

Present: Michael Fee (Chairman), Joe Sziabowski, Christopher Morely,  
Michael Hunter, Eric Poch, Jody Kablack (Director of Planning and  
Development), Lisa Eggleston (Associate) ( arrived 8:30 p.m.)

At 7:00 p.m., Chairman Fee called the meeting to order.

**Joint Meeting of the Planning Board and Design Review Board (DRB) –  
Membership Interviews of Candidates**

Present: Deborah Kruskal, Patricia Windle and Dan Martin

Craig Lizotte, 161 Powers Road, has lived in Sudbury for 5 years and coaches Sudbury Youth Soccer and is a cub master. He is a registered professional civil engineer and works for VHB in Worcester. His previous municipal experience is on the Board of Health in Walpole, and on the Finance Committee in Upton, MA. He enjoys working/volunteering in the community where he lives. He does land permitting for VHB and appears before municipal boards frequently. He also works with architects, landscape architects and design professionals. He does not have significant familiarity with landscape species, but does feel he understands building scale and community character. Most of his experience is in the practicality of construction projects.

Chris O'Halloran, 246 Horse Pond Road, has lived in Sudbury for 2 ½ years, relocated from Portland, Oregon. He is an Art Director in a small firm and has a design background. He is a problem solver and works within guidelines in his job. He also works with clients to create products and feels that his work experience qualify him for the position on the DRB. He has no municipal experience, but loves the character of Sudbury and has a desire to volunteer in the community.

Juan Cruz Molina, 110 Barton Drive, has lived in Sudbury since 1998, and he is a licensed architect. Mr. Molina stated he is a principal of an architectural firm, which works primarily with commercial and retail clients. He noted that he has had experience with signage issues from both perspectives, and summarized some of his recent projects at the Natick Mall and with the Boston Red Sox.

In response to a question from Mr. Morely, Mr. Molina stated that he views the signage on Route 20 as mostly tasteful. However, he noted that his least favorite locale is the Japanese restaurant Fugaku complex, which he believes is difficult to approach, is not attractive and has a loading-dock like appearance. Mr. Morely noted to him that, indeed, at one time, it was a loading dock for a previous company. Mr. Molina further noted that his least favorite sign is the large directory at the Shaw's plaza. Mr. Morely stated that the Town tries to balance the need of businesses to attract customers with the Town's aesthetics.

In response to a question from Mr. Molina, Mr. Martin stated that larger companies traditionally do get larger signs, and that the DRB is open to suggestions regarding architecture and signage. Ms. Kriskal stated that the DRB was instrumental in working with Lotus Blossom to decide its final sign selection.

Andrew Mayo, 37 Clark Lane, has lived in Sudbury for a few months and would like to become involved in the community. Mr. Mayo is a designer for an architectural firm in Somerville, which has done residential and institutional projects. He noted that he has seen both sides of the negotiations necessary to complete commercial construction projects.

In response to a question from Mr. Martin, Mr. Mayo stated he has had limited experience with landscaping, depending on the project. He also explained some of his observations from working with the Cambridge Historical Commission.

Ms. Kablack noted that members of the Design Review Board are volunteers, and that the Board has no formal staffing. She further noted that the process with applicants is respectful, and if additional support is needed, issues are brought to the Planning Board's attention.

Mr. Mayo stated that the overall goal should be for the Town to embrace businesses and that those businesses also embrace the culture of the Town. In response to a question from Mr. Morely, Mr. Mayo stated that the intersection of Route 20 and Union Avenue is particularly unattractive, with a hodgepodge of buildings. However, he further noted that the rest of Route 20 works and businesses blend in well. Mr. Morely noted that a dramatic difference can be noticed on Route 20 in Marlboro.

The interviews concluded at 7:50 p.m., and Chairman Fee thanked all the candidates for their interest.

A brief discussion of the candidates ensued between the two Boards. The consensus was that one of the two vacancies should be filled, if possible, with a registered architect.

Ms. Kruskal stated her preference for Mr. Molina and Mr. Lizotte, based on their wide breadth of experience. Chairman Fee concurred that these two candidates would bring the most practical experience to the Board.

Ms. Windle expressed her preference for another graphic designer and believes Mr. O'Halloran would be a good choice, since the DRB is primarily an aesthetic Board. She also believes that the skills of Mr. Lizotte, as a civil engineer, may be better suited for the Planning Board or Permanent Building Committee.

