

TOWN OF NEWTON
PLANNING BOARD
DECEMBER 16, 2015
MINUTES

The regular meeting of the Newton Planning Board took place on the above date. Chairman Le Frois read the Open Public Meetings Act and requested Mrs. Citterbart to call the roll. Board Secretary Mrs. Citterbart stated there was a quorum.

SALUTE TO THE FLAG: Was recited.

OATH OF OFFICE: None

ROLL CALL: Was taken

Attendance: Mr. Flaherty, Mr. Marion, Mr. Russo, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Flynn, Mrs. Diglio, Mr. Hemschof, Mr. Le Frois,

THE SUNSHINE STATEMENT: Was read.

CONSIDERATION OF MINUTES

October 8, 2015 – Special meeting

A motion was made by Mr. Ricciardo and seconded by Mrs. Diglio to approve the October 8, 2015 minutes with corrections.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried.

October 21, 2015 – Regular meeting

A motion was made by Mr. Ricciardo and seconded by Mr. Flynn to approve the October 21, 2015 minutes as presented.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Russo, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried

HISTORIC RESOLUTIONS

None

RESOLUTIONS

Natural Selection, LLC (MNSD-10-2015)
280 Spring Street
Block 18.02, Lot 31, T-4 Zone

Resolution granting a minor subdivision.

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Mrs. Le Frois made a motion to approve the resolution as presented. The motion was seconded by Mr. Marion.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Russo, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried. Resolution approved.

**PNC Bank, N.A. (PBSP-09-2015)
136 Water Street
Block 3.03, Lot 1, SD-3 Zone**

Resolution granting preliminary & final site plan approval with variance relief to construct a second drive-up ATM.

Mr. Ricciardo made a motion to approve the resolution with revisions. The motion was seconded by Mr. Flaherty.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Russo, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried. Resolution approved.

**John Kweselait & Gercino Soares (PBSP-11-2015)
178-180 Spring Street
Block 8.09, Lot 5, T-6 Zone**

Resolution granting minor site plan approval.

Mr. Flynn made a motion to approve the resolution as presented. The motion was seconded by Mr. Marion.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Russo, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried. Resolution approved.

**Robert Occhifinto (PSPV-05-2012)
42 Hicks Avenue
Block 20.02, Lot 1**

Resolution granting a one-year extension of preliminary site plan approval.

Mr. Ricciardo made a motion to approve the resolution as presented. The motion was seconded by Mr. Marion.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Russo, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

The motion was carried. Resolution approved.

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MNA Newton Realty, LLC (#PFSP-03-2015)

Block 9.01, Lot 1

45-47 Water Street;

Block 9.01, Lot 2

8 Hamilton Street;

Block 9.01, Lot 3

10 Hamilton Street

Mr. Soloway stated: Mr. Wallace would like to address the Board regarding a December 3, 2015 letter he sent to the Board.

Mr. Wallace thanked the Board for their time and stated: We are asking that the Board put the issue at hand to the full Board and with our argument of record that until the resolution is adopted that the Board has the power to call for a reconsideration and a vote before the full Board. Would you consider putting before the full Board the question of whether we have met the criteria for site plan approval and c variances to allow this Taco Bell to exist in a zone which we believe was designed to accommodate exactly this use.

