yard.

Mr. Lyon went through the proposed project. In order to complete the project they have to build a Fieldstone retaining wall.

BETA Comments:

Stephen from BETA explained that it is a straightforward project.

They are creating a swale, so make sure there is adequate erosion control along the swale to make sure there is no sedimentation into the wetlands. BETA wants to see a riprap apron at the end of the swale.

Make sure there is no damage to the wetlands and the road with construction vehicles.

Board Comments:

- Already done the clear cutting? Will you cut more? *It was done in 2019 and cleaned up and grew grass.*
- What type of trees to grow? *It was specified by the Conservation Commission, which are natives.*
- Is fencing required due to change in grade from top of wall to grade below wall? *Mr. Lyon: In lieu of a fence on the wall he will add Evergreens and will backfill with septic quality gravel and screened loam.*
- Are proposed Evergreens on top of the wall native species? *Mr. Lyon: Native and propagated in Newport, RI.*

Public Comments:

Mr. Previtara: If they are creating an additional swale, shouldn't the Conservation Commission sign off on that? Shouldn't there be updated plans recorded at the Registry of Deeds?

Mr. Charbonneau was not sure, and will follow up with the Conservation Agent, Karon Catrone.

Mr. Lyon mentioned that he has proposed a Cultec ground water recharging system and it is on the final plan. What plans are recorded at The Registry of Deeds? *The order of Conditions from the Conservation Commission.* Will the new plans showing the Cultec system be recorded at the Registry of Deeds? *Mr. Lyon: It should not be a problem to record them.*

Did the Conservation Commission vote for changes along with a Maintenance Plan for the Cultec system? *Mr. Lyon: Said Ms. Catrone went to the site and the Cultec Plan was discussed. Mr. Lyon will record the plan at the Registry of Deeds and it will be a condition of the project.*

Mr. Previtara:

All Cultecs in Westwood have a Maintenance Plan. You can't do that without a schedule for visuals. *Mr. Lyon: There is an observation port into the Cultec chamber.*

Mr. Ahearn suggested adding conditions for Conservation review and approval.

Mr. Vakhutinsky: an abutter at 109 Cedar Lane. Mr. Sandonato cut down lots of trees without Conservation Commission approval. Why are we talking about this project? Abutters constantly have runoff from the storms. Environmental disaster. *Mr. Pfaff: Sounds like you need to deal with the Conservation Commission. We are only here to talk about the Earth Material Movement. Ms. Loughnane: There is an Order of Conditions on the property, it was issued following a violation by the owner's removal of trees without prior approval. The Conservation Commission reviewed a late filed application. They issued an Order of conditions, the only outstanding item is that the Order of Conditions should have been recorded. There is a three year period of time from the issuance of the Order of Conditions for the applicant to comply with planting required by the Order of Conditions. This is a new land disturbance, unrelated to the order of conditions. If the proposed plan is acceptable to BETA and the Conservation Agent, Then the land disturbance approval will be granted. The Planning Board is only voting on the transport of earth material And can condition that EMM-EIDR decision on any other required approval, including Land Disturbance Approval.*

Final comments:

- Chair: Sounds like the Conservation Agent needs to weigh in on the Cultec system.
- Mr. Ahearn agreed.
- Any concern on the height of the wall? Will it need a fence? *Talk to the Building Department.*

Mr. Charbonneau read aloud the recommended conditions.

Action Taken:

Upon a motion made by Mr. Ames and seconded by Ms. Wynne, the Planning board voted in favor (5-0) via roll call vote to grant Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 121 Cedar Lane with the following conditions:

1. Prior to start of work on the Project, the Applicant shall submit revised plans, as follows:

- a) Provide a riprap apron or level spreader at the end of the proposed swale to mitigate erosion potential.
- b) Provide proposed specifications and detail for riprap armoring, including depth of riprap, sizing of material, and means of securing riprap in place such as geotextile fabric.
- c) Depict location of boulder wall on the construction plans, to scale. As shown on the wall drawings, the existing driveway will be blocked by the wall.
- d) Provide grading design of area surrounding proposed wall.
- e) Provide additional stone tracking pad within the existing driveway.
- f) Include provision to repair existing bit concrete berm if damaged by construction vehicles accessing the Site.

