



## JULY 15, 2019 ZBA MEETING MINUTES

A regular meeting of the Peabody Zoning Board of Appeals was held on Monday, July 1, 2019 at 7:00 p.m. in the Wiggin Auditorium, City Hall, 24 Lowell Street, Peabody, MA.

MEMBERS PRESENT	MEMBERS ABSENT
Frances Bisazza-Gallugi, Chairperson	
Stephen Zolotas, Vice-Chairperson	
Julie Picardi	
Dan Sencabaugh	
Barry Osborne	
	Mike Garabedian (A)
Ed Colbert (A)	

### NEXT MEETING, MONDAY, JULY 29, 2019.

### REGULAR MEETING

(Ms. Gallugi read the opening statement according to Chapter 40A)

Ms. Gallugi addressed the attorneys, applicants and audience in regard to the following...

- Cell phone videotaping is **NOT permitted** without first notifying the Commissioner of ZBA Board. The Commissioner must then announce videotaping is occurring. It may in no way be disruptive.
- Meetings are broadcast on channel 9 (PATV) and live on Facebook
- Meeting minutes are made public
- New applications, information, plot plans, renderings, etc., should be passed into the ZBA Clerk **BEFORE the deadline NOT the day of the meeting**
- The above-mentioned material **can NOT** be accepted the night of the meeting because all information pertaining to a variance application must be filed in the City Clerk's office and be made available to the public before the scheduled meeting.

## **REGULAR MEETING**

**Ms. Gallugi:** We will be taking Agenda Number 8 first this evening.

8. The Board will consider the matter on Remand from the Superior Court, Civil Docket No. 1877CV01843D on the application of **Joseph Carpenito c/o John Keilty**, for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premises known as **13 Madison Avenue, Peabody, MA, Map 015, Lot 059**. Petitioner seeks a variance for a proposed 900 s.f. garage where 500 s.f. is permitted, all as depicted on a Plan of Land prepared by Christopher Mello, PLS dated July 25, 2019. The property is located in a **R-1 Zoning District**.

**(Secretary read Legal Ad)**

**Attorney Keilty:** On behalf of 13 Madsion Ave, Joseph Carpenito. Asking for relief from allowed square footage only. Issues were .... there being chemicals stored in the garage, (ie chlorine) and there being a business run out of the location. Mr. Carpenito's truck is oversized and did not comply with ordinance. Mr. Carpenito arranged for the vehicle to be parked on Lake St. at the old "Ballard's Garage" (now owned by Salvaggio). Mr. Carpenito may replace the truck with something smaller so he can park it at the residence. There are also empty buckets and buckets with sand on the property. If the variance passes, the buckets, additional vehicles would be stored in the garage. Mr. Carpenito can not run his business from the location or park his current vehicle there.

**Ms. Gallugi:** Questioned if the applicant complied with previously requested updated renderings reflecting height change.

**Attorney Keilty:** Explained there is an updated denial letter from Dan Terenzoni with the height change. Attorney Keilty thought there was a revised rendering attached to that.

**Ms. Gallugi:** Has driven by the residence on many evenings and seen the truck parked there.

**Attorney Keilty:** Explained the truck was parked there because throughout the winter Mr. Carpenito was working on his home. He keeps his tools in the truck. There is no prohibition of the truck being there if he is working on his home.

**Ms. Gallugi:** All indications from websites, clients, etc. are that he is running the business from 13 Madison Ave.

**Attorney Keilty:** Indicated the business has a p.o. box listed on the website.

**Ed Colbert:** Drove by the address. Asked what is the existing foundation being used for?

**Attorney Keilty:** Explained, it was the existing foundation for the former garage.

**Ed Colbert:** Looked to him that there is a business being run from the location by the construction equipment he saw, and the building of the garage would hold more construction equipment for the business. Asked if 300 Andover St (office space) can be used as a contractor space?

**Attorney Keilty:** Office only

**Ed Colbert:** Asked what will happen to the construction equipment when it is not being used.

**Attorney Keilty:** Indicated the equipment would have to be taken off the site and stored elsewhere.

**Dan Sencabaugh:** Asked if the UPS Store 300 Andover St. address is just a mailbox or is there an actual shared office space?

