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TAUNTON PLANNING BOARD MINUTES  
CITY HALL, TAUNTON, MA 02780  
Meeting held at Maxham School, 141 Oak St,  
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DATE: May 5, 2016

BOARD MEMBERS:     Bob Campbell, Chairman     Anthony Abreau  
                                 Arthur Lopes                                   Jordan H.F. Fiore  
                                 Manuel Spencer, Clerk                                   Brian Carr  
                                 Dennis Smith

ADVISORS:  
                                 Mark Slusarz, City Engineer  
                                 Kevin Scanlon, City Planner

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Roll Call: Carr, Smith, Fiore, Spencer, Lopes Abreau, and Campbell present. Also present were City Planner Kevin Scanlon and City Engineer Mark Slusarz. Meeting opens at 5:31 PM.

Tony made motion to approve minutes of April 7, 2016 .seconded by Manny. All in favor.

**Cont'd. Public Hearing – Proposed Changes to the City of Taunton Zoning Ordinance – dated Jan. 26, 2016 – Need to forward a recommendation to the Municipal Council.**

City Planner stated the Board must send a recommendation to Council for these changes. He suggests withdrawing Section 5.2 of the proposed changes. He stated the Planning Board can withdraw Section 5.2 because the Planning Board was the one who sent these changes to the Council. He stated, after having meeting with the different Board, it seems withdrawing Section 5.2 would be agreeable to all. Chairman Campbell stated we could still send a recommendation for the other proposed changes, which were Section 6.3 Min. height in CBD, Section 7.3 - Off Street parking in CBD, Section 11.1.3.3 Mobile Homes Density of Use – and Special Flood Hazard District.

Tony made motion to withdraw Section 5.2 from the proposed zoning changes, Seconded by Manny. All in favor.

Jody made motion to forward a positive recommendation on the other changes relative to Section 6.3 Intensity of Use Table – CBD – delete min. height , Section 7.3 Off street parking, Section 11.1.3.3. mobile homes – Density of Use and Section 13,8.1.11 Special Flood Hazard District – seconded by Tony. All in favor. Hearing closed at 5:38 PM.

**Public Hearing –Re-Numbering of the City of Taunton Zoning Ordinance – (No change in requirements)**

Roll Call: Carr, Smith, Abreau, Lopes, Abreau, Fiore, Spencer and Campbell present. Hearing opens at 5;38 PM. City Planner Kevin Scanlon read the public hearing notice. No department comments. Kevin explained the City has entered into an agreement with General Code to digitize the Ordinances, Charter and Zoning Ordinances. As a result of this the Zoning Ordinances will be re-numbered. There are no real

changes. Jody stated in the 1980's the City did this and just wanted to let us know during editing there may be some changes.

Arthur made motion to open public input, seconded by Tony No one in favor or opposed.

Arthur made motion to close public input, seconded by Arthur. All in favor.

Jody made motion forward a positive recommendation to the Municipal Council, seconded by Arthur. All in favor. Hearing closed at 5:43 PM.

**Public Hearing – Form J – N. Walker St, Prop. I.D. 63-64) Lima – Waiver of frontage – to divide one lot into 2 lots.**

Roll Call: Carr, Smith, Abreau, Lopes, Fiore, Spencer and Campbell present. Hearing opens at 5:44 PM City Planner Kevin Scanlon read the public hearing notice and dept. comments from City Engineer, Conservation Commission, Fire Dept. and himself which were placed on file. Karen Patneau, Earth Services Corp. was invited into the enclosure. He stated they were here last year and since then they moved lot lines. The wetlands were re-delineated and as a result they could shift the lot line and reduce the length of driveway. Jody asked how much of the easement physically exists. She stated there will be no road back there because they shortened the driveway. Arthur asked how much smaller is the lot as a result of this? Karen stated the front lot is a conforming lot and the back lot is a little smaller but has some frontage.

Arthur made motion to open public input, seconded by Tony. All in favor.

No one in favor or opposed.

Tony made motion to close public input, seconded by Arthur. All in favor.

Jody made motion to grant the Form J to include dept. comments, seconded by Tony. All in favor. Hearing closed at 5:49 PM.

