

4-3-14

TAUNTON PLANNING BOARD MINUTES
CITY HALL, TAUNTON, MA 02780
Meeting held at Maxham School, 141 Oak St. Taunton, Ma.

DATE: April 3, 2014

BOARD MEMBERS: Daniel Dermody, Chrmn. Anthony Abreau
Bob Campbell V.C. Arthur Lopes
Manuel Spencer, Clerk Joshua Borden
John Reardon

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

Roll Call: Borden, Abreau, Spencer, Lopes, Campbell, Borden present. Meeting opens at 5:30 PM. Dermody present at 5:44 pm.

Josh made motion to accept minutes of March 6, 2014 meeting, seconded by Arthur. All in favor.

Public Hearing – Form J/ Common Driveway modification: 815 Middleboro Avenue submitted by William Frenette, Atty. Mike Strojny

Roll call: Borden, Abreau, Lopes, Spencer, Campbell present. Hearing opens at 5:31 pm.

Public hearing notice was read. Atty. Michael Strojny was invited into the enclosure. Kevin read letters fro from the Fire Dept., himself, B.O.H. and Law Dept which were placed on file.

Atty. Strojny stated he spoke with the Fire Dept. and they thought it would be better to have signs on Middleboro avenue indicated addresses. It was discussed they should probably have a Westcoat Drive address which would be easier in case of emergency. Atty. Strojny is here to modify the pavement width from the previous approval. The ZBA in their decision wanted 24 wide and the Planning Board suggested 18 feet wide. The City Planner informed him there is a conflict with the Board. Bob thought 18 feet would be wide enough and then they could put utility poles along side. He doesn't like the idea of poles in the pavement. Atty. Strojny said there has been some progress done on the deeds and easement and it's now in the hands of the law Dept. for council approval. He stated the fencing materials have been purchased and they are to close on lot 1 soon. Manny stated he voted against this previously but he watched the ZBA meeting and they wanted 24 wide and he thought there would be water here. Manny thought the proposal was to reduce the pavement width from 24 to 18. The City Planner informed him no they want to widen the pavement width to 24 wide. Manny was ok with that.

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

Josh made motion to close public input, seconded by Arthur.

Manny made motion to approve the 24 wide pavement width and to use a Westcoat Drive address, seconded by Arthur. All in favor. Hearing closes at 5:45 pm

Chairman Dermody present at 5:44 PM .

Public Meeting – Site Plan Review- 427 Winthrop Street, submitted by Richard Feoderoff for 14 residential units and 2,095 sq ft commercial space in existing building

Kevin read the DIRB comments into the record which were placed on file.

Richard Feodoroff and Paul Patneau were invited into the enclosure.

Mr. Feodoroff stated he received ZBA approval for this site for a mixed use. The front will be used for commercial and the back will be used for 14 apartments. Mr. Feodoroff owns this parcel and the adjacent one which he combined to have a recreation area. Paul

stated the only change would be the addition of parking spaces. This is the former Fielder's Choice building so the drainage was done. They will put basketball area, gazebo which results in 25 cubic feet of impervious area. Manny asked about the laundry facility in the basement and if that would be open to the public? Mr. Feodoroff stated its strictly for the residents. The front portion of the building is 2 stories and the laundry will be in basement along with the storage units. It was asked if these would be rentals or condos? Mr. Feodoroff answers rental, he has no plan condos. He is proposing a work out area, basketball area for tenant use.

He stated the parking in front is for commercial and visitors will be buzzed in. Bob disclosed that he did the original site plan so he will be abstaining. Mr. Feodoroff stated the 6 ' white vinyl fence is on right and there will be gate and 28 parking in back. He stated is your looking at building it will appear to be commercial . No one in favor or opposed.

Arthur made motion to approve the Site Plan Review to include DIRB comments, Seconded by Josh. Bob abstains.

Condition #1) That the plans dated March 3, 2014 shall govern with the following additional conditions:

Condition #2) A Set up 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 #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 certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) A Hazardous Materials permit is required from the Board of Health.

Condition #7) Fire suppression system shall be installed throughout the building according to NFPA 13 and MGL c148. Fire alarm shall be installed throughout the building according to state building code and fire codes with automatic notification to the fire department via a radio master box. Fire suppression and fire alarm drawings must be submitted for review before building permit and fire suppression drawings and must be stamped by a Mass. Fire Protection Engineer. In addition, fire extinguishers shall be installed throughout the common areas according to 527 CMR10.02 and NFPA 10.

Condition #8) A dumpster permit is required from the fire department and dumpsters shall be located on a concrete pad enclosed with a stockade fence, kept closed at all times and emptied regularly.