Mr. Morely stated that Mr. Molina's signage and architectural experience make him the front-runner for one position. Mr. Martin concurred and thinks Mr. O'Halloran would make an excellent second choice, with his experience regarding sign bylaws.

Mr. Sziabowski stated that he believes a civil engineer could benefit the Board, by adding a perspective to the dialogue for larger projects. Although Mr. Martin agreed that a civil engineer could be useful when discussing site plans, he noted that such plans are a very small part of the DRB's work.

At 7:58 p.m., Chairman Fee concluded the discussion and the DRB members left to begin their own meeting.

At the conclusion of its meeting, the Board discussed again their impressions of the candidates.

On motion duly made and seconded, it was unanimously

VOTED: To endorse the appointment of Juan Cruz Molina, 110 Barton Drive, for a 3 year term, and Chris O'Halloran, 246 Horse Pond Road, for a one year term, to the Design Review Board.

Ms. Kablack will discuss with Mr. Lizotte whether he is interested in becoming an Associate Member of the Planning Board to replace Ms. Eggleston.

**Public Hearing: Scenic Road – 68 Old County Road –  
Herb Chambers Boston Post Road, Inc.**

Present: Herb Chambers BMW Attorney Joshua Fox and Engineer Bruce Ey;

At 8:00 p.m., Chairman Fee opened the Scenic Road Public Hearing regarding the removal of trees at the intersection of Old County Road and Boston Post Road at the request of the applicant, Herb Chambers Boston Post Road , Inc.

Ms. Kablack noted that the hearing was previously postponed and the applicant had granted the Town an extension until April 29, 2010, since the review process had exceeded the allotted 60-day timeframe. She also reviewed that trees were removed, without approval, prematurely, from within the public right of way. As a result of this action, the Board requested the applicant submit an application for changes to a scenic road, but did not issue a violation.

Attorney Joshua Fox, representing Herb Chambers Boston Post Road, Inc. apologized for the removal of the trees, which should not have occurred as it did. He stated the applicant does not dispute the trees were removed. However, Mr. Fox further stated that the applicant believes that many of the trees were dead and/or dying. He emphasized that the applicant did significant cleaning up of the area, including reseeded.

Mr. Fox offered two proposals to the Board as remediation for the offense: 1) to plant two trees and to make a contribution of \$900 to the Town's tree replacement fund (based on \$300 per tree @ 3" caliper), or 2) as preferred by the applicant, to plant no additional trees, and make a \$1,500 contribution to the Town's tree replacement fund.

Mr. Morely asked what the status was of the applicant's signage application. Mr. Fox responded that the application has been withdrawn.

Chairman Fee asked what the Town's pricing per tree is. Ms. Kablack responded \$150 per tree. She further noted that seven trees were improperly removed.

Mr. Morely suggested that the applicant pay for a landscape architect to determine if the site could be made to be more attractive by designing a mature planting of large medium-growth plants. Chairman Fee responded that the likelihood for a meaningful result from this endeavor would be far better if the Town were to commission the contractor instead of the applicant.

The applicant's engineer Bruce Ey stated that the area is difficult for extensive plantings, since so much salt and sand is used on Route 20.

Mr. Hunter responded that there are many salt-tolerant species, which could be used. Mr. Hunter further stated that, although he appreciates what Mr. Fox has presented, he believes it leaves the Board in a bit of a "Sophie's Choice" position. On one hand, the Board does not want to overly penalize the applicant's thriving business, but on the other hand, the Board has a responsibility to the voters to protect what has been designated as a Scenic Road. Mr. Hunter stated that, what has been replaced by the applicant, now requires fertilization and mowing, which causes pollution. Mr. Hunter emphasized that the issue is more than the seven trees which were removed, because the area has been adversely altered. He suggested, at a minimum, that the applicant replace the present builder's fill with the foot and a half of loam which was there previously.

Chairman Fee opined that he does not view this section of the road as historic or scenic, and thus it is difficult to apply those modalities to the issue. However, Chairman Fee does consider the applicant as having unilaterally taken actions that he knew were not his right and were on the private property of others. Chairman Fee emphatically stated that a \$1,500 contribution is insufficient for the violation. He further stated that a message needs to be sent to businesses that they cannot act in this manner. In addition, Chairman Fee stated that the applicant is a sophisticated and experienced business owner who knew what the rules were, and still chose to break them.