**Public Hearing – Form J – Waiver of frontage - 1364 Cohannet St. – Horton – to divide one lot into two lots.**

Roll Call: Carr, Smith, Abreu, Lopes, Fiore, Spencer and Campbell. Chairman Campbell disclosed the applicants are neighbors and he appeared before the ZBA at no cost and there is no financial gain so he won't vote on this unless there is a tie vote. Hearing opens at 5:49 PM. Janine & Todd Horton were invited into the enclosure. Mrs. Horton stated they are here tonight for waive of frontage from their house lot. They went to ZBA and divided lot into two and the new lot conforms there lot where their house does not. They have shared driveway with abutters (Campbell) and (her house lot) will use the same access as they always had. Brian asked about the out/inner reparation zone and it was stated that Lot B would need to file with Conservation Commission.

Arthur made motion to open public, seconded by Jody. All in favor.

No one in favor or opposed.

Arthur made motion to close public input, seconded by Brian. All in favor.

**Manny made motion to approve the Form J as presented, seconded by Brian. 6 members in favor, 1 member excused (Campbell) Hearing closed at 5:57 PM.**

**Public Meeting – Site Plan Review - 525 Myles Standish Boulevard- for the construction of an 8,135 square foot addition to the existing maintenance building, 4,750 square foot canopy area to the existing main building, and miscellaneous associates building renovations and site improvements including additional parking and loading spaces, submitted by Quality Beverage Properties LLC**

City Planner read the DIRB comments and fire dept. which were placed on file. Ken Motta, Field Engineering, Dennis McCarthy, PDA Assoc., and Tom Clark, Quality Beverage were invited into the enclosure. They are proposing an 8,135 sq. ft. addition to the existing maintenance building to allow expansion of the applicant's Point of Sales (P.O.S.) equipment maintenance facilities which currently exist

within the existing maintenance building. It will include the installation of a new loading dock to allow shipping and receiving of P.O.S. equipment and also a fenced trash compactor area adjacent to the building addition for waste disposal. They will also attach a canopy area for covered storage and a small building addition (30 x 32) for a forklift charging area. They will also install a new handicapped access ramp and entryway which will provide access to a new handicapped elevator and second floor hospitality room. They will reconfigure the existing paved parking areas behind the main building to provide additional vehicular parking and a new driveway for trucks to leave and existing fenced parking and loading area. The new driveway will be equipped with an overhead snow scraper. Additional paved parking spaces are also being proposed along the front of the maintenance building addition. Bob asked if they could travel on both sides? They will continue the existing curbing which is now a paved driveway. It was noted its about 400 feet radius and there shouldn't be any reason for truck traffic at that point. The TMLP has easement and gate for wells and you can't go back any further. Public Input: No one in favor opposed.

**Tony made motion to approve the SPR with the DIRB comments, seconded by Jody. All in favor.**

Condition #1) That the plans dated April 4, 2016 and with a revision date of April 25, 2016 for sheet SL-1 shall govern with the following additional conditions;

Condition #2) dumpsters shall be located on a concrete pad, be enclosed with a stockade fence, be kept closed at all times and be emptied regularly

Condition #3) Lighting shall not illuminate any portion of abutting properties

Condition #4) The site shall be kept clean and clear of debris

Condition #5) Two set of as-builts shall be submitted upon completion of all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc

Condition #6) two sets of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required

Condition #7) the sidewalk widths shall be at least five feet exclusive of curbing

Condition #8) a food service permit, and a hazardous material permit from the Board of Health shall be obtained

Condition #9) The easterly most access shall be closed

**Public Meeting -Site Plan Review – 314 Broadway –modification of Site Plan review – for the construction of office and light manufacturing area . Submitted by Eugene LeClair, General Fire Extinguishers.**

City Planner Kevin Scanlon reads comments from DIRB and Fire Dept. which were placed on file.