**Attorney Keilty:** Confirmed it is a mailbox.

**(Discussion ensued)**

**Ms. Gallugi:** Anyone in the audience to speak in favor or opposition?

**Mr. Orlando:** Mike Orlando, neighbor at 18 Madison Ave. spoke in favor of the garage. Stated the foundation left as result of the fire is an eyesore. It is also an opportunity beautify the neighborhood and store all his pool supplies and equipment, so it is out of site.

**Ms. Gallugi:** Any other questions by the Board?

**Mr. Zolotas:** Motion to close Public Hearing

**Ms. Picardi:** Second

**(Discussion ensued)**

**Mr. Zolotas:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** Roll call vote.

**Dan Sencabaugh:** No

**Barry Osborne:** No

**Stephen Zolotas:** No because there has been no substantial change from initial application, there is a lack of hardship and there is an issue with a business being run from location.

**Julie Picardi:** No

**Fran Gallugi:** No

**Variance/Remand was denied (0-5 in opposition)**

1. Application of **Matthew and Kimberly Mosher, 4 Adams Ave.,** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **4 Adams Ave., Peabody, MA, Map 054, Lot 161.** Petitioner seeks a variance for a 12' x 22' open deck and requires relief to **Right Side-Yard Setback** where 15 feet are required, and 10 feet are proposed. The property is in a **R1A Zoning District.**

**(Secretary read Legal Ad)**

**Kim Mosher:** My name is Kim Mosier, 4 Adams Ave., Peabody. We are here to put a deck on the back of our house, and we need 15 feet from our neighbor, and we have 10. Our house is currently 10 feet from the neighbor. We can't move in 5 feet because we would be into the bathroom. So, this is the only room on the back of the house to have access to the deck.

**Ms. Gallugi:** Anybody in the audience to speak in favor? In opposition? Hearing none the matter is before the Board.

**Mr. Zolotas:** Motion to close Public Hearing

**Ms. Picardi:** Second

**Mr. Zolotas:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** All in favor. Any opposed. (5-0 in favor)

**(Variance granted)**

2. Application of **Dave McGeney, 52 Samoset Rd.,** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **52 Samoset Rd., Peabody, MA, Map 032, Lot 037.** Petitioner seeks a variance for a 24' x 24' attached garage and requires relief to **Right Side-Yard Setback** where 20 feet are required, and 4 feet are proposed. The property is in a **R1 Zoning District.**

**(Secretary read Legal Ad)**

**(Letter submitted to withdraw without prejudice made part of these minutes.)**

**Dan Sencabaugh:** Motion to accept.

**Barry Osborne:** Second

**Ms. Gallugi:** All in favor. Any opposed? (5-0)  
(withdrawal granted)

3. Application of **Kimberly Weaver, 38 Russell St.,** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **38 Russell St., Peabody, MA, Map 016, Lot 111.** Petitioner seeks a variance for a 25' x 8' farmer's porch and requires relief to **Front-Yard Setback** where 25 feet are required, and 16 feet are proposed. The property is in a **R1 Zoning District.**

**(Secretary read Legal Ad)**

**Kimberly Weaver:** My name is Kimberly Weaver. I reside at 38 Russell Street. My porch is falling apart. We just want to build a farmer's porch and we're just asking for a variance of 16 feet. Also, my son it's disabled so he likes to sit out front and it would be nicer to have him sit out on the porch opposed to sitting in the driveway or they were that's pretty much

**Ms. Gallugi:** Will this farmer's porch have a ramp, or will it have stairs?

**Ms. Weaver:** The stairs will be coming off to the side of the driveway.

**Stephen Zolotas:** Through the chair. Ma'am, just because the application is not clear in this respect, what is it about this location? Why didn't you put the farmer's porch and this location is opposed to somewhere else on your property?

**Ms. Weaver:** Because I have a length out front of the house that actually can fit just a regular farmer's porch and I can have it elevated to the lip of the door so that way is easy access for my son to get out on his wheelchair.