Condition #9) Abandonment of the septic system is required with the Board of Health.

Condition #10) Conveyance of the noted parcel A must be completed prior to any building permits.

Condition #11) A filing with the Conservation Commission is required.

Condition #12) The directional arrows shown on the plan shall be painted on the asphalt.

Condition #13) A copy of the Mass. Highway permit is required for the file prior to a building permit.

Condition #14) A datum reference shall be shown on the plan.

Condition #15) The drainage plan shall be approved prior to building permit by the City Engineer.

Condition #16) The 100 foot buffer zone shall be shown on the plans.

Condition #17) The curb cut shall be shown on the plans.

Condition #18) Legal description shall be provided for the file.

Condition #19) ADA ramps shall be provided on both ends of the 5 foot sidewalk.

Condition #20) Define the recreational areas and structures.

Public Meeting – Site Plan Review – 17 Oxford Street, submitted by Aspen Properties Group, Atty. Matthew Costa - for conversion of the existing house to office use

Atty. Matthew Costa, Nick Dufresne, Thompson Farland Professional Engineers, and Chris Coute, owner, were invited into the enclosure. Atty. Costa stated they are here tonight for the conversion of a single family dwelling to an Office Use. The property is on the corner of Oxford St. and Broadway. The ZBA approved the Use and the plans shows 6 parking spaces with a wheelchair ramp. There will be no new curb cuts and the old garage has been taken down. Many asked if this is the house that is on the corner and they answered yes. Manny asked how many employees and Mr. Coute answers 6 but most of them are work in field. His business is Real Estate development. They have 3 full-time and 2 part-time employees but they are never there all at once. Manny wanted to make sure there is adequate parking for customers also. Mr. Coute explains that his business does not generate the public coming but once in a while they may come to site. There is parking available on Oxford Street. Josh disclosed that currently this business is next to his place of employment but there is no conflict. He can confirm there are about 3 cars at one time. Bob asked if they were planning on sign? Atty. Costa stated they don't know about sign but if they do they will comply with the zoning ordinance. Tony asked if there is water & sewer and he answers yes. Nick stated they will show on plans. Bob asked if they were going to stripe parking spaces and they answered yes. No one in favor or opposed.

Josh made motion to approve the Site Plan Review to include DIRB comments, seconded by Arthur. All in favor.

Condition #1) That the plans dated March 7, 2014 shall govern with the following additional conditions:

Condition #2) A Set up 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 #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 certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) A Hazardous Materials permit is required from the Board of Health.

Condition #7) A building permit is required for a change of use and code review.

Condition #8) No dumpster

Condition #9) Proper backflow prevention devices are required on the water prior to occupancy.

Condition #10) Show water and sewer lines on the plans.

Condition #11) Signs stating that no backing out onto Broadway be posted.

Public Meeting – Site Plan Review – Lot 19-47 Charles Colton Rd submitted by Maggiore Companies, Eng Field engineering for a 198,720 sq ft industrial building

Rich Ricchio, P.E., Field Engineering Co. and David Mann were invited into the enclosure. City Planner reads the DIRB comments into o the record which were placed on file. Rich stated they are proposing a 198,000 sq. ft. warehouse building. This is the second lot to be developed. They are proposing 2 access driveways and water & sewer is available. They will be adding 175 parkig spaces which is over the required amount. Bob asked if this is at full build out? Rich answers yes. Josh stated understood it that Sullivan Tire would be the tenant and some office space with warehouse. Rich stated yes and there will be 50 floating parking spaces in back.

No one in favor or opposed.

Josh made motion to approve the Site Plan Review to include the DIRB comments, seconded by Bob. All in favor.

Condition #1) That the plans dated March 10, 2014 shall govern with the following additional conditions:

Condition #2) A Set up 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 #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 certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) Hazardous materials permit is required from the Board of Health.

Condition #7) Fire suppression system shall be installed throughout the building according to NFPA 13 and MGL c148. Fire Alarm shall be installed throughout the building according to state building code and fire codes with automatic notification to the fire department via a radio master box. Fire suppression and fire alarm drawings must be submitted for review before Building permit and fire suppression drawings must be stamped by a Mass. Fire Protection Engineer. In addition, fire extinguishers shall be installed throughout the common areas according to 527 cmr 10.02 and NFPA 10.

Condition #8) A dumpster permit is required from the fire department and dumpsters shall be located on a concrete pad enclosed with a stockade fence, kept closed at all times and emptied regularly.

Condition #9) The landscape plan shall be approved prior to a building permit.