Bryon Holmes, and Eugene LeClair was invited into the enclosure. They originally got approval in 2009 and since then there have been some changes in the area. This property is next to the former Gaff's Third Base Saloon which is now Mechanic's Cooperative Bank. There were some conditions placed on the original approval are no longer necessary. The bank site has been raised above the elevation of this parcel and in lieu of the stockade fence he would like to construct a 6 foot high chain link fence coated black. Another condition was a berm at elevation 98 between the drainage basin and the abutting commercial property. The dumpster is in a different location than originally proposed although it's still toward the rear of the building. They were in agreement with the DIRB conditions. Manny asked about the abutters next door, the car dealership and has anything been done about the detention area? Mr. LeClaire state he has put in on me and he wasn't sure of what he could do? He stated there is water coming onto his property and he is getting all kinds of dirt, stones. They will need Certificate of Compliance with Conservation Commission. The need to have a business agreement to get it done. Public input: No one in favor or opposed.

**Tony made motion to approve the SPR with the DIRB comments, seconded by Dennis. All in favor.**

- Condition #1) That the plans dated October 15, 2015 shall govern with the following additional conditions:
- Condition #2) Dumpsters shall be located on a concrete pad, be enclosed with a stockade fence, be kept closed at all times and emptied regularly.
- Condition #3) Lighting shall not illuminate any portion of abutting properties.
- Condition #4) The site shall be kept clean and clear of debris.
- Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks, etc.
- Condition #6) Two sets of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.
- Condition #7) Two copies of the utility plan shall be provided.
- Condition #8) A hazardous material permit from the Board of Health shall be obtained.

**Public Meeting – Ben Street – Roadway Improvement Plan - for land located on Ben Street known on Assessor’s Reference 91-11 & 91-12. Proposal is to improve 191feet of the roadway at a width of 18 feet for 2 residential lots. Submitted by Alfred Eugenio.**

City Planner read dept. letters from himself, City Engineer, B.O.H., and Conservation Commission which were placed on file. Atty. William Rounds was invited into the enclosure. He stated this is a piece of land that was carved out in the 1920s. It’s consists of 2 50 x 100 sized lots. The ZBA approved the lots and now they must do some improvements to roadway. Ben Street is mostly dirt and gravel. The layout is 50 feet wide and they are proposing 18 feet of pavement. The majority of the lots are already developed. Mr. Eugenio’s main home is on Highland Street. Atty. Rounds points out the abutting property owner has encroached on Ben Street with a shed, driveway and trees. If they widen from Highland Street it will impact more abutters. They are proposing to widen from Hoover Street and will provide turnaround. The improvements are for only 2 house lots. Manny stated he took ride and had hard time finding it. He stated cars were utilizing road for parking. He stated he would like it to go all the way through to Highland Street. Atty. Rounds stated the only reason we don’t want to go thru to Highland Street is it will impact the neighbors. Bob stated the City Engineer is recommending it go all the way through if they want street accepted. Atty. Rounds stated that’s not their intention to have it a public street. Bob stated we could put conditions such as sidewalks. He is concerned about the small lot size and frontage. Tony stated they are doing Pinehurst Street (next street) and we made them do substantial upgrades. Dennis stated it’s not fair to the residents of Hoover Street who will feel the impact from this. He can’t vote for this as proposed. He stated they will be using Edson Street (which is deplorable). Jody understands why they are making it only 18 feet wide because of the encroachments. He thinks it will be difficult for emergency vehicles. Chairman Campbell stated the proposed 18 feet wide is not consistent of what we just approved on Pinehurst. He stated across the street there could potentially be future development. They made Pinehurst Street go all the way through to Hoover. He asked about the driveway for 22 Hoover is there any proposal for driveway? Atty. Rounds stated they would have re-locate it. The shed is also encroaching. Atty. Round stated now the road is not open so there is no plowing. He stated they are only adding 2 more houses. There will be some additional run off with the plans as presented. Public Input John Erickson, 18 Hoover Street stated he has fence, swing set, part of driveway and irrigation that encroaches. He is opposed to road going in. Atty. Rounds stated the existing gravel way is subject to rights of other use to use as roadway. They have no right to put structure on it. Atty. Rounds stated that is why they are proposing what they are due to the existing encroachments. They want to do what will impact the neighbors the least. Opposed: Barbara Gagnon, stated she is opposed to more houses going in. This will impact Edson Street with traffic. They should do 24 wide

like Pinehurst Street. Dennis stated it definitely will impact Edson & Hoover Street and it's more houses on a tiny street. He is against this proposal. The Board suggests continuing and seeing if they can bring roadway through to Highland Street. Atty. Rounds heard the Board & abutters concerns and will try to address them.