Mr. Poch agreed that it is difficult to value what was there, however, he too believes the actions were calculated. He suggested that the applicant be asked to improve another Town landscape need.

Mr. Morely and Mr. Hunter both stated that they believe the applicant's site can, and should, be improved. Mr. Hunter further recommended that, perhaps the Sudbury Historical Commission, Design Review Board, Conservation Commission and Planning Board should weigh in on the replanting of this area. Mr. Sziabowski concurred that input from other boards could be helpful. Ms. Kablack responded that the Conservation Commission has been noticed regarding the Hearing, and the Sudbury Historical Commission has already submitted feedback.

At this time of year, Mr. Hunter stated that the opportunity to remedy the landscape situation has been lost, and he reiterated the responsibility this Board has to the voters. Mr. Morely stated that he has received an email communication from a resident regarding the actions of BMW on this site.

In response to a question from the chairman, Ms. Kablack recommended that the applicant be assessed a fine of \$300 for each live tree taken down, for a total of \$2,100, which the Department of Public Works would use to improve the site's landscaping. She further stated that the incentive for the applicant to do anything is low, since there are no pending permits/licenses until next January.

Chairman Fee reiterated that what is most troublesome is that the applicant took the actions described without a permit and without following the proper procedures. Mr. Poch concurred that the punitive outcome of this issue is important, since protocol was not followed.

Mr. Hunter and Mr. Sziabowski suggested that \$5,000 would be a more acceptable contribution to the tree fund, and the Board concurred.

Mr. Fox responded that the applicant has not authorized him to commit to a contribution other than what was proposed. Mr. Fox further requested that each tree removed be discussed to determine a proper fine.

Mr. Hunter reiterated that the fine is for many more transgressions to the ecosystem than simply the removal of the trees. Chairman Fee concurred that more is at issue here than the removal of the trees from public property. Mr. Poch agreed, stating that there is nothing to be gained from discussing the elements, i.e., the trees, within the bylaw, because the bylaw has already been skirted by the applicant.

Mr. Fox asked for, and received, clarification regarding whether the Board has broad discretion over any alteration on a scenic road regarding trees and stone walls.

Ms. Eggleston stated that the bylaw allows the Board to fine \$300 per day from the time of the violation, and emphasized that a penalty based upon the cost per tree is exactly what the bylaw is in place to avoid. Mr. Morely concurred and explained that, if the

penalty is based on a cost per tree, then depending on the cost of a potential fine, a private business might decide that it is financially prudent to ignore the bylaw.

Chairman Fee asked when the violation occurred. Ms. Kablack recalls that it was approximately two weeks before the application was filed on November 10, 2009, but she will need to further research documentation of the date of the offense.

Mr. Fox reminded the Board that the applicant has provided the Town with approximately \$750,000 of improvements, and thus, he finds the proposed penalty excessive. He suggested that the hearing be continued to allow him time to consult with the applicant.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the premature removal of trees at the intersection of Old County Road (a designated Scenic Road) and Boston Post Road by Herb Chambers Boston Post Road , Inc. to May 12, 2010 at 7:30 p.m.

**Stormwater Management Bylaw Permit – Willis Hill Realty Trust  
Lots 47A/48A, 54B/55B Widow Rite's Lane**

At 8:40 p.m., Chairman Fee opened the Stormwater Permit Public Hearing regarding two applications submitted by Willis Hill Realty Trust to construct four (4) new single-family dwellings on Lots 47A/48A, Widow Rite's Lane (Assessor's Map #E07, Lots 146/147/148) and Lots 54B/55B, Widow Rite's Lane (Assessor's Map #E07, Lots 149/154/155). He read the public notice and noted abutters had been duly notified.

Chairman Fee asked if there was anyone present representing the applicant, to which no one responded. Chairman Fee further reported that the Board has previously voted not to proceed with any permitting for the applicant, until property taxes owed to Sudbury are paid. He announced that, as of today, the taxes owed have not been paid

Ms. Kablack recommended that the Board deny the applications without prejudice.