2. If the Project involves blasting to remove any ledge, a blasting permit shall be obtained from the Fire Department and pre-blast surveys of the abutting and nearby properties shall be conducted prior to any blasting.

3. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same, and shall obtain all required approvals prior to the start of any work.
4. Any alterations, modifications, deletions or changes to the EMM-EIDR Approval shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative EMM-EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of EMM-EIDR Approval for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the EMM-EIDR Approval and will require a new public hearing before the Planning Board.
5. The Project shall be constructed in full conformity with the submitted plans and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
6. The existing pavement on Cedar Lane shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
7. All trucks carrying earth material to or from 121 Cedar Lane shall be required to access Cedar Lane from eastbound or westbound Dover Road by turning north onto Rock Meadow Road, and then turning immediately left onto Cedar Lane and proceeding to the site; and all such trucks shall be required to travel from the site by proceeding south on Cedar Lane, then turning right onto Rock Meadow Road, then turning right or left onto Dover Road. No trucks associated with the Project shall be permitted to travel on any portion of High Rock Street or High Rock Lane, nor on any portion of Rock Meadow Road or Cedar Lane that lie to the east of the Project site.
8. Any trucks delivering or removing materials shall be covered as to prevent said material from spilling onto the public roadway and any spilled material shall be cleaned from Cedar Lane, Rock Meadow Road, Dover Road, and any other roadways traveled in the transport of earth material to and from the site.
9. There shall be no substandard or hazardous fill material used with this Project. Prior to the import of any earth material, the Applicant shall submit certification to the Town Planner and Building Commissioner from the company providing said material, stating that the material does not contain any hazardous material.
10. All Project-related construction activities, including any ledge removal, tree removal, and all earth material movement, shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
11. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
12. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times throughout the period of construction.
13. This EMM-EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this EMM-EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Action Taken:

Upon a motion made by Mr. Ames and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to close the Public Hearing for Consideration of Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval – 121 Cedar Lane.

Pre-application Discussion of Anticipated Mixed-Use and Multi-family Residential Overlay District (MUMFROD) Special Permit Application for Proposed Mixed-Use Development at 22 Everett Street.

Attorney Peter Zahka was present with Mike McKay and Giorgio Petruzzello to make a pre-application presentation of a potential mixed-use multi-family development at 22 Everett Street. They met with the Land Use Committee to discuss potential development of the property.

Mr. Petruzzello executed a Purchase and Sales Agreement and had environmentalists look at the property. It will cost \$1M to clean up the site. Mr Zahka discussed the anticipated school impacts, environmental impact, and the MUMFROD Regulations.

Mr. McKay gave a presentation on existing conditions, and options that included residential units, in 4 buildings, along with parking spaces and retail space.

Mr. Zahka went through a comparison chart demonstrating three possible scenarios. Alternative 1, Alternative 2 and the Preferred option.

Board Comments:

- The MUMFROD allows density of up to 15 units/acre by right. For higher density the Planning Board has discretion. Concerns with the proposed density and potential effects on Purgatory Brook.
- Concerned with the density impact on the natural habitat.
- What is the status of the Town meeting article's certification by the Attorney General's Office? *Mr. Ahearn: We should get a response by the end of August.*
- Any updates on the complaint in regards to the zoning article? *Mr. Ahearn, not yet.*
- Have you done a project at this scope before? *Mr. Petruzzello: Have done multiple large projects at the same time, not one single project of this scale. Comfortable with the size of this project and will do it in phases.*
- Range of the rents? *Mr. Petruzzello: Market rate rents, approximately: 1 bedroom-\$1,600-1,700, 2 bed-\$1,900-2,000, 3 bed \$3,200-3,500. Dependent on market conditions at time of offering.*
- Screening of your tenants? *Mr. Petruzzello, yes, all done in house.*
- Private road? Trash pickup and plowing? *Mr. Petruzzello: Yes, 100% responsible for managing landscaping, garbage, etc.*
- Please don't make any decisions until after the summer so residents can comment.
- Disappointed in the green space.
- Traffic is already a problem in this area.
- Lower density is preferred.
- Can't consider the zone until it is approved. *Mr. Ahearn: It is a pending zoning bylaw.*
- \$50,000 tax revenue to the town? *Mr. Zahka: Yes, but will independently verify.*
- Would like a deeper explanation See anticipated numbers of school children.
- Who controls the intersection? The State, Norwood, Westwood? *Ms. Loughnane: Coordinated by MassDOT District 6.*
- Architectural design seems a little contemporary for Westwood.
- South Brook is not a drainage stream but a perennial stream.
- Would like to see more extensive public spaces that would be beneficial.
- What kind of businesses would like to see in this facility? *Mr. Petruzzello: Preferred: Office space, retail, a mixture of what you see in Islington. Vision of the space? Love the feel of Islington Village. Neighborhood effect. Option 2 cannot do that only option 3. Green space can be handled in 7 acres.*
- It will be a long process and Mr. Petruzzello wants the residents involved.
- Given any thought to other zoning? *Mr. Petruzzello: Looked at Senior Housing, but can't make it work.*
- All rentals? Condos? *Mr. Petruzzello: All rentals.*