**Tony made motion to continue for 2 months, seconded by Arthur. All in favor.**

**Special Permit – 698 Bay St. – 23 Unit residential development – Need to forward a recommendation to Municipal Council.**

The City Planner informed the audience the Planning Board is reviewing this Special Permit to forward a recommendation to the Council. At that time the Council will hold a public hearing and at that time the homeowners with 300 feet will be notified of that hearing. The Planning Board is only reviewing this and they abutters notices are not required. The Planning Board will allow public input but wanted to inform the abutters a public hearing will be held by the Council at a later date. Kevin read dept. comments from City Engineer, Fire Dept., Sewer Dept., and Conservation Commission which were placed on file. Richard Feodoroff and Keith Lorizio were invited into the enclosure. Mr. Feodoroff stated the Council hearing is scheduled for May 17<sup>th</sup>. He informed the abutters in the audience that he will hold an informational meeting on site at May 11<sup>th</sup> 5-7 pm to go over his proposal. He stated he has heard the rumors on social media regarding what type of housing he is proposing. He is proposing a 23 unit upscale apartment complex to be in the former Benjamin's restaurant building. There will be security lighting, video surveillance, recreation area, buzzer video to get in. The rent will be about \$1600 per month. The building will be properly insulated with energy efficient materials. They are proposing nice cabinet and granite counters. He stated people are living longer and they don't want to have to maintain a big yard and house. This site is good because its close to 495. He stated there aren't any nice upscale rental properties in Taunton. He developed Winthrop Heights and it's considered the nicest subdivision in the City. The plans shows 3.17 acres and 98.6 5 is covered with the building and asphalt. They plan on renovating the building with 13 two-bedroom, 9 one-bedroom and 1 studio apartment. It will be fully sprinkled and there is already an elevator. They are keeping the most of the existing building. They are planning on taking the kitchen part and out putting 2,200 sq. ft. addition which would actually be smaller in footprint than the existing building, going from 14,800 sq. ft. to 12,600 sq. ft. 2 stories. The units will be approximately 1,000 sq. ft. and they plan on re-using the windows. The kitchen part will be replaced with the addition. The cost is approximately 2.4 million and there is enough land for 5 lots around the perimeter of the lot. He stated they could put duplex style homes but they are would restrict it to single family homes. They will move entrance to the north for single entrance. There will be no access from Sunset Drive or Kurts Place. They will provide 6 foot vinyl fencing and lighting towards the building for safety. They will do background checks on tenants to ensure good tenants. He stated with the casino coming to Taunton this project will provide housing for workers. Tony stated he agrees that the site need something. He would like to see condos. He stated he thought if they were condos there would be more control because it's ownership. Brian stated he too would like to see they invest in condos project rather an a rental project. He stated apartments are more transit. He thought the apartments were going to be real small, 550 sq. ft. (the City Engineer was unaware it was 2-stories) Brian asked about if the management company will do the vetting process? Mr. Feodoroff stated yes they will do credit check, background checks. He stated he owns 54 Longmeadow Rd. and he currently has 3 residential units and no one wants to leave, it so nice. Mr. Feodoroff originally said the bank wanted to do 9 single lots which complies with zoning. They actually applied for demo permit and the bank gave him 30 days to come up with proposal. Brian asked if they would make money doing the single family lots? Mr. Feodoroff answers he is anticipating rents at \$1,600 not including utilities. Brian again said he would like to see condos. Jody stated some of the newest condos are more than some mortgages. Mr. Feodoroff stated there are people who want to get out of a house and into an apartment and go south for winter. He stated there is a complex in