Mr. Soloway stated: I did not issue a response in writing responding to the December 3, 2015 letter. I've read the letter and reviewed everything that he sites in that letter as authority and he requests that the Board take another vote on this and his assertion that the vote that took place at the October meeting was not final. I do not agree. The letter never addresses the specific language of the Municipal Land Use Law. As I noted at the October 8th hearing, the Land Use Law under section 40:55D-9 specifically states that the failure of a motion to receive the number of votes required to approve an application is deemed to be an action that denies the application. That is exactly what happened. That action has already been taken. The resolution before the Board tonight serves as a memorialization of that action. Mr. Wallace in his memorandum quotes a portion of the sentence in section 40:55D-10.G(2) of the Land Use Law which states "the date of the adoption of the resolution shall constitute the day of the decision". That quote is wildly out of context and misleading. To put it in context he should have quoted the entire sentence and the sentence which precedes it. "Land Use Law says that an action pursuant to section 5 of the act that discusses the failure of the motion to receive the number of votes is a denial. An action pursuant to that section resulting from failure of a motion to approve an application shall be memorialized by resolution. Those members voting against the motion of approval being the members eligible to vote on the memorializing resolution. The vote on any such resolution shall be deemed to be a memorialization of the action of the municipal agency. However, the date of the adoption of the resolution shall constitute the date of the decision for purposes of mailings, filings and publications that are required. I think the statute makes very clear that it was the vote on October 8 that was the action of the Board. That's the decision and in my opinion the Board does not have the right to reopen it just because it was a tie vote. None of the cases of the other authorities that he sites in his memorandum provides any support for an argument that that vote was somehow dispositive and the applicant gets a do-over because not everyone was here that night. There are cases that allow reopening or reconsideration of Board actions after they've been taken but there's no case that does it just because the vote was tie. The cases that do allow reopening deal with circumstances where there's an allegation of fraud or consideration of some important new evidence if it will serve the needs of essential justice. Or if there's a significant or substantial change in the underlying

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application. That is not what is happening here tonight. The applicant is simply stating that it's a tie vote and so it shouldn't be binding. There's no basis for conceding to their request.

Mr. Ricciardo questioned: What does denied with prejudice mean in this situation?

Mr. Soloway stated: A denial with prejudice means that the decision is final and binding. Under the principal of res judicata the applicant can't come back and file the same application all over again without significant or substantial change. That is too complicated a subject to discuss here. To come back for another application for a Taco Bell on that property would have to be different in some respect.

Mr. Ricciardo questioned: Regarding the tied vote, read what you read in the beginning.

Mr. Soloway stated: The failure of a motion to receive the number of votes required to approve an application is deemed to be an action denying the application. There were three separate motions. The initial was a motion to deny. That was 4-4. The second was a motion to approve with the conditions that I had discussed and the site plan with a by-pass lane. That failed on the same 4-4 vote. The third motion was whether to approve the application without the by-pass lane. That failed with a 6-2 vote. Again the statute says that the failure of a motion to receive the number of votes required to approve an application is a denial.

Mr. Wallace stated: We cited a number of cases for the proposition that the Board would be able to reconsider a vote before the Board in the interest of justice. While I am certainly not suggesting there was any fraud in the consideration of this application we would think that while a 4-4 vote under the statute clearly doesn't entitle the applicant to the relief but it certainly does represent somewhat the proposition that the application was well supported. The issue of how well supported the application was becomes the issue at hand and whether in the interest of justice as the case is cited this Board should in fact reconsider now having a full Board for consideration of the proposition. That is the argument on which we rest. We would submit that were it otherwise, the Municipal Law would not call for the finality of the vote being the adoption of the resolution itself.

Mr. Ricciardo questioned: What does he mean by "injustice"?

Mr. Soloway stated: I don't know what he means, but a tie vote is not an injustice.

Mr. Flaherty stated: There was a quorum at that meeting and there is no requirement that be a full Board. The quorum is empowered to vote on any measure before it.

Mr. Soloway stated: Absolutely. It was the applicant that wanted to move this along. It was a special meeting that was requested and granted to the applicant, somewhat reluctantly, by the Board. There were 8 members there. They had the ability to put the vote off to the next meeting and they wanted the vote. They didn't get the majority that they need but that doesn't entitle them to a re-vote. You don't get another bite at the apple. There's no injustice here.

Mr. Marion questioned: At the meeting we had a quorum, but not a full Board. Could the applicant have requested a full Board?

Mr. Soloway stated: The applicant could have requested that the Board hold off a vote until the next meeting. But it was not requested.

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Mr. Wallace stated: The essence of the application is not that we are looking for another vote. We are asking for the consideration of an application which we believe met the criteria under the law and which met your Code in terms of the type of project you want to have on the site. If that decision was improperly done the law gives us a remedy in terms of appeal. But we think that the practical solution is that under the case cited if something was not properly decided that this Board has the inherent ability to rectify this situation before the resolution is final. That's what I mean by injustice. The question is whether we met the Code and criteria of the c variances and we believe that we did.