**Stephen Zolotas:** Is there anywhere else on your property this could go?

**Ms. Weaver:** No

**Ms. Gallugi:** Anybody in the audience to speak in favor? In opposition? Hearing none, the matter is before the Board.

**Mr. Zolotas:** Motion to close Public Hearing

**Ms. Picardi:** Second

**Mr. Zolotas:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** Roll call vote please.

**Dan Sencabaugh:** I'm gonna vote YES, but I do want to just state that you know when the applicants are filling out these applications, they really do need to put down in the application the written portion of the application state what the hardship is. It really does have to be a hardship in conformance with chapter 40A. I think our hardship was demonstrated at the hearing tonight when we look at the plan that was attached and we hear the oral testimony of the applicant but for future reference and just to go on the record, I think the applicants should make sure to complete the form when they're filing with the Board, but I do vote yes.

**Julie Picardi:** Y

**Ed Colbert:** Y

**Stephen Zolotas:** Y

**Fran Gallugi:** Y

**(5-0 in favor)**

**(Variance Granted)**

4. Application of **Renee Teheen, 3 Priscilla Lane**, for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.1.5 B and F** as it applies to the premise known as **3 Priscilla Lane, Peabody, MA, Map 048, Lot 074**. Petitioner seeks a variance for a 24' x 38' detached garage (912 s.f.) and requires relief to **Right Side-Yard Setback** where 10 feet are required, and 7+/- feet are proposed; **Accessory Structure over 500 s.f.** where 912 s.f. are proposed. The property is in a **R1B Zoning District**.

**(Secretary read Legal Ad)**

**Renee Teheen:** Renee Teheen 3 Priscilla Lane in Peabody asking to build a detached garage, 24 feet by 38 feet. I'm asking for a variance due to 10 feet needed on the side and these dimensions will would be 7 feet.... asking to build the garage in this location because it's the only place on the property that the garage could go and it needs to be set back in this area due to the left side of the house. I wanted to keep the chimney clear and the only left window clear and I'm asking for the garage just to house my vehicles and I don't have a shed on the property. So, just to use it for my lawn material.

**Dan Sencabaugh:** Through the Chair. Is there a reason why you need to have it be 38 feet deep? You just say that you don't have a shed. Is that the reason why it's gonna be so long?

**Ms. Teheen:** Well the length is due to, between my boyfriend and I, we have three vehicles.

**Dan Sencabaugh:** So, it's a three-car garage no a four-car garage, really, not a two-car garage.

**Ms. Teheen:** Right.

**Dan Sencabaugh:** Okay the application I think the application was for a two-car garage but in any event it's for a 24 by 38 garage. I don't think that would be in conformity with the rest of the neighborhood. I did take a look at the neighbor's garage. I see the pictures that you attached to your application for 5 Priscilla and I went on the assessor's database to look at the property record cards and they've got a standard two-car 24 by 24 garage which I don't know if they needed a variance for that or not. I'm not sure when it was built, I think it's in 1994 so I think they should have gotten a variance for it. I don't know, I didn't check the building file. Having said that I would be comfortable, and we'd need to find out if this neighbors in opposition or in favor of your proposal tonight and there may be other questions from the Board as well, but I'd be more comfortable giving you a variance for a standard two-car garage. Whether you want to place it back so that you can keep your window and away from the chimney. I don't think you'll need a variance. You won't need a variance obviously if it's gonna be 24 feet because you don't need one from the rear yard setback if it's gonna be 38 feet so if it's 24 feet you're not going to need one if it's 24 feet wide like you proposed you still need the 3 feet on the side yard setback. So, I would be much more inclined to vote in favor of a 24 by 24 foot two-car garage then I would a 24 by 38. So, I'm just put that out there I don't know if that's something that you're willing to live with and I also don't know if that's something that the Board would be able to live with, but I put that out there, before we discuss it any further.

**Ms. Gallugi:** So, I just have to say like I said in my opening speech this is a very fair Board and we do try to look at all the accommodations we can but the accessory structure by law should be 500 square feet. 912 square feet is sort of asking for the sun the moon and the stars. I will not be comfortable voting for this whatsoever. So, 24 by 24 I would consider but not anything of this capacity.