Norton owned by Campanelli that they are getting \$2,300 per unit. Manny stated he has listened to the presentation and the projected rents, 5 single family lots and he has a lot of concerns. He stated Whittenton is going down hill and he is quit concerned. He is not impressed with how congested it is. Mr. Feodoroff stated he could, by right, put 18 units per acre (or as many as 56) and they are not. He stated this proposal works including the 5 single family lots. Kevin stated the development as a whole, the way they designed it as a community, with the 5 lots surrounding it. Bob asked about the former Ward 8 and it used to be a 3 story cottage and they kept renovating it. Is this building even salvageable? Mr. Feodoroff stated 90% inside complies with the building code. Mr. Feodoroff stated they are anticipating residents 50+ but this is not an age restricted site. There will be no subsidies and they will be market rate. There will be storage facility in basement and it will be handicapped accessible. Mr. Feodoroff stated the basement is where it shows its age. The Board asked what size are the units at Fielder's Choice on Winthrop Street. He answers about 1,100 square feet. Manny suggested doing something like across the street which is condos? Mr. Feodoroff stated he is not interested in doing condos. He stated they will sell the 5 single family lots and those homeowner's will have control. He reminded the Board it's zoned for duplexes but he is willing to restricted those 5 lots to single family. The Board asked him if Fielder's Choice is fully committed? Mr. Feodoroff stated they are doing the fire suppression and he has had interest in them. Public input: Michele Monteiro, 35 Sunset Drive stated she is in favor. She lives directly next door. However; she did not think the month rents of \$1,600 is realistic. It's all driven by the market. She asked what type of housing were they proposing. You cannot discriminate against Section 8? Mr. Feodoroff stated Section 8 won't pay the rents they are asking. Manny stated in Boston, Section 8 is paying \$3000 per month so you can't really say that. Ms. Monteiro asked if through the process can you change what type of building projects you use? For example, you are saying it's upscale with granite counters, nice cabinets, security, management company but what if something happens with financing that could change? The Board answers it could change. She thought the parking ratio wasn't enough. Erica Emond, 12 Kurt's Place stated she had petition in opposition. The Board informed her to submit the petition to the Council for the public hearing. An abutter spoke about it being 55 & over because those would be the ones occupying it. She thought a traffic study should have been done. She has trouble getting out of her driveway. It's a very populated area. Tony Espasito, representing Rick & Janet Anderson, 5 Kurt's Place. He stated the level of service at the intersection warrants a signalized light at Kurt's Place & Bay Street. They had concerns with drainage and added traffic and the impact it will have on the neighborhood. He recommends having traffic engineer look at it. Tony made motion to forward a negative recommendation to the Municipal Council, seconded by Arthur. All in favor. The Taunton Planning voted unanimously to send a NEGATIVE recommendation to the Municipal Council. The Board based their recommendation on the proposal as submitted being an apartment building. The Board was concerned that the high-end apartment project envisioned at that location may not succeed. For a number of reasons the expressed preferred development option would be one that consisted of owned dwellings rather than rented (condominiums or individual house lots) in this established neighborhood. Since neither of these options was included in the proposal, the only recourse was to send the recommendation that the special permit not be granted

**Special Permit – 54 Longmeadow Road – 8 unit residential development – Need to forward a recommendation to Municipal Council.**

City Planner read dept. comments Fire Dept., B.O.H., T.M.L.P, Conservation Commission and City Engineer into the record which were placed on file. Richard Feodoroff was invited into the enclosure. He stated they are proposing 8 units in the existing building. There will be no addition to the building, just repairing front walk and siding. Currently the building is used for offices and residential. Mr. Feodoroff has owned since 2004 and now wishes to put all residential in. This uses to be the carriage house. Tony asked what type of rent is he expecting? Mr. Feodoroff answers between \$1,200 and \$1,400 range. This will need a Site Plan Review. Brian stated the building has always been beautiful. No one in favor or opposed.

**Manny made motion to forward a positive recommendation to the Municipal Council, seconded by Arthur. All in favor.**

**Special Permit – 377-379 Bay St. – 65 Unit Residential Development – Need to forward a recommendation to Municipal Council**

