



**Town of Surfside
Planning and Zoning Board Meeting
MINUTES
December 15, 2022
6:00 PM
Town Commission Chambers**

1. Call to Order/Roll Call

Chair Baumel called the meeting to order at 6:01 p.m.

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Lindsey Lecour, Board Member Ruben Bravo, Board Member Jonathan Edderai.

Absent: Alternate Board Member Michael Szafranski and Alternate Board Member Grace Rais.

Also Present: Acting Town Manager Hector Gomez, Town Planner Judith Frankel, Town Attorney Tony Recio, Consultant Town Planner Walter Keller and Building Official James McGuinness.

2. Town Commission Liaison Report

Commission Liaison Commissioner Landsman provided the Liaison Report and congratulated Board Member Bravo for being selected as a member to the Charter Review Committee. He went over the discussion the Commission had on the design review guideline which will assist the Board.

3. Approval of Minutes

3.A October 27, 2022 Planning and Zoning Board Meeting Minutes - Evelyn Herbello, Deputy Town Clerk

A motion was made by Board Member Bravo to approve the October 27, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[10-27-2022 Planning and Zoning Board Meeting Minutes.pdf](#)

4. Ordinances

5. Applications

A motion was made by Board Member Bravo to move item 5H (9501 Harding Avenue) to be heard before item 5A (8942 Garland Avenue), seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements.

Deputy Town Clerk Herbello confirmed notice requirements were met.

Town Attorney Recio polled the Board Members.

Chair Baumel spoke with Bill Thompson regarding today's presentation on item 5B (9100 Collins Avenue).

Board Member Bravo spoke with Bill Thompson regarding today's presentation regarding item 5B (9100 Collins Avenue).

No other Board Members had any communication with any of the applicants.

5.A 8942 Garland Avenue - Additions to a Single-Story Home - Town Planner Judith Frankel

Staff finds the application meets the Town of Surfside Zoning Code and recommends approval subject to the following conditions:

- The screen surrounding the rooftop AC Units should be to the height of the equipment with a maximum height of 6 feet.
 - Per Sec. 90-55 the proposed trellis shall have a maximum height of 12 feet
 - Building height is to be measured from the Crown of the Road and must be less than 30 ft per Sec. 90-43 of the Town Code
 - Addition of two trees to the property to comply with Sec. 90-85
- Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:
- Applicable Zoning Code regulations, along with the results of the review
 - Staff Recommendations

Town Planner Frankel introduced the item and provided staff recommendations.

Shea Schneider, applicant spoke regarding the project and is here to answer any questions.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Bravo spoke regarding the air conditioning units and it shows a new AC equipment on A-4.

Town Planner Frankel stated that it is the roof of the addition.

Board Member Bravo asked regarding the one next to the bedroom. He stated that there are no windows shown for the Master Bathroom.

Mr. Schneider stated no and that is the way he would like it.

Board Member Bravo stated that there are two different types of roof tile materials.

Mr. Schneider stated that the entire roof will be replaced and it will match the existing roof.

Board Member Bravo asked how the access is to the equipment on the roof.

Town Planner Frankel stated that it will be pursuant to what the code states and it meets code.

A representative for the applicant addressed the comments made regarding the roof equipment and access.

Vice Chair Forbes likes the enhancements to the house.

Chair Baumel stated that they have done a lovely job.

Building Official McGuinness provided some recommendations to comply with FEMA requirements.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Board Member Lecour. The motion carried with a 5-0 vote.

[8942 Garland Avenue Table.pdf](#)

[8942 Garland Avenue Agenda Packet.pdf](#)

5.B 9100 Collins Avenue - Amend Portions of Approved Site Plan - Judith Frankel,
Town Planner

Development review requirements for this type of project follows **Sec 90-20(2)(a)** of the Zoning Code which requires.

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and

- estimated cost necessary to minimize the adverse impacts, if any
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development provides for ancillary uses associated with the Surf Club/Four Seasons overall site plan. Staff also finds the proposal generally complies with the Zoning Code since the building's ancillary uses are not evident from the outside of the building and no direct building access is provided except via an internal lobby area.