Mr. Ricciardo made a motion to reopen the application for a vote.

No second coming forward.

Motion withdrawn.

MNA Newton Realty, LLC (PFSP-03-2015)

**Block 9.01, Lot 1
45-47 Water Street;
Block 9.01, Lot 2
8 Hamilton Street;
Block 9.01, Lot 3
10 Hamilton Street**

Resolution denying site plan approval, bulk variance and waiver relief.

Mr. Ricciardo stated: The minutes of the meeting on page 26 very clearly indicate what the motion was by Mr. Marion. I believe that exact wording should be in the resolution. Mr. Soloway prepared a thorough and tactful resolution, but that is what is missing from it, an exact reason for the denial.

Mr. Soloway stated: In my opinion I'm not aware of any case that says that. It's the resolution rather than the wording of the motion that controls. I'll read from the Board's own rules and regulations. Rule 3:1.1 which is entitled "Decision in Memorializing Resolution" says, "after a decision has been reached by the Board as to whether the relief requested by the applicant is to be granted or denied and upon what terms the Board's finding of fact and conclusions of law must be embodied in the form of a written resolution. When the Board votes to adopt a resolution the findings and conclusions set forth in the resolution become the findings and conclusions of the Board. Which shall be immaterial, at the time of voting certain Board members may have given other reasons or discussed matters not addressed in the resolution nor shall it be necessary that Board members articulate particular reasons for reaching a decision at all being sufficient that the application be either approved or disapproved by a voice vote and thereafter a memorializing resolution is adopted. The Board attorney shall present the resolution in such a way as to give the greatest possible support to the decision which has been made by the Board".

Mr. Ricciardo stated: As we've discussed on the phone, I still believe that if a motion is made by a Board member that motion should be verbatim in any resolution that comes out of your office.

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Mr. Flynn stated: You are only stating this because you are not in favor of the resolution. Generally, the verbal resolutions of approval are made by our attorney. If going forward they are made by Board members that would counter what you just said. Are we going to go through all the resolution verbals?

Mr. Ricciardo stated: I said that he created a very thorough and tactful resolution. He covered every point that was discussed but did not include the exact verbiage of the motion to deny. Which I think should be in every resolution whether to approve or deny. You approved the minutes for the meeting and very clearly on page 26 are the motion to deny and the exact verbiage that was stated. That verbiage should be in the resolution.

Mr. Marion stated: I've been on this Planning Board for four years and Land Use for ten years or more. I can't think of anytime we've ever had this kind of discussion about how the attorney should write the resolution. I know this is a particularly touchy subject.

Mr. Le Frois stated: Only the members who voted no have the option to vote on the resolution.

Mr. Le Frois stated: This subject about resolutions matching verbatim what's discussed during the vote came up at the League of Municipalities in a workshop I attended. They did a poll of the audience and asked various Board members from municipalities from around the State how many had their Board attorney draft the resolution and how many had their Board secretary draft the resolution. The attorney's teaching the class said that it doesn't need to match and in many cases shouldn't.

Mr. Flynn made a motion to approve the resolution as presented. The motion was seconded by Mr. Flaherty.

AYE: Mr. Flaherty, Mr. Marion, Mr. Hardmeyer, Mr. Flynn

The motion was carried. Resolution approved.

COURTESY REVIEW

**Newton Board of Education
Block 17.03, Lot 12-81
81 Merriam Avenue
SD-6**

**Newton Board of Education
Block 6.05, Lot 12
44 Ryerson Avenue
SD-6**

**Newton Board of Education
Block 14.05, Lot 13
59 Halsted Street
SD-6 Zone**

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Donna Snyder, Newton Board of Education Business Administrator and David Hughen, Director of Buildings & Grounds are present:

Applicant requesting to install a generator at each of the three Newton Schools (Newton High School/130kw, Merriam Avenue School/130kw and Halsted Middle School/100kw)

Mr. Soloway stated: Pursuant to Section 31 of the Land Use Law which requires Boards of Education and other governmental units before they take any action that necessitates the expenditure of government funds on a land use project to appear before the Board even though the Board doesn't have jurisdiction to deny the approval but it has to be referred to the Board for review or recommendations the Board may have in connection with the Master Plan.