Review of Comprehensive Plan Implementation Action Items – The Board will review the Implementation Action Table in the 2020 Comprehensive Master Plan and discuss which, if any, actions the Board wishes to pursue in 2022/23.

Ms. Loughnane stated that this is just an introduction and she went through the actions. She suggested looking at the Planning Board strategies and discussing what needs to be done.

This is an initial review for The Five-Year Plan that was adopted in 2020. That the Planning Board should be looking at it on an annual basis.

Board Comments:

- Color coded to show completed or nearly completed items in green and items that are in early stages in yellow.
- Look at the white boxes, Especially those marked “high priority”.
- We could address T26. Review and update zoning bylaws, regulations for complete streets, sustainability, and accessibility.
- People are concerned with sidewalks, accessibility & safety.
- Lower speed limits especially as we look at more density.
- Goal is to remind the Board of the items in the implementation Matrix That the Board should be looking at.
- Strategy of how to address.
- Support prioritizing sustainability, speeding on roads, tightening up bylaws, preserving parts of our past.
- The Planning board will focus on High Priority and Short Term items.
- Reconvene on August 9 and focus on these Implementation Actions.

Preliminary Discussion of Potential Zoning Amendments – The Board will introduce and discuss any potential Zoning Amendments which Board members wish to pursue in 2022/23, and will provide direction to the Town Planner for the drafting of any proposed Zoning Amendment Warrant Articles for presentation to the Select Board and for consideration at a future public hearing. Potential Zoning Amendments may include, without limitation, Housekeeping Amendments and amendments related to Section 18 of Chapter 258 of the Acts of 2020 adding new Section 3a to Chapter 40A (the Zoning Act) of Mass. General Laws applicable to multi-family zoning by-right in MBTA communities.

Traditionally the Planning Board tries to hold all zoning amendments for the Spring Town Meeting. Now is the time to be thinking about any zoning amendments to be considered in May 2023. Any proposed zoning amendments Board members wish to pursue can be drafted by Mr. Charbonneau.

Board Comments:

- Eliminate some waivers? Ms. Loughnane: The Board should discuss potential Zoning Bylaw amendments and changes to their Rules and Regulations.
- Should have some directions to give to Mr. Charbonneau so that he can prepare drafts for the Board’s review in September.
- Explore the idea of an overlay district for a Starter Home District.
- Like to understand the Scenic Roads. Ms. Loughnane: These Scenic Road regulations are the most outdated, and should be tackled first.
- Sustainable design, new construction low impact design, EV requirements parking.

Review of Draft Meeting Minutes from June 28, 2022.

Upon a motion made by Mr. Giordano and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) to accept the minutes from June 28, 2022 as presented.

Updates from Agency and Committee Representatives.

None.

General Miscellaneous Updates and Administrative Items.

None.

Adjournment:

Upon a motion made by Mr. Giordano and seconded by Ms. Rollings, The Planning Board voted in favor (5-0) via roll call vote to adjourn at 10:28pm.

