



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

- Wozniak Inquired on parking for the project.
- Guerino Responded that zoning requires five (5) off-street parking spaces and that they will be providing five (5) spaces to include one ADA space.
- Wozniak Inquired on the ledge on a portion of the property and how it may affect the project.
- Guerino Responded that the building will be placed away from most of the ledge.
- Novelli Stated that if the project is approved, a structural engineer will review the site and site design. He stated that they would meet with the Inspector of Buildings prior to submitting construction level plans.
- Singer Stated that utilities are not shown on the submitted site plan and that the height of the proposed light pole has not been identified.
- Novelli Responded that utility connections would likely be made on Conway Street.
- Singer Inquired on drainage for the site.
- Novelli Responded that they have retained Heritage Land Surveying & Engineering to review drainage for the site and design appropriate solutions which will be reviewed by the Department of Public Works.
- Singer Asked about the funding source(s) for the project.
- Guerino Responded that the funding source will be a deferred loan through the Department of Housing and Community Development's Mass Housing Division.
- Singer Inquired if the units will be restricted for affordability.
- Guerino Responded yes.
- Gilkes Inquired on any dumpster for the development.
- Novelli Responded that they have revised the site plan to show the location of the dumpster.
- Winn Inquired on the number of housing units under the Greenfield Housing Authority.
- Guerino Responded that they have 78 units at Oak Courts, 108 units at Elm Terrace, 55 units at the Winslow off Wells Street, 4 units at 317-319 Deerfield Street, 600 Section 8 Federal Vouchers, as well as MRVP Vouchers.



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Wozniak read public comments from Susan Worgaftik, 45 Forest Avenue; Susan Worgaftik as a member of Housing Greenfield; Dorothy McIver, 88 Columbus Avenue; and Nancy Hazard, 30 Spring Street who all supported the proposed housing project.

Wozniak read review comments from the Board of Health and Fire Prevention Officer who had no issues or comments, Engineering Superintendent, and the Department of Planning and Development.

Chairman Singer opened the public hearing up for public comment at 7:33 p.m.

Joseph Ruggeri, 643 Bernardston Road, Greenfield

He stated that he is a member of Greenfield Housing Associated, Inc. which is a nonprofit organization that is in partnership with the Greenfield Housing Authority which is a governmental agency. He supports the project.

Susan Worgaftik, 45 Forest Avenue, Greenfield

She stated that she is a member of Housing Greenfield which is a group working to increase housing in Greenfield. She supports the project.

Peg Hall, 34 Pierce Street, Greenfield

She supports the project.

Chairperson Singer closed the public hearing at 7:38 p.m.

Board Discussion/Decision

Greenfield Housing Authority for property located at 300 Conway Street (Assessor's Tax Map 87, Lot 11)

The Board discussed potential conditions of approval.

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of the Greenfield Housing Authority for property located at 300 Conway Street (Assessor's Tax Map 87, Lot 11), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C3); 200-5.3(E2); 200-7.2; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the construction of five (5) multi-family dwelling units at this location with the following conditions:

- 1) The Applicant shall adhere to the site plan dated 03/20/2023;
- 2) The height of the parking area pole lighting shall not exceed fifteen (15) feet in height;
- 3) The Applicant shall submit a revised site plan to the Department of Planning and Development within 30 days of approval showing the location of all utility connections as well as the location of any dumpster for the site;
- 4) Prior to any construction, the Applicant shall submit a Drainage Report for the property for review and approval of the Department of Public Works Engineering Division;
- 5) The Applicant shall provide one sewer service and one domestic water service with one



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water meter. The water meter must be accessible and not located within a crawl space. An outside clean-out for the sewer service is required within 3 feet of the building;

- 6) The Applicant shall provide a guard rail along the west side of the building that meets all code requirements;**
- 7) The Board approves the reduction of the required land area of 224 square feet under Section 200-5.3(E2) of the Zoning Ordinance;**
- 8) The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance.**

b. **7:15 p.m.:** Application of Michael O’Brien for property located at 38 French King Highway (Assessor’s Tax Map 119, Lot 9), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C6); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the construction of a single family home at this location.