Mrs. Snyder stated: We are requesting input for anything you would like us to consider in the installation of these generators. I want to make sure that the generators that you've worked with and your policy allows are not that small. These generators are not designed to run the schools as a public shelter or with children in them. These generators are purely to protect the building and the taxpayer's investment in their asset. The State is paying 46% of the cost. We have a grant for all three generators. They would not approve a generator that would be large enough to run a shelter unless it was a replacement generator for a school that had already been deemed a shelter. These are smaller than you might expect because they are only to protect the heating systems and to stop the pipes from freezing.

Mr. Hughen stated: Mr. Simmons asked about a chain link fence to be installed around the generator. The noise for the Halsted generator is 61 dB tested at 2:30pm when kids leave school and 3:30pm. That way it doesn't interfere. It will run on natural gas. They are quiet and have an enclosed muffler so the sound doesn't spread. The only one that's near anyone is 36' from the curb to the generator and that's Merriam. There's a house across the street. The noise is 65 dB at 23' at exercise mode and 75 dB at 23' at normal mode. The other two aren't really near anything. The high school one is across from the tennis courts. The Halsted one is on the back hill facing Spring Street.

Mrs. Snyder stated: There are shrubs in front of the one at Merriam Avenue. So although the specifications gave us the decibels at a specific footage, the shrubs may also provide some additional mitigation of any noise. The other side is if we were running them for purposes of maintaining and protecting the facility, there would be other generators running in town. After Hurricane Sandy we were concerned about the schools being protected. So when the grant opportunity came up we applied for the grant. We do already have DOE approval.

Mrs. Le Frois questioned: Will the generators also be used for running security systems, cameras, and fire alarms?

Mr. Hughen stated: Yes.

Mrs. Snyder stated: During Hurricane Sandy when we did not have this backup generator we ran fire checks and fire watches. We have people present in the building to walk the building and sign a log that we keep and present to the Fire Marshall.

Mr. Flynn questioned: Will there be security lights outside?

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Mr. Hughen stated: We could. We have a panel that's going to run with some emergency lighting. Most of the lighting around the school is JCP&L on their poles. But there will be some.

Mrs. Snyder stated: There is lighting at all the emergency exits.

Discussion ensued on generator decibels and usage.

Mr. Stoner: You made a comment about fencing. They do have a chain link fence but they were talking about chain link with slats in and that's not permitted by your code. Mr. Simmons has suggested making that one a little different. Maybe a wood one. If it's too solid it can't breathe. But that one should be softened up in appearance somehow.

Mr. Ricciardo stated: When we approved the large generator behind Thorlabs we made them put large arborvitae around it to buffer the appearance.

Mr. Stoner questioned: How much space between Merriam Ave and the sidewalk?

Mr. Hughen stated: Its 36' to the generator and then pad would be 6' wide.

Mrs. Snyder stated: Because this is a State grant we need to stay within very specific cost guidelines. I would respectfully request that anything additional would be considered for the future budget year.

Mr. Ricciardo stated: At Thorlabs they just did the arborvitae they didn't put a fence up.

Mrs. Snyder stated: We need a fence around it with the kids. We are trying to match the solar fence that is at the high school.

Mr. Stoner stated: I would recommend some kind of planting buffer so you don't just have the chain link fence.

Mrs. Diglio stated: The only suggestion I have is would a brick to match the building itself be possible?

Mrs. Snyder stated: It has to allow the unit to breathe.

Mr. Marion stated: I would recommend vinyl.

Mrs. Snyder stated: The fencing from the solar panel project is what we are hoping to match here.

Mr. Ricciardo questioned: Is that a black vinyl chain link fence?

Mrs. Snyder stated: Yes. The chain link that is at the high school is specifically small so that toes don't fit. I'm also concerned about cosmetics. I think it's going to be more of an issue at the high school by the tennis courts than at Halsted.

Mr. Ricciardo stated: They make a mesh for a 6' or 8' fence and attach them with snap ties. They are durable and made of vinyl. It allows air flow and you can't see through it. You can get 60' of it for \$250. I will forward the information to you.