Josh made motion to revert out of the regular order of business, seconded by Tony. All in favor.

Lot Release- Westville Terrace – E-5 circulated – release of last lot (holding \$30,000 and 1 lot) submitted by ALE Realty Trust

Bob is a direct abutter so he will abstain from vote. Kevin stated currently they are holding \$30,000 plus one lot. The request is to release the last lot and the City Engineer's letters states the completion cost is \$55,000. The policy is to hold double the completion cost. Paul Patneau representing applicant stated he is in agreement with that amount.

Manny made motion to release last lot upon receipt of an additional \$80,000, seconded by Josh. All in favor.

Public Meeting- Site Plan Review – 670,680,702 County Street and 137 Hart Street submitted by Bruce Thomas, Atty David Gay for a 35,818 sq ft commercial (retail, services, offices, restaurants) plaza consisting of 2 drive thru, 3 buildings, and a gasoline filling station.

Atty. Matthew Costa, Gay & Gay, Bruce Thomas, owner and Tony Fruchtl, Project Mgr, Ayoub Engineering Inc. were invited into the enclosure. Kevin read the DIRB comments into the record and placed on file. Kevin stated there have been some changes to the plans after meeting. Tony stated the property is on the corner of Hart Street and County Street. The proposal is for a convenience store, bank, restaurant and gasoline station. They met with the DIRB and met with the Water Dept. relative to condition #26 regarding the water line. Tony stated they have no concerns with the DIRB comments with the exception of #28 of which the owners can talk about. Atty. Costa stated he object to condition #28 relative to land takings. He stated it's has been the City's desire to widen the intersection and its unfair to ask his client to contribute land for this widening. He stated the request is not based on the impact of the project but the City's intentions to widen the roadway. It puts his client in a difficult position. He stated the petitioner has contributed \$350,000 for mitigation when he developed the CVS across the street and also gave strip of land for future widening.

Kevin stated the ANR plan is done for one side but not the CVS side. Atty. Costa stated the water main is not his issue and he is willing to fix it as a compromise. Atty. Costa stated this project will result in tax revenue to the city. Atty. Costa stated the Planning Board has no authority to require the application to give land for no compensation. Atty. Costa asks the Board to adopt the DIRB conditions with the exception of #28. Manny always felt Hart Street needed improvements and they are re-designing it. It was noted this developer gave \$350,000 towards the improvements. Manny thought this proposal will most definitely be an impact to the area.

The traffic is horrendous and this will only add more traffic. It was asked if the water main was less expensive if it is in the road?

If it is off road its less costly for the City. The 8" main is the issue it needs to be replaces or upgraded. Bruce stated he agrees there will be more traffic but he met with the City Planner and slid the whole project over to accommodate for future widening and to ensure his property complied with the landscaping buffer. Manny asked if this is a State Highway and it was answers yes County Street is. Bob asked about the ANR plan and the proposed improvement plan. Kevin showed the concept plan showing 5 lanes on County Street and 3 lanes on Hart Street. Bob asked what the width of the strip for the takings are? It was not known. Bob stated he has never seen a condition for a donation of land. He suggests it as an Easement for roadway purposes" if the petitioner agrees.

He also wanted to see the water main moved within the setback areas. The on-site traffic with the pedestrian vehicular access at the drive-thru for the restaurant is Zero site distance. That can be easily resolved by sliding the building over and bump out and move landscaped area. He stated the other building is not so easy. Tony questioned sliding the building over. The pedestrian area is less

of an issue because it will be marked with proper signage. City Engineer suggests bump out and put at other location and move widow? Kevin suggests eliminates the access off Hart Street. Bob was concerned with site distance. Bob stated that something needs to be done on County Street designating them to stop and who has the right of way. Bob asked if Mass. Highway has seen these plans. Tony stated yes they have seen preliminary plans and they are DOT standards. Bob stated it is very busy at the crosswalk from restaurant to landscaped medium to gas pumps. It was suggested pushing building back and slide dumpster over. Manny asked if there was a traffic study done? Tony stated there have been studies done as a part of mitigation. Atty. Costa stated the easement they suggested for roadway purposes is achieving the same thing as taking it. He has concerns for his client if the City widen the roadway and they take land without compensation. Atty. Costa stated the City does have the right to take it but have they have to compensate. Kevin stated at the other meeting Atty. Gay stated they will be discussing mitigation. Atty. Costa stated it's not fair to put the burden on is Mr. Thomas. Atty. Costa is relying on his research on eliminate domain and the Supreme Court would not allow this demand of extortion (mitigation) This is a public works project. Mark stated if this is identified as a public works project and identified as something else then we would need another traffic study. Mr. Thomas stated he, as part of mitigation, is addressing the water main issue. He stated he has paid for 25% of the plans from his other development. He stated the tribe has taken over and there has been a traffic study done. He asks the Board to take out condition #28. Blob stated with subdivision the City has never asked for money but he would ask for an easement. "for roadway purposes". Atty. Costa stated the net result is the same the City will get land for no compensation. Atty. Costa stated his client has cooperated with a lot of departments and various board. Arthur stated if we get easement he will still own property. Kevin answers no, we are asking him to give us easement for no compensation.