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing regarding two Stormwater Permit applications submitted by the Willis Hill Realty Trust to construct four (4) new single-family dwellings on Lots 47A/48A, Widow Rite's Lane ( Assessor's Map #E07, Lots 146/147/148) and Lots 54B/55B Widow Rite's Lane (Assessor's Map #E07, Lots 149/154/156).

On motion duly made and seconded, it was also unanimously:

VOTED: To deny, without prejudice, the two Stormwater Permit applications submitted by the Willis Hill Realty Trust to construct four (4) new single-family dwellings on Lots 47A/48A, Widow Rite's Lane ( Assessor's Map #E07, Lots 146/147/148) and Lots 54B/55B Widow Rite's Lane (Assessor's Map #E07, Lots 149/154/156.

Ms. Kablack reported that a cease and desist order was issued for these lots regarding the tree stump removals which took place on April 16, 2010, brought to the Town's attention by resident Laura Rippy. Ms. Kablack emphasized that, since the Stormwater Bylaw was enacted, the applicant has been told repeatedly not to disturb the area, but has done so.

Mr. Morely asked if the applicant continued work on Maynard Road after receiving that cease and desist order. Ms. Kablack responded that equipment was removed and the applicant did work as best as possible with the DPW Director to install erosion and sedimentation control, but that there have been no further violations on the Maynard Road lots.

Ms. Kablack recommended fining the applicant, based on violations under the Stormwater Bylaw, and under the existing cease and desist order for the Widow Rites lots, which were just denied permitting. Chairman Fee asked for, and received, clarification regarding the cease and desist orders issued to the applicant. He cautioned that the fining be done correctly and carefully, so that it cannot be challenged at a later date. Chairman Fee suggested that the Board instruct Ms. Kablack to work with Town Counsel to penalize the transgression to the maximum extent.

Ms. Eggleston stated that the applicant knew a permit was needed, as evidenced by his filing of an application. She also clarified that the applicant has not been ordered to correct the transgression by putting the stumps back.

Chairman Fee asked what evidence exists of the recent offenses. Ms. Kablack responded that she has received verbal confirmation from the DPW Director. Chairman Fee requested that Ms. Kablack ask the DPW Director to submit, in writing, his observations of what transpired on April 16, 2010. He reiterated that the Board should determine a fine and work with Town Counsel to assess it properly. Mr. Poch agreed, noting that there has been mounting public safety concerns expressed by residents.

Ed Dearias stated he has lived at 40 Widow Rite's Lane for ten years, and that he supports the building of these lots. However, Mr. Dearias stressed that he wants the lots built correctly. He emphasized the disappointment he felt from the destruction of the trees, which had been in his view for years. Mr. Dearias believes that, due to the erosion of the hillside, the remaining trees are in jeopardy of becoming public hazards.

Glenn Migliozi, 32 Widow Rite's Lane, shared with the Board recent pictures of the lots under discussion, which he downloaded to his computer today. He emphasized the unsafe conditions of the exposed tree roots and mice which are now living in the debris.

Mr. Migliozi expressed his support of the lots being developed into beautiful homes, but he also wants it done in the best way for all parties in the surrounding area. He referenced Section 11 of the bylaw, and asked if the Town could require a surety bond of a million dollars from the applicant or foreclose on the property for the non-payment of the property taxes. Mr. Migliozi was informed that he should consult with the Town Treasurer as to what options are available for non-payment of taxes. Mr. Migliozi stated that the applicant has removed hundreds of trees.

Ms. Eggleston highlighted that the Board only has jurisdiction now, under the Stormwater Bylaw, because the properties are located on a slope, and thereby the erosion is within its jurisdiction. She emphasized that it is now a matter of stabilizing the soil and perhaps ordering him to hire an independent erosion control specialist to remedy all of his lots.

Chairman Fee noted that the Board has broad authority to require an erosion control plan within 30 days. He further recommended fining him as well.

On motion duly made and seconded, it was unanimously:

VOTED: To instruct Ms. Kablack, on behalf of the Board, to work with Town Counsel to determine the proper fine to be assessed and to send a letter notifying Willis Hill Realty Trust of such fine, and also ordering the property owner to take immediate erosion control measures to stabilize the soil, to present to the Town a formal erosion control plan from a certified specialist within 30 days, and to perform no further work on the site until a permit application and plan have been submitted.