**Ms. Teheen:** May I respond? I did speak to my abutting neighbors. They had no issues.

**Stephen Zolotas:** Through the chair. I... just since you're not here with a contractor or an attorney just procedurally so you are aware.... if this goes to a vote tonight and it doesn't go through for you.... then you cannot bring this request for a variance again unless it's substantially different than the existing one. So, I'm not telling you how the Board will vote. I think you might be getting an inclination as to how it might be going. If that's the case it might be wise to withdraw the application and if you're willing to scale it back, if you're not willing to scale it back and you want to roll the dice you can go ahead, but if you're willing to scale it back it might be wise to withdraw it like number two did.

**Ms. Gallugi:** Did you want some time to think about it?

**Dan Sencabaugh:** Before she thinks about it, I think we have the ability to scale it back for her. So, I think we should let you know that if you could tell us tonight in the next couple of minutes that you'd be comfortable with that, the Board could go forward and vote on it and make that a

condition that it's a two car 24 by 24 standard size garage as opposed to the 24 by 38 that you're asking for. However, if you aren't comfortable with that and you don't want us to go forward with that kind of a vote then you let us know.

**(Discussion ensued)**

**Ms. Gallugi:** Anybody in the audience in favor? Anybody in opposition? (there were none) Okay so then we're gonna give you till the end. We've got like three more and then you can talk to whomever and think about it.

5. Application of **Andrew Rossman, 16 Will Sawyer St.,** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **16 Will Sawyer St., Peabody, MA, Map 098, Lot 046.** Petitioner seeks a variance for a 31' x 15' attached garage and requires relief to **Left Side-Yard Setback** where 20 feet are required, and 17+/- feet are proposed. The property is in a **R1B Zoning District.**

**(Secretary read Legal Ad)**

**Stephen Zolotas:** I have to excuse myself in this one I live probably 400 feet away and my sister's 300 and my cousin's about 350.

**Ms. Gallugi:** So, okay so, Edie you will have voting rights on this one.

**Crystal McGrath:** My name is crystal McGrath. I'm from 16 Will Sawyer Street. We are requesting a variance of 20 feet up for the oppose 17 for a garage. We just extended our family therefore, we will be extending our home. We will be doing a 1 car garage and that's what we're going after, more or less. Over the last week we have notified all of our neighbors. We have personally knocked on their doors and given our personal information and discussed our plans. We haven't had anybody opposed. Everybody that answered their doors were in favor. Unfortunately, it was due to the summer, just family activities and whatnot, nobody was able to come and speak on our behalf this evening.

**Dan Sencabaugh:** Through the chair. So, I'm looking at the plan and it looks like there's currently a garage on the other side of the property?

**Ms. McGrath:** Yes. Underneath, so it is underneath. Unfortunately, we have extremely low ceilings in our basement therefore we couldn't do any construction or any living space downstairs. As for the garage, it's an extremely steep pitch driveway that goes into a very old small garage. I think not even a smart car would fit in there. My fiancé has a large truck and I have a large SUV for the wingspan to get the baby in an out with a car seat we would need 12 and a half feet to get two car seats out, which we do plan on expanding our family a little bit more which is why we're trying to do this sooner than later and the height of the proposed garage.

**Dan Sencabaugh:** Is the roof of the garage going to be inline or lower?

**Ms. McGrath:** It will be in line with the remainder of the... not the existing roof..... we are zoned to go up.... so that is part of the construction. Fortunately, we don't need to request that zoning. So, we are allowed 30 feet. We will not be extending that 30 feet.

**Dan Sencabaugh:** Gotcha. So, that the whole house is being raised. Are you gonna have the garage next to it with living space?

**Ms. McGrath:** Correct. The master bedroom will be above.

**Dan Sencabaugh:** Okay. and the garage will be on the first level?

**Ms. McGrath:** Yes sir.

**Ms. Gallugi:** Any other questions or comments by this Board? Anybody in the audience to speak in favor? In opposition? Hearing none, the matter is before the Board.