The project has minimal impacts on the environment and natural resources. Impacts to public facilities and transportation impacts can be accommodated with one way access from Harding Avenue and exiting to Collins Avenue with an on-site loading zone. The Town's water main will need to be re-routed around the building per the Public Work's Department review.

Development of the vacant parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent with the community character of the Harding Avenue – Collins Avenue neighborhood.

It is recommended the Planning and Zoning Board approve forwarding the Applicant's Site Plan Amendment package to the Town Commission subject to the resolution of the following comments.

- Revise the building and landscape plans to reflect a 20-foot setback from Harding Avenue; provide a 25-foot setback on Collins Avenue and Harding Avenue above 30 feet; and provide a 14.5-foot setback on the north property line.
- Analyze the need and fund improvements for a signalized pedestrian crossing at the 91ST Street intersection with Collins Avenue and the Surf Club/Four Seasons uses on the east side of Collins Avenue.

- Include prior conditions and requirements of the former resolution to be incorporated.

- Identify the road crown elevation utilized to measure the building height.
- Provide table in landscape plan package which verifies compliance with 40% Florida Friendly species per the Town Code.
- Additional landscape comments are forthcoming.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Ian DeMello, attorney representing applicant and Fort Partners, development team provided an overview of the request for amending the approved site plan.

Bill Thompson, Fort Partners explained the reason why they are requesting this amendment.

Town Attorney Recio stated for the record that Vice Chair Forbes currently temporarily lives at the Surf Club Residences and asked Vice Chair Forbes if he has any financial interest in this project.

Vice Chair Forbes stated that for the record he has no financial interest in this project.

Board Member Bravo asked Mr. Thompson if this is strictly for the residents of the Four Seasons and if the market is open to the public.

Mr. Thompson stated it is strictly for the residents of the Four Seasons and the market is open to the public.

Town Attorney Recio clarified that the market and the restaurant can be open to the public and there is no door to the outside and this is part of the hotel.

Board Member Bravo likes the project.

Board Member Lecour asked regarding the moving of the parking garage and the volume above ground. She spoke regarding the square footage size of the project.

Mr. Thompson addressed the comments made by Board Member Lecour.

Mr. DeMello stated that they are not changing any of the garage parking requirements and the existing parking is sufficient and the additional parking is for the market and the terrace. They are providing more parking than they are required to provide.

Consultant Town Planner Keller explained the parking and other requirements.

Vice Chair Forbes asked regarding the corner that is blocked in.

Mr. Thompson stated it is the entrance to the parking garage.

Vice Chair Forbes asked where is the entrance.

Mr. Thompson explained on the PowerPoint presentation where the entrances are to the garage.

Chair Baumel spoke regarding the garage on the site plan, its entrances and where the market is located.

Board Member Edderai asked regarding the tennis fence.

Mr. Thompson stated that anything hit over the fence would go either on their roof or the atrium.

Mr. Thompson reiterated that everything is only for the residents except the market.

Chair Baumel stated this is a very well thought out plan and appreciates that. She stated that it also embraces the community by providing the market.

Chair Baumel opened the floor to public comments.

There were no public speakers

Chair Baumel closed public comments.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9100_Collins_Avenue-Tables.pdf](#)

[9100 Collins Avenue Agenda Packet.pdf](#)

[9100 Collins Rendering of view from Collins Ave..pdf](#)

5.C 8834 Dickens Avenue - New Front Yard Fence - Judith Frankel, Town Planner

Staff Recommendation:

As proposed, the fence is 4-feet in height and 50% opaque. Design approval should be guided by Code

Sec. 90-56.3. It is recommended the application be approved if the placement of hedges is resolved and

the fence is granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Maria Robayna, applicant spoke about her project and where the fence would be located due to a small dog her family just obtained. She stated that she did not know her fence was to be 50% opacity and she had large hedges.

Town Planner Frankel stated that the one proposed will have 50% opacity which is different from the one on the presentation.

Ms. Robayna spoke regarding the new fence and the security of having the fence.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Lecour spoke regarding the 11-inch openings and if you remove the slots the dog could still get out and would like to know if there is anything else that can be done.