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Portion opened to public:

1st Public

Blake Elma, non-resident: With the generators you've got setback distances for combustible material and airflow. Whatever fence you use make sure you follow the manufacturing recommendations.

Mr. Soloway crafted a motion to find that the projects are not inconsistent with the Master Plan and to recommend subject to the State budget requirements and not violating the manufacturer's instructions the Board would consider installing board-on-board fencing instead of the chain link particularly for Merriam Avenue. And that they consider arborvitae buffering between the enclosure and Merriam Avenue.

Mr. Ricciardo made a motion to approve. Mr. Flynn seconded the motion.

Aye: Mr. Flaherty, Mr. Marion, Mr. Russo, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

NEW BUSINESS

Brian Giblin (MSD-07-2015)

36 Halsted Street

Block 14.03, Lot 11, T-5 Zone

For a minor subdivision approval

Sworn in: Brian Giblin, Esq.

Mr. Giblin stated: This is a simple subdivision of one lot into two. It is located at the intersection of Halsted Street and Madison. There is currently a 3 family residence that is proposed to remain and is oriented towards Halsted Street. It's very close to the street. As you can see in the pictures and the site plan, in the back there is a garage that is going to be demolished. We've received letters from your Planner and Engineer. In your Planner's letter dated December 9, 2015. She opines that there are preexisting non-conformities that relate to the house that's existing on the property and since they will not be exacerbated it will be a variance free application. In item 4 she asks that we identify the number of units located at 36 Halsted Street. It's a 3 family house and is proposed to remain a 3 family house. We have provided 3 parking spaces to meet the zoning requirements. In item 8 she requests a concrete sidewalk along Halsted Street to be constructed and the applicant agrees to that. We also received a letter from your Engineer dated December 8, 2015. After reviewing the specifics of the application, and I spoke to Mr. Simmons about this, the applicant should note that the maximum front and side yard setback requirements of the T-5 zone are determined at the proposed dwelling at the new lot. We don't have a proposed dwelling yet, but we assume that we will meet those. That's why we're not requesting any variances. There is no proposal yet for construction on that lot. With regards to the remainder, item 5 says the former tax block and lot for the subject property is block 710 lot 11. We have no objection to putting that on the plan. Item 6 says a proposed .003 acre site triangle easement is shown. He recommends that it be enlarged to at least 35'x 35' especially along the right of way lines. We have no objection to that as long as it doesn't intersect the existing building at any point. At the Board's discretion, the tree will either be removed or raised up 10 feet so vehicles can see around the corner.

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Discussion ensued on tree. Board decided to require tree trimming only.

Mr. Giblin continued: Item 7 there is an existing walkway from lot 11.01 towards the gravel drive at proposed lot 11.02. It will be eliminated to the extent that it encroaches on the new lot. It will in all likelihood remain. Item 8, a small section of gravel driveway and concrete wood bumpers are shown encroaching. It will be corrected prior to filing the deeds. It can be a condition of the resolution. Item 9, there is an existing concrete patio partially on our lot and lot 13 and in addition there is a stockade fence that cuts off an area approximately 4' by 35' long. That is actually our neighbor encroaching on our property with the fence. So we will have to have a discussion with our neighbor. Item 10, the existing garage on proposed lot 11.02 is marked to be removed. The garage will have to be razed before the deeds of the subdivision can be perfected. We agree to that as a condition of approval.

Mr. Soloway stated: It's not fair to require the applicant to have the neighbor remove the fence. It's reasonable to ask the applicant to make a good faith effort to have the situation corrected.

Mr. Giblin continued: Item 11 says 3 parking spaces should be constructed prior to the deeds for the subdivision being perfected. We agree with that. Item 12 asks for detail to be added to the plan. We will add them to the plan but I would request that the Board conditionally approve it subject to the Engineer approving all these items. Item 13 is the sidewalk on Halsted Street that will be replaced. There are additional approvals required that we will have to obtain.

Mr. Hardmeyer questioned: What size is the new lot?

Mr. Giblin stated: 7,681 square feet.