**Mr. Osborne:** Motion to close Public Hearing

**Ms. Picardi:** Second

**Mr. Osborne:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** Roll call vote please.

**Dan Sencabaugh:** Y

**Julie Picardi:** Y

**Ed Colbert:** Y

**Barry Osborne:** Y

**Fran Gallugi:** Y

**(5-0 in favor)**

**(Variance Granted)**

6. Application of **David Cvinar, 180 Winona St.**, for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **180 Winona St., Peabody, MA, Map 055, Lot 025**. Petitioner seeks a variance for a 12' x 26.5' deck and requires relief to **Right Side-Yard Setback** where 20 feet are required, and 16+/- feet are proposed. The property is in a **R1 Zoning District**.

**(Secretary read Legal Ad)**

**David Cvinar:** Good evening. My name is David Cvinar. I'm here with my wife Sharon Cvinar. We reside at 180 Winona Street; Peabody and we're seeking variance for a side yard issue on the right side of the of the property we proposed to remove an existing deck off the house that's been deemed unsafe and we want to relocate it to the right of where it is now because the land is level. We've been told as less of a construction issue and we won't have to involve any heavy equipment coming in the yard which would be a problem I would think. So, I entertain any questions you have.

**Ms. Gallugi:** How far is 180 Winona Street from the back of the McCarthy School? Are you on that side? Are you on the other side? Oh, you're on the other side.

**Mr. Cvinar:** Yeah, our house is right on that really bad curve that starts Nickels Lane.

**Ms. Gallugi:** Anybody in the audience to speak in favor? In opposition? Hearing none the matter is before the Board.

**Mr. Zolotas:** Motion to close Public Hearing

**Ms. Picardi:** Second

**Mr. Zolotas:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** All in favor. Any opposed. (5-0 in favor)

**(Variance granted)**

7. On the application of **795 Jubilee Drive, LLC c/o John Keilty**, for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2** as it applies to the premise known as **0 Fifth Street, Peabody, MA, Map 090, Lots 015-014**. Petitioner seeks a variance and requires relief from Designated Development District Design Guidelines, Section V, Sign Guidelines B, to allow for a second freestanding (monument style) sign rather than one freestanding sign and to allow for lettering on wall sign to be 30 feet above grade rather than 25 feet. The property is in a **DDD Zoning District**.

**(Secretary read Legal Ad)**

**Attorney Keilty:** My name is John Keilty. I'm an attorney. I practice law at 40 Lowell Street. I'm here on behalf of 79 Jubilee Drive LLC. We're seeking two variances. One is for a second free-standing sign and the second variance is for the height of the sign that says "Expeditors". Our second freestanding sign this is approximately six hundred and some-odd square feet of frontage. With respect to this particular parcel of land at the northerly end, we have trucks entering only at the southerly end. We have visitors, employees and other people trying to access the premises. We want a second sign that says, "truck entrance only" and says "Expeditors" that's our second monument sign. It'll be on the northerly end of the property. If our trucks have come from, for instance, fourth street end of the property which is northerly and they pass our truck entrance now they're headed into the second entrance on the southerly side and they actually as early as a couple of days ago, when we first opened, we have trucks backing out so that they can make the correct rotation around the premises. The other variance that we're seeking is to place the sign which says "Expeditors" at the top of the properties. So, if you're looking at this particular plot that I gave you.... "Expedite" is above, near the roofline, but it's above all the glass. The height at which the ordinance would allow us to be we would... expediter sign would not be above the glass. It would be actually right up on the glass and so we're asking for that kind of relief which would allow us to have our sign 30 feet above grade rather than 25. So, it would be completely above the windows on the premises. I'm happy to answer questions that you may have. Kevin Lucy, the owner of the property, developer of the property, is here this evening to answer any questions you may have.

**Barry Osborne:** Through the chair. Not so much a question, but a comment. I got stuck behind one of those trucks the other day and that truck entrance sign is definitely needed. So, but through our residents there and I'm a little concerned. It's a great building. There is plenty of foliage there. Won't that foliage do a good job of blocking that sign? Is it gonna be lit?