Town Planner Frankel stated that the code is the code and there is no variance available for a fence. She stated if the pickets were 2 inches apart, maybe thinner ones but closer together.

Ms. Robayna asked if it is for the whole fence or only the front.

Town Planner Frankel stated it is for the entire fence.

Board Member Bravo asked where the fence should be located to not have to come before this Board.

Town Planner Frankel stated which fences need to go before this Board.

Further discussion took place among the Board Members, staff and applicant regarding the different options, styles of the fence, the hedges as it pertains to this property and trying to avoid code enforcement violations as well as having to continue coming before this Board.

Chair Baumel asked if they are allowed to plant hedges behind the fence.

Town Attorney Recio stated that they do not control hedges behind the fence up to 6 feet tall. He stated what is proposed before them right now is the proposed fence that must provide 50% opacity per code. This Board is approving the design review of this fence as long as it meets code.

Town Planner Frankel provided a suggestion and showed the fence they would be approving which is the one in the packet.

After a lengthy discussion among the Board Members, staff and the applicant, solutions and different options for the fence were provided. The following motion was made.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations and conditions to include doing the two feet solid fence and make

it 50% opacity, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[8834_Dickens_Avenue_Agenda_packet_w_survey_12.15.22.pdf](#)

5.D 501 88th Street - New Door Openings - Judith Frankel, Town Planner

Staff finds the application meets the Zoning Code requirements and recommends approval.

Town Planner Frankel introduced the item and provided staff recommendations.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

No comments from the Board.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Vice Chair Bravo. The motion carried with a 5-0 vote.

[501 88th Street Table.pdf](#)

[501 88th Street Agenda Packet.pdf](#)

5.E 1400 Biscaya Drive - New Front Yard Fence - Judith Frankel, Town Planner

Staff Recommendation: It is recommended the application be approved if the placement of hedges is resolved and the fence is granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Dean Kotzen, architect addressed the Board and provided a presentation regarding the item.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Lecour likes the fence as long as the hedges are out of the right of way.

Vice Chair Forbes has no problem with it and stated you just have to push the fence back to add the hedges.

Chair Baumel requested clarification on the item.

Mr. Kotzen addressed the comments made.

Town Planner Frankel explained why hedges are not allowed to be planted on the right of way and it is due to visibility.

Town Attorney Recio provided a partial solution and read the general rule and provided an exception when you have a circular driveway, and the applicant does have half a circular driveway. He stated that the applicant can do it but must file an agreement excepting that the Town can ask you to remove it and must be removed immediately and it would not be the whole length of the property. He stated that this applies if the property is less than 115 feet and a circular driveway.

Town Planner Frankel stated that if the Board approves the design they can then work with the specifics later.

Board Member Lecour is not clear with the design.

Chair Baumel explained to Board Member Lecour what is being requested.

A motion was made by Board Member Lecour to approve the application subject to staff recommendations and the following: 1) move the fence back approximately 24 inches to accommodate a hedge in front; 2) subject to Section 90-56.11 to plant hedges in the central area between the two driveway openings and 3) address the other areas based on the discussion with the Town Planner, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Bravo voting in opposition.

[1400 Biscaya Drive Agenda Packet.pdf](#)

5.F 9033 Dickens Avenue - New Two-Story Home - Judith Frankel, Town Planner

Staff Recommendation: The substantial trellis design featured at the front and rear of the home provides great visual interest to the proposed home. This is an element not specifically addressed in the Zoning Code for a second floor. This application is generally found to meet the Zoning Code; however, the trellis does cover the required 2nd floor setback areas with an opacity of 40%. The Planning and Zoning Board should consider the appropriateness of this element.

It is recommended the application be approved subject to Board approval of the trellis feature and the following comments:

- **Per Sec. 90-45**, the 2nd floor trellis should not be located in 20-foot setback at the front of the home. The design has utilized the eave allowance at the front wall face of the 2nd
- **Per Sec. 90-95 (3) d**, street trees are required. These may be close to the property line in the right-of-way area. The addition of at least two trees would satisfy this requirement.

- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County
- Grass/Turf species must be provided.
- Site plan must show the distance from the property line to the pool equipment. It may not be in the 5-foot setback area.
- AC equipment must be fully screened as to not be visible from the right-of-way.

Town Planner Frankel introduced the item and provided staff recommendations.

Kirk Weng, architect, presented the application and design.

Building Official McGuinness provided his staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

Sebastien DesMarais thinks it is a beautiful design he spoke regarding the setback requirements as well as proper protection during construction for his family.

Adrea Travani shares the concerns from Mr. DesMarais and he has solar panels and spoke regarding the design of the home. He spoke regarding the shade that it will give his home and will impact his solar panels on the roof.

George Kousoulas spoke regarding the setbacks and explained the sculpting of the house.

Chair Baumel closed public comments.

Chair Baumel stated it is truly an impressive drawing.

Board Member Lecour spoke regarding the second story design and if the trellis is being counted as part of the 80%. She does not believe this meets the intent of the code and would like to see that revised.

Town Planner Frankel provided a response to the comments made by Board Member Lecour. She stated it is up to the Board because it is a design element. She read what the design review guidelines state.

Vice Chair Forbes is concerned with the construction and the neighbor's children. He spoke regarding the design of the home as well.

Board Member Bravo is concerned with the neighbor's issue with his solar panels and the design of the home as well as the materials.

Mr. Weng addressed the comments made by the Board Members.

Further discussion took place among the Board Members, applicant's representative and staff regarding the design, the application and concerns the neighbors expressed.

Town Attorney Recio stated what the design guidelines state regarding the solar panels and massing as well as the requirements the applicant has to comply as it

relates to the construction and maintenance of the surrounding areas.

After a lengthy discussion regarding recommendations by the Board on the design, the following motion was made.

A motion was made by Board Member Edderai to approve the application with staff recommendations to include researching if there are any prohibition in blocking solar panels pursuant to the law; more articulation on the north wall which could include an indentation, trellis or design character, seconded by Board Member Bravo. The motion carried with a 3-2 vote with Board Member Lecour and Vice Chair Forbes voting in opposition.

[9033 Dickens Avenue Table.pdf](#)

[9033 Dickens Avenue Agenda Packet.pdf](#)

5.G 9148 Emerson Avenue - Additions to a single-story home - Walter Keller, Consulting Town Planner

It is recommended the Application be approved subject to the following conditions:

- Verify square footage of the existing and proposed floor area coverages
- Verify whether the laundry room is being raised to match the finished floor of the residence. If not, provide flood vents in both the reduced garage and laundry room as required by the Building Department
- Roof overhang and Pergola encroachment into side yard limited to 24 inches
- Pergolas are limited to a 12 foot height
- Provide 2 “Florida Friendly” street trees (either existing and or new).

Town Planner Frankel recused herself and left the chambers due to a conflict since this is her home.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Daniel Frankel, applicant provided an overview of the project.

Town Attorney Recio disclosed for the record that Town Planner Frankel did not have anything to do with the review or recommendation of this application since it is her home.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

A motion was made by Board Member Lecour to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9148 Emerson-Table.pdf](#)

5.H 9501 Harding Avenue, Unit B - Permanent Window Sign - Judith Frankel, Town Planner

Staff finds the application meets the Code requirements and recommend it be approved.

Town Planner Frankel introduced the item and provided staff recommendations.

Marcia Sage, applicant thanked the Town for their help.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Chair Baumel thanked Ms. Sage and welcomed her to Town.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[9501 Harding Avenue Table.pdf](#)

[9501 Harding Avenue Agenda Packet.pdf](#)

5.I 303 Surfside Blvd. and 9116 Harding Avenue - Resubmittal of Application for New 6-Unit Townhouse Development - Town Planner Judith Frankel

Development review requirements for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code which requires:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency, there must be congruity between the subject development and neighboring improvements

and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and

- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development is a residential use at a density consistent with the Future Land Use Plan. Staff also finds that the proposal generally complies with the Zoning Code.

The project has minimal impacts on the environment and natural resources. Impacts to public facilities and transportation impacts can be accommodated with driveway access on Harding Avenue and exiting to Collins Avenue with an on-site loading zone. The Town's water main will need to be re-routed around the building per the Public Work's Department review.