Mr. Migliozi thanked the Board for its enforcement efforts and stated that the applicant may have to plant new trees as part of the stabilization process. Ms. Eggleston responded that planting rye grass would be far better than trees to accomplish the intended result.

Ms. Kablack will visit the site with the DPW Director to observe the remaining trees and exposed roots to determine if there are any potential public safety hazards.

At 9:15 p.m., Chairman Fee concluded the discussion.

**Stormwater Permit Public Hearing - Northwoods at Sudbury, Northwood Drive**

Present: Petitioner Ralph Castagna and his engineer Brian Milisci, Whitman & Bingham

At 9:15 P.M., Chairman Fee opened the Stormwater Permit Public Hearing regarding an application submitted by Castagna Construction Corp., to construct 19 new condominium units in seven (7) buildings at Northwood at Sudbury, Northwood Drive, Assessor's Map #C11, Lot 0302. He announced that Ms. Kablack and Mr. Hunter recused themselves from the discussion. Chairman Fee read the public notice, and he noted that abutters had been duly notified.



Representing the petitioner, engineer Brian Milisci, explained the project to the Board from the stormwater standpoint, noting that it will require relocating a few existing recharge structures in order to construct the new site plan. With the use of exhibits, Mr. Milisci described the catch basins and existing recharge areas, indicating where revisions would be made. He noted that all runoff is being intercepted and recharged into the ground. Mr. Milisci also highlighted that the petitioner is before the Board tonight, asking for a Permit on an already permitted project because it exceeds the 40,000 square-foot threshold for disturbed areas. Mr. Milisci further noted that the roadways system exists, requiring no work except the relocation of a few fire hydrants. In addition, he provided the Board with copies of a stormwater system report and explanation of the standards, which were incorporated into the plan.

In response to questions from Chairman Fee, the petitioner Ralph Castagna stated that the plan has been brought before several Town boards, including the Selectmen, the Design Review Board and the Board of Health, and he anticipates that the Stormwater Permit will be the last one to obtain prior to application for a Building Permit.

Mr. Morely asked if there were prior approvals to change the age-restriction status of the development. Mr. Milisci responded that the Selectmen did approve 20% of the units to be relieved from the age restriction, and some modifications on healthcare provisions to be provided were also approved. Mr. Morely also noted that the Board had previously provided input to the Selectmen on the site plan modifications. Chairman Fee also stated that the Design Review Board provided the Selectmen with feedback.

Ms. Eggleston noted that the Stormwater Permit Bylaw does not include a “grandfather” clause, and thus the project is required to follow the permit process. She asked if they were still proceeding with using pervious pavement for the driveways? Ms. Eggleston referenced her email sent earlier today, wherein she stated that Department of Environmental Protection (DEP) regulations prohibit the use of pervious pavement in a Zone 2, which is a recharge area for Sudbury wells, and it will not meet the pre-treatment standards.

Mr. Milisci distributed copies to the Board of a recalculation of the impervious areas, noting that the plan is within the 25% parameters with or without the use of pervious pavement.

Ms. Eggleston stated that the Stormwater Bylaw complies with State DEP standards. She noted that this is a retrofit site, with great soils, which has great infiltration potential. She encouraged the petitioner to use low-impact technologies, such as vegetation and swales, etc. She further suggested that the site is ideal for bioretention options, such as incorporating a rain garden into the landscape. In addition, Ms. Eggleston suggested that the plan include surface filtration for discharge of stormwater from roofs.

Mr. Castagna stated he is open to exploring these suggestions and will also eliminate the use of pervious pavements and return to the use of asphalt for the individual driveways.

Mr. Morely questioned if there is any concern with all of the stormwater being amassed along the eastern property line. Ms. Eggleston and Mr. Milisci responded there is not.

Chairman Fee suggested that the Public Hearing be continued to give the petitioner time to incorporate revisions into the plan, based on tonight's discussion.

Mr. Castagna requested a conditional approval, due to his due-diligence period nearing expiration with the bankruptcy court. Chairman Fee responded that, unfortunately, the Board cannot render a conditional approval that is enforceable. However, Ms. Eggleston noted that the plan will clearly meet the standards for a permit, and the Board does not foresee obstacles to approval, which cannot be overcome. Mr. Castagna stated the plan will be amended in preparation for the Board's next meeting.