At a public meeting on Thursday, April 13, 2022 at 7:15 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Michael O’Brien for property located at 38 French King Highway (Assessor’s Tax Map 119, Lot 9), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C6); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the construction of a single family home at this location. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; James Winn; Peter Wozniak, Clerk; Debra Gilkes, and Mark Maloni. The following project proponent was present: Michael O’Brien, Applicant and property owner.

Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

O’Brien Mr. O’Brien presented his project to the Board. He stated that the property has an existing curb cut that he will use. There are existing utility stubs at the property.

Winn Inquired if the single family home will be owner-occupied.

O’Brien Responded yes.

No further questions from the Board.

Wozniak read review comments from the Engineering Superintendent, Board of Health; and Fire Prevention Officer who all had no comments or issues with the project.

Chairman Singer opened the public hearing to public comment at 7:43 p.m. No public comment. Chairman Singer closed the public hearing at 7:43 p.m.



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Board Discussion/Decision

Michael O'Brien for property located at 38 French King Highway (Assessor's Tax Map 119, Lot 9)

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of Michael O'Brien for property located at 38 French King Highway (Assessor's Tax Map 119, Lot 9), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C6); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the construction of a single family home at this location.

- c. 7:30 p.m.: Application of 71 Montague City, LLC for property located at 59 & 71 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1; 200-6.11; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a 4,400 square foot office building at this location.

At a public meeting on Thursday, April 13, 2022 at 7:30 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of 71 Montague City, LLC for property located at 59 & 71 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1; 200-6.11; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a 4,400 square foot office building at this location. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; James Winn; Peter Wozniak, Clerk; Debra Gilkes, and Mark Maloni. The following project proponent was present: David Zaccheo, Applicant and property owner.

Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Zaccheo Mr. Zaccheo presented the project to the Board. He stated that he would like to use the existing 4,400 square foot building at 59 Montague City Road for professional office use. The building would not be expanded. He stated that this is the property of the former Greenfield Center School which used this building as classroom, assembly, and office use. He would like to continue the office use which is currently not allowed within the Urban Residential (RA) Zoning District. He is seeking special permit approval to allow the change, extension, or alteration of a legal nonconforming use as well as special permit approval to allow access to the site through the access drive to Abercrombie Field which are both city owned. His deed to the property gives a right-of-way to use this access drive. Roof drainage from the building will be handled by 80 feet of French drain and two (2) 500 gallon dry wells. Parking lot drainage would be directed to grass swales and rain gardens on site.

Moschella Inquired on whether others use the access drive to Abercrombie Field.

Zaccheo Responded that it would only be access to his property and the ball fields.



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Gilkes Inquired if the access drive is on-way.

Zaccheo Responded yes.

Singer Asked if he explored access off of Montague City Road.

Zaccheo Responded yes that he did consider this but his preference is access off the access drive for Abercrombie Field. He stated that the existing buildings that were used by the Greenfield Center School are oriented for entry from the access drive and that it would be considerable cost to reorient the entrance ways. He stated that he has been in communication with the DPW about improvements to the access drive.

Singer Asked if he has a tenant for the office space.

Zaccheo Responded that he is a finalist for consideration by the U.S. Department of Agriculture (USDA). The USDA would use approximately 3,600 square feet of the building leaving about 600 square feet of extra office space.

Wozniak read review comments from the Engineering Superintendent, Department of Planning and Development, and the Board of Health which had no comments or issues with the project.

Chairman Singer opened up the public hearing to public comment at 8:09 p.m. No public comment.

Chairman Singer closed the public hearing at 8:09 p.m.

Board Discussion/Decision

71 Montague City, LLC for property located at 59 & 71 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6)

The Board discussed potential conditions of approval.