Atty. Rounds, Bob Meisterman and Brian Dunn were invited into the enclosure. City Planner reads the dept. comments from Fire Dept., Conservation Commission and City Engineer which were placed on file. The property is located on Bay Street and also fronts on Jenny Lind Street and Alger Ave. There are currently 2 existing building on the property which will be rehabbed into 16 apartments. The initial proposal was for 65 units and they reduced it to 58 units. They are now proposing 32 two-bedroom, 26 one-bedroom which will be market rate rentals. They will be constructed a new large building along Alger Ave. Mr. Meisterman said he has experience with managing these types of buildings. He is aware this will need a Site Plan Review but wanted to give overview of the project. Brian Dunn, P.E. stated they submitted very detailed plans.. The 2 existing buildings will be rehabbed and there will be detailed landscaping. There is 2 curb cuts on Bay Street and Bradley Ave. (paper street) is closed off. They will put 2 underground systems to treat the roof runoff and re-charge it. Currently there is no stormwater management on the site. They have 130 parking spaces and they have room for recreation area. Tony stated there are a lot of deficiencies on the plans but they will give that at the SPR process. Tony asked if the new building which is close to Alger Avenue complies with zoning, and what about landscaping? Bob asked if they thought about demolishing the existing buildings? Atty. Rounds stated it's owned by the Church and they hadn't thought about it? They were proposing to renovate those 2 buildings with 12 foot ceilings use the good spaces for 1 & 2 bedroom units. Chairman Campbell asked if they were going to create a "Taunton village" like community with commercial on first floor and residential on second floor? Mr. Meisterman answers they didn't consider any business use on first floor because there are businesses across the street. The "Whittenton area" consists of small business and this residential development could support those businesses. It will bring activity to the dormat area. Manny stated he didn't like 3 separate buildings. He would rather see one central located building. Atty. Rounds stated they are trying to get as much possible on the site. If they demo the 2 buildings they would have more options. They designed the site to have as much parking as possible. Chairman Campbell stated this section of Bay Street doesn't not have good site distance. He suggests having entrance off Bradley Ave. He stated both intersections would require mitigation and possible light. Brian stated it's too broad for the neighborhood. He stated he looked at the traffic study and there is a high accident rate than normal. He too would like to see the 2 existing buildings come down. Atty. Rounds stated the Whittenton Village is in need of mixed uses. He thinks if we get more residential in there would be no need for commercial space. Kevin stated the existing businesses there will benefit from foot traffic from a residential development. He stated the questions is what is the best plan? Brian agrees this area needs a boost. Jody stated retail is changing. He can see apartments being there. He stated mixed uses ae not selling now. Tony stated there are some issues with water (looping around) and drainage and all sidewalks would need to be ADA compliance. He stated there may be some mitigation. Brian Dunn stated he was aware of the water line that goes to Alger Avenue to Jenny Lind . It would need to be re-sized and have a new water main, fire connection with fire suppression. They would an architect to design it. Manny stated he would like to see the site re-configured showing 2 buildings. The applicant asked if the Board could send their recommendation to Council showing different layout? Kevin informed the applicant they did that with the Koss property on Dean Street and the Council sent it right back to the Planning Board. He suggests if they want a positive recommendation the Board needs to see something else. Kevin suggests submitted a proposal showing the other 2 buildings gone. It was suggested putting parking behind and placing bigger building along Bay Street . Atty. Rounds stated they need to talk to Church because they told them they would preserve the buildings. Mr. Meisterman stated

they were proposing 1-2 bedroom market rate about 600 – 900 square feet, rent \$1,200 month, management company with on-site manager. Atty. Rounds requests a continuance to explore the option to re-design. **Dennis made motion grant a continuance to allow them to come back with a new design. Seconded by Tony. All in favor.**

**E-5 – Myles Standish Ind. Park Section G – complete & street acceptance – Prince Henry Drive –**

Ken Motta, Field Engineering was invited into the enclosure. City Planner read the Dept. comments.

**Dennis made motion to find it to be complete and forward a positive recommendation for street acceptance, after they comply with City Engineer’s letter. Seconded by Brian. All in favor.**

**E-5 – Myles Standish Ind. Park – Section C – compete & street acceptance – John Quincy Adams Rd.**

Ken Motta, Field Engineering was invited into the enclosure. City Planner read the Dept comments.

**Dennis made motion to find it to be complete and forward a positive recommendation for street acceptance, after they comply with City Engineer’s letter. Seconded by Brian. All in favor.**

**SRPEDD – Planning Board Representative – May 25, 2016 – May 24, 2017**

Bob stated he hasn’t been able to attend all meetings. He asked if anyone else would like to do it?

Brian Carr was nominated and accepted.

**Summer Schedule** – Discussion was to keep it has is for now. Due to the workload we may not be able to take month off in summer. We will re-visit in July.

Meeting adjourned at 8:57PM