Arthur made motion to open public input, seconded by Tony. Karen McCune, 143A Hart St., stated she bought her house in 2005 and the area is very congested with a lot of accidents. Speed is an issue and someone has even hit tree next to her house. Bob made motion to close public input, seconded by Arthur.

Bob asked if they would want to continue to see if they could incorporate all our suggestions to see if they will work? They did not want to hold it up another month.

Bob made motion to approve Site Plan Review with the DIRB conditions 1-27, & 29. and the following:

Condition #1) That the plans dated February 28, 2014 revised March 31, 2014 shall govern with the following additional conditions:

Condition #2) A set 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 #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 certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) Hazardous materials permit is required from the Board of Health.

Condition #7) Fire suppression system shall be installed throughout the building according to NFPA 13 and MGL c148. Fire Alarm shall be installed throughout the building according to state building code and fire codes with automatic notification to the fire department via a radio master box. Fire suppression and fire alarm drawings must be submitted for review before Building permit and fire suppression drawings must be stamped by a Mass. Fire Protection Engineer. In addition, fire extinguishers shall be installed throughout the common areas according to 527 cmr 10.02 and NFPA 10.

Condition #8) A dumpster permit is required from the fire department and dumpsters shall be located on a concrete pad enclosed with a stockade fence, kept closed at all times and emptied regularly.

Condition #9) The landscape plan shall be approved prior to a building permit.

Condition #10) A food permit and tobacco permit is required from the Board of Health.

Condition #11) The grease trap sizing shall be verified prior to a building permit.

Condition #12) A storage space for waste oils shall be provided in the fenced dumpster enclosure if exterior storage is proposed.

Condition #13) A flammable liquids storage permit is required from the local licensing authority and a permit to store and maintain underground storage tanks from the Taunton Fire Department and approvals from the Office of the State Fire Marshall for underground storage and canopy suppression systems.

Condition #14) No bends in drainage system, replace with manholes.

Condition #15) Add detail for the rumple strip.

Condition #16) Sidewalk detail shall follow Mass. DOT standards.

Condition #17) Reinforced concrete piping for drainage into road layouts.

Condition #18) ADA compliance ramps at the ends of all sidewalk and walkways on site per code.

Condition #19) Compliance with the Order of Conditions from Conservation Commission is required.

Condition #20) All buildings are subject to code review for further code requirements.

Condition #21) The strips of land required in the original CVS project Case # 2785 and created on the ANR plan entitled Plan of Land in Taunton, Massachusetts Assessor's Plat 93 Lots 128, 129, 130, 156 and date May 5, 2011 and revised through May 10, 2011 shall be deeded to the City as required in that permit prior to any building permits.

Condition # 22) The eight inch water main in County Street for the intersection to the edge of the projects frontage shall be replaced with a 12 inch water main and that the 12 inch tap into the 24 inch water main on Hart Street to connect their new long services into the back of their longest buildings is required unless an alternate plan is approved by DPW. There are additional changes to the water services proposed that will need to be addressed in detail.

Condition #23) Compliance with ZBA Case # 3217 is required.

Condition #24) The depicted areas on the attached plans for the Hart Street/County Street intersection for parcels 93-156 (2,765 sq. ft. (, 93-157 (7 sq. ft.), 93-154 (471 sq. ft.) 93-153 (276 sq. ft.), 93-151 (1,171 sq. ft.), 93-152 (240 sq. ft.) shall be improved areas with grass only as agreed upon by the petitioner.

Condition #25) Remove plus minus notations on the plans.

Condition #26) Move the pedestrian access on Hart Street to the west to line up with the front of the building.

Condition #27) Eliminate the sidewalk on the northerly side of the convenience store and have sidewalk go on the southerly side of the convenience store to connect with the handicapped space on the large retail building.

Condition #28) Slide the restaurant building to the south to provide improved site distance for the drive-thru.

Condition #29) Install stop bar for the exiting traffic on the southerly driveway before it crosses the driveway to the gas station.