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of 71 Montague City, LLC for property located at 59 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1; 200-6.11; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a 4,400 square foot office building at this location with the following conditions:

- 1) The Applicant shall adhere to the site plan dated 04/13/2023;
- 2) The hours of operation shall be normal business hours Monday through Saturday;
- 3) This special permit approval shall only apply to the tenant U.S. Department of Agriculture (USDA);
- 4) Any change of tenant other than the USDA or any additional tenant for the office space



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shall require Zoning Board of Appeals approval;

- 5) **The Applicant proposes to pitch drainage sheet flow from the entrance of the parking lot area towards the access drive to Abercrombie Field. The entrance shall be pitched to the sides as much as practicable to prevent water from ponding on the access drive;**
- 6) **The Applicant shall separate Parcels 4-6 and 4-4 through the Approval Not Required (ANR) Plan process to separate the office project from any future development;**
- 7) **The Applicant shall submit a revised site plan to the Department of Planning and Development within 30 days of approval showing the redesigned parking lot area to meet the aisle width requirement for 90 degree parking.**

c. **7:45 p.m.:** Application of Clinical and Support Options, Inc. for property located at 65 Conway Street, 46 & 60 Wells Street (Assessor’s Tax Map 58, Lots 11, 14, & 24), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-7.2; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow more than twenty-four (24) dwelling units in one building at this location. The project proposes 12 units on the second floor of the existing building on the site, and 24 units in a new three-story addition for a total of 36 dwelling units.

At a public meeting on Thursday, April 13, 2022 at 7:45 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Clinical and Support Options, Inc. for property located at 65 Conway Street, 46 & 60 Wells Street (Assessor’s Tax Map 58, Lots 11, 14, & 24), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-7.2; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow more than twenty-four (24) dwelling units in one building at this location. The project proposes 12 units on the second floor of the existing building on the site, and 24 units in a new three-story addition for a total of 36 dwelling units. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; James Winn; Peter Wozniak, Clerk; Debra Gilkes, and Mark Maloni. The following project proponents were present: Bill Miller, CSO; Alyssa Larose, Franklin County Regional Housing and Redevelopment Authority (FCHRA); George Doyle, Jones Whitsett Architects; Rachel Loeffler, Berkshire Design Group; and Lucy Conley, Berkshire Design Group.

Singer Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.

Miller Mr. Miller gave an overview of the mission of CSO as well as the project to the Board. The property at 60 Wells Street has been used as a shelter for about 12 years.

The project proponents gave a slide presentation of the Board to the Board.

Larose Stated that the existing building at 60 Wells Street has about 16,500 square feet of area. The new addition will be about 14,895 square feet of area. A new central elevator will be installed for the development. The existing building at 46 Wells Street will be demolished. The 36 studio apartments will range from 300 square feet to 500 square feet. The project will increase the number of shelter beds from 30 to 40.



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- Wozniak Inquired on roof-top HVAC equipment.
- Boyle Responded that all HVAC equipment will be roof-top equipment that will be screened.
- Larose Presented the building elevations, photos of the existing site, and renderings of the proposed project to the Board. She stated that impervious surface area will be reduced as a result of the project. She stated that they are working on securing an easement on the north side of the property from Mill House Apartments. Stated that they received a lot of input from the Tech Review Group meeting, they presented the project to the Planning Board and received their input into the project. They also received feedback from Greening Greenfield.
- Singer Inquired on funding for the project.
- Larose Responded that the funding is coming from DHCD through the Community One Stop for Growth Program and ARPA funding. She stated that the proponents have been in communication with the Mayor for some local funding and that they will be using tax credits for the project as well. The total development cost is approximately twenty-three (23) million dollars with about 98% coming from the outside.
- Loeffler Presented the existing conditions plan, grading and erosion control plan, and site layout plan to the Board. 22 off-street parking spaces, two of which are ADA spaces and 4-5 of which are EV ready spaces. Bicycle racks will be provided on site.
- Conley Presented the utility plan, snow storage plan, truck turning plan and proposed access drives to the Board. They are requesting a waiver of the minimum driveway width for two-way traffic from 22 feet to 20.5 feet at 65 Conway Street. There will be a reduction of impervious surface area of approximately 10,000 square feet.
- Loeffler Presented the lighting and landscaping plan to the Board. Six (6) existing trees will be removed with 24 new trees being planted. The project will be screened with both natural existing vegetation as well as six (6) foot high fencing along the north and west and four (4) foot high fencing around 54 Wells Street. The project will result in 36% open space. They are proposing four (4) new light poles at a height of 15 feet.
- Chairman Singer asked the Board members if they have any questions.
- Moschella Inquired on the primary occupants for the new housing.
- Miller Responded that the studio apartments will be for very low income people.
- Wozniak Inquired on the grading at the back of 46 Wells Street.