Mr. Soloway stated: There is no minimum lot size in the T-5 zone.

Mr. Giblin stated: If you look at the plans that we submitted, the lots in that general area are considerably smaller.

Discussion ensued on what can be built on the lot.

No further comments from Ms. Caldwell or Mr. Stoner.

Portion open to public. No public stepping forward, portion closed.

Mr. Soloway crafted a motion to approve the application for minor subdivision approval on the conditions that the applicant complies with item 8 in Ms. Caldwell's report which is to construct a concrete sidewalk on Halsted Street, and comply with all the recommendations set forth in Mr. Simmons's report except to the extent that he recommends that he remove the neighbors encroachment but to put forth a good faith effort to remove it. The pine tree will be trimmed with confirmation that the sight distance is adequate by the Engineer, the sight triangle easement should be 35' x 35' provided it doesn't run through the existing building, standard requirement that they record the deed within 190 days of the adoption of the resolution.

Mr. Russo made a motion to approve the application with conditions. Mr. Flynn seconded the motion.

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Aye: Mr. Flaherty, Mr. Marion, Mr. Russo, Mr. Hardmeyer, Mr. Ricciardo, Mrs. Le Frois, Mr. Flynn, Mrs. Diglio, Mr. Le Frois

Motion approved.

Paterson Avenue Redevelopment Plan Amendment – Block 12.02, Lots 2 & 2.01

Mr. Soloway stated: For the record and so the Board understands why this is here, under the Redevelopment and Housing Law before a revision or amendment to a redevelopment plan is adopted the Board is required to transmit to the Town Council within 45 day after referral to it a report concerning its recommendation regarding the proposed amendment or it has to include in the application any provisions inconsistent with the Master Plan and if there are any recommendations you may have.

Ms. Caldwell gave overview of Paterson Avenue Redevelopment Plan & stated: The Paterson Avenue Redevelopment Plan (the "Plan") governs the Paterson Avenue Redevelopment Area, designated by the Town of Newton on December 10, 2007, was adopted by the Town Council on November 10, 2008, and amended on August 22, 2011 to permit the continuation of Light Industrial, Offices and Research and Development on the site.

The purpose of this Plan Amendment is to provide for a greater variety of Light Industrial uses than previously proposed, specifically Food and Beverage Production with accessory Sampling Rooms, Retail Sales and Special Events, Craft Breweries with accessory Tasting Room, Retail Sales, Tours and Special Events and Craft Distilleries with accessory Tasting Room, Retail Sales, Tours and Special Events.

Questions from the Board and answers from Ms. Caldwell ensued.

Portion opened to the Public. No public stepping forward, this portion closed.

Mrs. Le Frois made a motion to adopt the resolution finding that it's consistent with the Master Plan and further recommends that the plan amendment be revised in section 6.3 so as to substitute the word structure for the word building in the second line and the phrase floor to ceiling for the word story in the fifth line. Seconded by Mr. Russo.

**Aye: Mr. Flaherty, Mr. Marion, Mr. Russo, Mr. Hardmeyer, Mrs. Le Frois, Mr. Flynn, Mrs. Diglio
Nay: Mr. Ricciardo, Mr. Le Frois**

DISCUSSION

Housing Element & Fair Share Plan – discussion of a draft plan for submission to the Courts.

Ms. Caldwell gave overview of Housing Element & Fair Share Plan.

2016 MEETING DATES - Ok

CORRESPONDENCE - Reviewed

EXECUTIVE SESSION - None

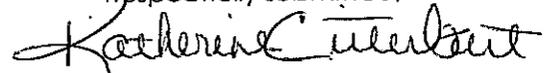
PUBLIC PORTION - None stepping forward

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ADJOURNMENT

Mrs. Le Frois made a motion to adjourn the meeting. Motion seconded by Mr. Ricciardo. The meeting was adjourned at 9:56 PM with a unanimous "aye" vote. The next meeting will be held on January 20th, 2016 in the Council Chambers of the Municipal Building.

Respectfully submitted,

A handwritten signature in cursive script that reads "Katherine Citterbart".

Katherine Citterbart
Planning Board Secretary