Condition #30) Install stop bar for the traffic from the station that may be traveling toward the restaurant or toward the south driveway.

Condition #31) Move the water main easement into the building setback areas as much as possible.

Condition #32) Re-locate the pedestrian access from the proposed restaurant to the convenience store in the manner that it is not traveling thru the vehicle maneuvering areas.

Condition #33) Install stop sign at the east corner of the convenience store building.

Condition #34) Provide a 20 foot wide easement to the City of Taunton for the water main prior to a building permit.

Condition #35) The applicant will now run a 12" water main on their property from the existing 12" main in County Street to the 24" main in Hart Street, including connecting into the water line that fees Briarwood Drive. This change will include granting the City a 20' easement for the new 12", and the adjustment of the proposed services to allow for their connection into the new 12".

Roadway improvement Plan – Trimount Avenue - land located on the west side of Trimount Avenue Taunton, Ma..

Proposal is to improve the roadway 498 feet to create frontage for one residential lot.

Tony made motion to invite petitioners into the enclosure, seconded by Arthur. All in favor.

Matt & Kelsey Powers, and Paul Patneaude, P.E. were invited in. Paul stated as a result of the ZBA approval they submitted a Roadway Improvement Plan for one house lot. Paul met with the City Engineer and talked about what they should do. He met with a few members of the Board. Per the request of last month's meeting he went out and staked out the ROW so the abutters could see exactly where it was. The ROW has been there for 92 years and they have a right to access their property by the road. Manny stated he looked at site and he sees problems in the future. There was a problem 16 years ago when the last house was built with the 6 inch water main. The lot needs a lot of fill and the road in its current condition, cannot be accepted by the City. He stated you could have one bad neighbor on a private way which results in issues. Tony asked about the turnaround on Edgehill Road.? Edgehill is a 40 foot ROW and the actually roadway will be gravel base 20 feet wide. Matt stated he wishes to build house to be close to his parents and would like to remain the neighborhood he grew up in.

Arthur made motion to open public input, seconded by Tony. All in favor. Opposed: Dave Cowen, 30 Edgehill Drive stated in his opinion, there is no improvement and there is no room for emergency vehicles. It floods all the time and he has swale and you have to drive thru water. He stated the road is too narrow and there is no water & sewer. Josh stated they are proposing an emergency turnaround in the ROW of Edgehill Road. Opposed: Mark Hyney, 23 Trimount Ave. is opposed to the method of improvements.

He stated he is just proposing gravel which is no improvement. He thought the Board was going to come out and speak to neighbors. Tony stated the engineer went out to stake out ROW so the abutters could see where it actually is. Josh thought the proposal was not an improvement. They have other developers pave roadway and this in his opinion, an improvement.

Tony made motion to approve the Roadway Improvement Plan with turnaround for one house only, and have the City Engineer oversee construction, seconded by Arthur.

Vote: Lopes, Abreau, Dermody in favor.

Borden, Spencer opposed:

Campbell abstains (because he was absent last month) Motion did not pass. DENIED:.

Cont'd Public Meeting – Site Plan Review – 30 Mozzone Boulevard – for a medical marijuana dispensary in an Industrial District, submitted by John Greene – Finalize decision.

The Board voted to close the meeting and vote to approve the Site Plan Review with the following conditions:

Condition #1) That the plans dated January 13, 2014 and revised through January 27, 2014 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conform to all of the requirements of this decision before any building permit will be issued. Two sets are required.

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 certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) An oil water separator for the floor drains is required.

Condition #7) An external grease trap is required.

Condition #8) A food plan review from the Board of Health is required.

Condition #9) The landscape plan shall be approved prior to building permits.

Condition #10) A dumpster is required from the Fire Department.

Condition #11) A Hazardous Materials Plan is required by the Board of Health.

Condition #12) The cultivation area shall have a closed water system. The system will be flushed periodically to the sewer system.

Condition #13) No outdoor cultivation is permitted.

Condition #14) The missing dimensions from the rear property line shall be added.

Condition #15) The free-standing sign shall be shown on the plan. Only one is allowed per zoning for both businesses.

Condition #16) The project shall comply with all Department of Public Health requirements regarding medical marijuana cultivation.

Condition #17) This decision does not in any way supersede the Site Plan Review dated November 8, 2013 that was issued for the other half of this site for the recycling operation. The restriction of both decisions shall remain in full force and effect.

Informational: Letter from Municipal Council – relative to approval of zoning change for 40 & 44 Dean St. (60 units – The Village at River’s Edge)

Received and Placed on file.

Meeting adjourned at: 8:05 pm.