Development of the vacant parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent with the community character of the Harding Avenue – Surfside Boulevard community.

It is recommended the Applicant's Site Plan package be recommended to the Town Commission for approval subject to the resolution of the following comments.

- Provide information on the enclosed floor area of the understory, level 1 and level 2 of each unit
- Verify the square footage of the enclosed understory does not exceed 90% of the level 1 enclosed floor space

- FDOT Access Connection Approval for Harding Avenue
- Provide Crown of Road elevation used for building height determination
- Architectural frame ornamental feature fronting Harding Avenue over the driveway needs Design Approval from the Planning and Zoning Board
- Front and secondary frontage wall and fence needs Design Approval from the Planning and Zoning Board
- Provide a landscaped screened dumpster or screened area for individual containers in the vicinity of the driveway and Harding Avenue in accordance to the Public Works Department
- Enclosed understory space will require flood venting on all rooms in accordance with the Florida Building Code (FBC)

- Enclosed bathroom in the understory space will require flood venting and appropriate valve connections per the FBC
- Provide table in landscape plan package which verifies compliance with 40% Florida Friendly species for trees and shrubs per the Town Code. The table native determinations should be based on University of Florida Extension Office “Florida Friendly” documentation
- Additional landscape comments are forthcoming.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Building Official McGuinness provided his recommendations.

Graham Penn, attorney representing applicant provided a presentation.

Mr. Nelson, architect for the applicant continued with the architectural presentation.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Chair Baumel likes the design and architecture.

Vice Chair Forbes loves the design.

Board Member Lecour spoke regarding the south elevation and the glass. She also spoke regarding the street trees.

Board Member Bravo stated that they need this project and thanked them for presenting this.

Town Planner Frankel addressed the comments regarding the trees and the right of way.

Town Attorney Recio asked if the applicant is planning on making any modifications on the sidewalk.

Mr. Penn stated that they will continue with the sidewalk and install it under the Town's current standards.

Board Member Bravo spoke regarding the water heaters and if it could be more affective then that design.

Mr. Nelson responded to Board Member Bravo's comments as it pertains to the water heater.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0

vote.

[303 Surfside Table.pdf](#)

[303 SURFSIDE Site Plan App 22.9.1_with renderings21 12.1.22.pdf](#)

[303 Surfside Combined Survey.pdf](#)

6. Next Meeting Date

6.A Next Meeting: January 26, 2023 at 6:00 p.m. - Deputy Town Clerk Evelyn Herbelo

Consensus was reached to hold the next meeting on January 26, 2023.

Board Member Lecour will not be present at the January 26, 2023 meeting.

7. Discussion Items

Chair Baumel would like to discuss at the next meeting the following:

1. Door openings. To only bring them to the Board if they are changing the front door or garage door.
2. Revisiting what is allowed and what is not allowed as it pertains to fences if they can somehow bring that discussion back it is very important.
3. Not a fan of circular driveways that were established in the 80s, she believes these have grown and are ugly. Why can't it be a minimum 24 foot cut out to allow
2 vehicles

Town Attorney Recio stated that the 24 foot cut out was discussed at the Commission Meeting on December 13, 2022.

Board Member Lecour spoke regarding the widening of the parking area at homes.

4. Any construction of a home and impacting your neighbors, especially in the front, you should still have to put a green fencing even if it is not required.
5. Design Review Guidelines and address it and keep up with it and make sure they address the needs.
6. Massing
7. Artificial Turf.

Town Planner Frankel stated that she and Mr. Keller will work on the discussion items and possibly doing a joint meeting with the Town Commission. She believes a joint meeting will help give direction.

Vice Chair Forbes stated that he along with the Board are available to meet together with Town Planner Frankel to work with them on the design review guidelines.

8. Adjournment

There being no further business to conduct before the Board, a motion was made by Board Member Bravo to adjourn the meeting at 8:51 p.m., seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Respectfully Submitted,

Accepted this _____ day of _____, 2023.

Carolyn Baumel, Chair

Attest:

Sandra N. McCready, MPA, MMC
Town Clerk