On motion duly made and seconded, it was unanimously

VOTED: To continue the Stormwater Permit Public Hearing regarding an application submitted by Castagna Construction Corp., to construct 19 new condominium units in seven (7) buildings at Northwood at Sudbury, Northwood Drive, Assessor's Map #C11, Lot 0302 to May 12, 2010 at 8:15 p.m.

**Northwoods at Sudbury, Northwood Drive -Request to Amend Water Resource Special Permit Update**

Present: Petitioner Ralph Castagna and his engineer Brian Milisci, Whitman & Bingham

The Board was in receipt of copies of the Water Resource Special Permit Northwood at Sudbury Decision dated November 3, 1997 for review, and a letter dated April 7, 2010 from the applicant's engineer Brian Milisci, requesting an amendment to the Water Resource Special Permit.

Mr. Milisci distributed copies to the Board of a revised letter dated April 28, 2010 to replace the April 7, 2010 letter, requesting written consent from the Board under section III.B of the Special Permit, stating that the revisions to be made to the previously approved plan are minor in nature.

Ms. Eggleston agreed that the revisions are minor because the use has not changed from the original plan. Chairman Fee concurred, noting that the original Water Resource Special Permit focused on the quality of the water in the district and groundwater quality impacts. He too believes that the proposed revisions do not constitute a change in use or intensity.

Mr. Poch questioned how, with more driveways, the intensity has not changed.

Ms. Eggleston responded that the revised plan proposes a very minor increase in the amount of impervious surfaces from what was originally approved, and is still below the 25% threshold for impervious surface.

Mr. Sziabowski stated that, undoubtedly, the application would be approved if it were required to follow the modification process, and thus, he sees no need to require that, given the minor nature of the revisions.

On motion duly made and seconded, it was also unanimously

VOTED: To instruct Ms. Kablack to draft a letter, on behalf of the Board, stating that, pursuant to Section III, Subsection B, of the Water Resource Special Permit dated November 3, 1997, the Planning Board grants written consent to the proposed changes in the layout of the site, as described in the applicant's letters dated April 7 and April 28, 2010, received from Brian F. Milisci, Whitman & Bingham Associates, LLC.

#### **Bond Release Request – Kayla Court Request**

The Board was previously in receipt of letters from Andrew Donovan and his surveyor John R. Hamel, dated April 5, 2010, requesting a bond release for work completed on Kayla Court. Ms. Kablack stated that Town Engineer/DPW Director Bill Place has verbally confirmed that all work is completed, and he and Ms. Kablack recommend release of the bond.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request of Andrew Donovan for a release of bond for work completed on Kayla Court.

#### **MAGIC Representative - Member Appointment**

Ms. Kablack announced that Michael Hunter, who has been the Town's representative to MAGIC for the past 2 years, would like to step down. Ms. Kablack asked if any other Planning Board member would like to replace Mr. Hunter. No one volunteered, so Ms. Kablack will ask the Town Manager to query the Board of Selectmen for an appointment.

#### **Minutes**

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of March 10, 2010.

**Upcoming Planning Board Meeting Schedule**

The Board's next meetings are scheduled for May 12, 2010 and June 8, 2010. Ms. Kablack announced that Public Hearings regarding Grouse Hill and Herb Chambers Boston Post Road, Inc. are scheduled for May 12<sup>th</sup>. In advance of the May 12<sup>th</sup> meeting, Mr. Morely suggested that Board members visit the Grouse Hill site.

**Miscellaneous**

**Landham Crossing Comprehensive Permit, 192 Boston Post Road**

Ms. Kablack announced that this Chapter 40B development of 32 proposed units will be discussed by the Board of Selectmen at its May 3, 2010 meeting. She briefly described the site of approximately eight acres, which is also under Chapter 61B, noting that the Town has a right to first refusal option to purchase it. Ms. Kablack stated that she would send the proposal to the Board tomorrow in an email message. In addition, she asked that comments and/or feedback be returned to her immediately, which she will then coordinate into a comment letter from the Board to the Selectmen, for consideration in their May 3<sup>rd</sup> discussion.

The meeting was adjourned by Chairman Fee at 10:30 p.m.