List of Documents:

Link to Documents: http://westwoodtownma.igmp.com/Citizens/Detail_Meeting.aspx?ID=1717
 Link to the Planning Board web page: <https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division>

<p>615 High Street ANR Plan, Glossa Engineering, 3/22/2022, 1 page. 394-396 Providence Highway: Property Owner Authorization Coblea, Westwood Planning Board, 5/5/2022. 1 page. Property Owner Authorization McDonough, Westwood Planning Board, 5/5/2022. 1 page. Site Plans, DiPrere Engineering, 5/4/2022, 22 pages. Stormwater Drainage Report, DiPrere Engineering, 5/4/2022, 80 pages.</p>	PDF
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<p>Traffic Impact Study, Colbea Enterprises, LLC, May 2022, 249 pages. Project Description, Adler Pollock & Sheehan P.C., 5/5/2022, 9 pages. Presentation Model Waiver Request, Adler Pollock & Sheehan P.C., 5/5/2022, 1 page. Drawings-Renderings, Harrison French & Associates, Ltd., 4/18/2022, 3 pages. Photos, 6 pages. Other Signage, DiPre Engineering, 5/4/2022, 11 pages. Exterior Lighting Plan, 1 page. Legal Notice 394 Providence Highway, Westwood Planning Board, 5/11/2022, 1 page. BETA Peer Review, From: BETA, 7/7/2022, 18 pages.</p>	
<p>121 Cedar Lane, Recorded Public Hearing Notice, Westwood Planning board, 6/15/2022, 1 page. 121 Cedar Lane-Current Existing Conditions, Site Design Professionals, LLC, 5/12/2022, 1 page. 121 Cedar Lane-Sheet 1 revised 7-1-22, Site Design Professionals, LLC, 5/12/2022, 1 page. 121 Cedar Lane-Sheet 2 revised 7-1-22, Site Design Professionals, LLC, 5/12/2022, 1 page. 121 Cedar Lane-Proposed conditions, Site Design Professionals, LLC, 5/12/2022, 1 page. Proposed Boulder Wall Plan, Lyon Landscape Nursery, Inc., 2/16/2022, 1 page. Landscape Grading Plan, Lyon Landscape Nursery, 1 page. NOI Plan last revised 1-19-21, Site Design Professionals, LLC, 10/19/2020, 1 page. Existing Conditions photo 1, 1 page. Existing Conditions photo 2, 1 page. Existing Conditions photo 3, 1 page. Ext. Lighting Waiver Request, 1 page. Presentation Model Waiver Request, 1 page. Stormwater Drainage Waiver Request, 1 page. Traffic Impact Waiver Request, 1 page. 121 Cedar Lane Engineering Review, BETA, 6/23/2022, 5 pages. 121 Cedar Lane EMM EIDR Project Description, Lyon Realty LLC, 6/28/2022, 2 pages. Staff comments-121 Cedar Lane, 1 page.</p>	
<p>112 Wilsondale Street Waiver Request, Alison Campbell Design, 5/2/2022, 1 page. Existing Conditions Photographs, May 2022, 2 pages. BETA Review Comments 7-8-2022, BETA, 7/8/2022, 2 pages. Landscape Planting Plan revised 7-5-2022, Alison Campbell Design, 7/5/2022, 1 page. Erosion Control Plan 7-7-22, Alison Campbell Design, 7/7/2022, 1 page. Drainage Plan with calculations 6-23-22, Samiotes Consultants Inc., 6/23/2022, 3 pages. Drainage Plan-BETA markup, Samiotes Consultants Inc., 6/23/2022, 3 pages. Retaining Wall Detail, Alison Campbell Design, 1 page. Trucking Map, 1 page. Existing Site Plan, O'Driscoll Land Surveying, 10/16/2020, 1 page. Grading Plan, Alison Campbell Design, 1/12/2022, 1 page. Landscape Plan, Alison Campbell Design, 1/4/2022, 1 page. Project Description, Alison Campbell Design, 5/2/2022, 1 page. Storm Water Drainage Report, Alison Campbell Design, 5/2/2022, 2 pages. Legal Notice, Westwood Planning board, 5/11/2022, 1 pages. Decision-Wilsondale Street 122 EMM EIDR, Westwood Planning board, 6/23/2022, 6 pages. Staff comments-122 Wilsondale, 1 page.</p>	
<p>22 Everett Street Pre-application Meo-Everett Street, Petruzzello Properties, LLC, 9 pages. L-1.1a Mumfrod Preferred Option, McKay Architects, 5/19/2022, 1 page. 22 Everett Street-Photograph, April 2022, 1 page.</p>	
<p>Review of Comprehensive Plan Implementation Action Items Implementation Matrix-Planning, 13 pages. Comprehensive Plan 2020, 12/15/2020, 544 pages.</p>	