**Attorney Keilty:** Yes. The Expediter sign will be lit yes.

**Barry Osborne:** Residents are right across the street, so, it's a little bit concerning.

**Attorney Keilty:** But it's going to face sort of out into the swampy area.

**Stephen Zolotas:** Through the chair. Just to echo what Barry had said, I agree. I've driven by this a number of times already and might I know there are a lot of neighbors here a year or so ago that were concerned about this and I think that this will actually alleviate a lot of the concerns they addressed a year ago. So, I I'm okay with the extra sign.

**Ms. Gallugi:** Any other comments or questions by the Board? Anybody in the audience to speak in favor? In opposition? Hearing none the matter is before the Board.

**Mr. Zolotas:** Motion to close Public Hearing

**Ms. Picardi:** Second

**Mr. Zolotas:** Motion to approve.

**Ms. Picardi:** Second.

**Ms. Gallugi:** All in favor. Any opposed. (5-0 in favor)

**(Variance granted)**

**Ms. Gallugi:** Okay, lets have 3 Pricilla Lane

**Ms. Teheen:** Okay, so I do understand that you're saying it's just too big of a garage and I understand. I don't want to over ask. I guess I'm just a little confused as to... are you saying that only a two-car

garage would be I guess.... like one of my vehicles is a full-size pickup truck so that's 21 feet and I just and from the street view I do realize it's a big garage and I'm more than willing to cut back. I don't want anything unreasonable, but part of the reason I was asking for this size is because that part of the yard is not used for anything else anyway and from the street it you wouldn't even be able to notice it was but we're not....

**Ms. Gallugi:** But the yard not being used is not anywhere pertinent to the variance.

**Dan Sencabaugh:** While it might suit your needs, you may sell the house someday and it's not gonna suit that's person's needs and maybe your neighbor today is okay with it but the the next neighbor is gonna say jeez why did I get this big huge structure next to us you know. Everybody else has a garage they're sort of lined up with their house or you know it could be setback. That's okay to be setback, but I just don't think it's gonna fit within the neighborhood. I don't know that there's a bunch of three and four car garages in that neighborhood or in any neighborhood really, unless you've got the land to do it. So, I think that the the two-car garage is fine and you know if it needs to be slightly oversized I mean I don't know that you couldn't get your pickup truck in a 24 by 24 if you tell me you need a 24 by 26 to do that then I think I'd be okay with that. I don't think it needs to be any bigger than 26 feet, and again I still think of the 24 by 24 is probably adequate and I don't know if you can check that or if you're not comfortable with the 24 by 24 tonight and you want to make sure you're gonna be able to cuz we also you mean you don't want to get something to prove that's not gonna be useful to you either. So, if you want to you'd have the opportunity if ...you want to continue tonight's hearing to see if 24 by 24 is at least gonna get the size car that you have currently and I think it should, but I'm not an architect, you may want to check with somebody who is.

**Ms. Teheen:** So, is my option tonight 24 by 24 or to withdraw?

You don't have to withdraw. We can continue this for you till our September meeting and that might give you time to reevaluate the whole situation. It still gives you plenty of time before the snow falls to build. But what you're asking for right now I really don't think it I mean I'm only one vote but I think you get a feel that it is just way too big.

**(discussion ensued)**

**Ms. Teheen:** I think I'll take the 24 by 26 because to be honest it doesn't seem like anything would change by September. I was trying to get it built before the winter and I just think once we get through September and then lining up the contractor again.

**Stephen Zolotas:** Motion to close the public hearing.

**Dan Sencabaugh:** Second

**Stephen Zolotas:** Motion to approve a garage no bigger than 24' wide by 26' deep garage.

**Dan Sencabaugh:** Second.

**Ms. Gallugi:** Roll call vote.

**Dan Sencabaugh:** Y

**Julie Picardi:** Y

**Ed Colbert:** Y

**Barry Osborne:** Y

**Fran Gallugi:** Y

**(5-0 in favor)**

**(Variance approved with condition)**

**Stephen Zolotas:** Motion to accept the Meeting Minutes from previous meeting.

**Dan Sencabaugh:** Second.

**Stephen Zolotas:** Motion to adjourn.

**Dan Sencabaugh:** Second.