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Boyle Responded that the foundation at the back of 46 Wells Street is somewhat attached to the retaining wall at the back of the property. They will be having a structural engineer review this. Currently, drainage is not an issue at the site.

Maloni Inquired why they are proposing a four foot fence at 54 Wells Street while the rest of the fencing will be six feet in height.

The project proponents responded that a four foot fence is proposed at 54 Wells Street to not wall in this abutter.

Singer Inquired on the proposed easement to the north. Will it present a problem for the project if the easement is not secured?

Loeffler Responded no.

Wozniak Asked if CSO will take care of the snow removal and maintenance for the project.

Miller Responded yes.

Wozniak read review comments from the Fire Prevention Officer, Board of Health, and Engineering Superintendent who all had no comments or issues with the project; and Department of Planning and Development.

Wozniak read public comment from Susan Worgaftif, Dorothy McIver, Nancy Hazard, Peg Hall, Amy Clarke, Nikki Sauber and John Garrett, Opioid Task Force, Community Action of Pioneer Valley, and the Community Health Center of Franklin County who all supported the project.

Chairman Singer opened up the public hearing to public comment at 9:20 p.m.

Peg Hall, 34 Pierce Street, Greenfield
Ms. Hall spoke in support of the project.

Robert Williford, 97 Homestead Avenue, Greenfield, MA
Mr. Williford stated that is a member of the Commission on Disability Access (CDA). He expressed concerns about there being only one elevator proposed for the project.

Miller Responded that they considered having more than one elevator but decided on just one due to costs.

Chairman Singer closed the public hearing at 9:22 p.m.

Moschella Asked about any emergency generator for the development.



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- Boyle Responded that they will contract with a reputable company to guarantee a backup generator in the event of an emergency.
- Wozniak Inquired on where the backup generator will be located when needed.
- Boyle Stated that they haven't made this determination yet; they are still coordinating with their electrical engineer.
- Gilkes Inquired on heat pumps and if they will be sized to handle New England weather.
- Boyle Responded that heat pumps will be used and designed for negative degree weather.
- Gilkes Asked if the CSO shelter services will continue while the project is being constructed.
- Miller Responded that they are working on a temporary relocation plan for the shelter services while the project is being constructed.

Board Discussion/Decision

Application of Clinical and Support Options, Inc. for property located at 65 Conway Street, 46 & 60 Wells Street (Assessor's Tax Map 58, Lots 11, 14, & 24)

The Board discussed potential conditions of approval.

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to approve the application of Clinical and Support Options, Inc. for property located at 65 Conway Street, 46 & 60 Wells Street (Assessor's Tax Map 58, Lots 11, 14, & 24), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-7.2; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow more than twenty-four (24) dwelling units in one building at this location with the following conditions:

- 1) The Applicant shall adhere to the submitted site plan and other application materials;
- 2) The standby generator shall be placed in an appropriate location to minimize disruption to the site relative to traffic flow and parking;
- 3) The Applicant shall combine Parcels 58-11, 58-14, and 58-24 through the Approval Not Required (ANR) Plan process;
- 4) The Board approves the reduction of the required driveway width for two-way traffic from twenty-two (22) feet to twenty (20) feet under Section 200-5.3(E2) of the Zoning Ordinance;
- 5) The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance.

Discussion of ZBA Meeting Time:

The Board discussed changing the meeting time for its meetings.



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MOTION: Moved by Maloni, seconded by Winn, and voted 5:0:0 to change the meeting time of ZBA meetings from 7:00 p.m. to 6:30 p.m.

Approval of Minutes:

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the meeting minutes of March 23, 2023.

Chairman Singer directed Director Twarog to mail a copy of the approved meeting minutes of March 23, 2023 to Martha Maloney.

Adjournment:

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to adjourn the meeting at 10:05 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development