



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for January 13, 2021

Meeting held via Zoom

Board Members Present: Robert Ronzio, Alvin Blake, Ann Krawet, Howard Lerner and James Levy

Board Members Absent: *Gale LaBelle* – attending as town resident*

Administrative Assistant: Jessica Perotti

Public Present: Adrienne Metcalf, Josh Schwartzbach, Brian Vincent, Jeanne Sharples, Lei-Anne Ellis & Charlotte Williams, Michael Lavery, Ken Okin, Ann C. Smith & Ken Smith, Mike Goodenough, John & Beverly Lambert, Robert Akroyd, Chris Swindlehurst, Meredyth Babcock, David Edell, Laura & Rich Fredricks, Jim McKellar & Mark Weber, Peter Spots-Country Journal, Susan Purser, Larry Goetz, Tess Lundberg, Robert Gross, Marshall Lander, *Gale LaBelle**, Glenna Rubin and Sean Perez

1. **Call to order:** After some technical difficulties, Robert Ronzio calls the meeting to order at 7:39 PM and reads the rules of the meeting.
2. **Board to review and approve meeting minutes of February 12, 2020, November 18, 2020, December 9, 2020 and December 16, 2020:** Alvin Blake **makes a motion** to move this item to the end of the meeting. Ann Krawet **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- James Levy: aye
- Howard Lerner: aye
- Ann Krawet: aye
- Robert Ronzio: aye
- Gale LaBelle: absent

All in favor. **Motion passes.**

3. **Old Business:** Mr. Blake **makes a motion** to move Old Business to the end of the meeting. Ms. Krawet **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- Ann Krawet: aye
- James Levy: aye
- Howard Lerner: aye
- Robert Ronzio: aye
- Gale LaBelle: absent



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All in favor. **Motion passes.**

- a. **Update on letter sent to property owner regarding locked gate installed across Tanglewood Circle**
 - b. **Informal discussion regarding establishing zoning districts**
 - c. **Informal discussion regarding revising the existing marijuana bylaw**
 - d. **Informal discussion regarding the town's Master Plan**
 - e. **Review of Special Permit issued to Spencer House LLC for a retail marijuana facility at 3235 Main Street**
 - f. **Letter to William Girard regarding non-conforming lots- review for approval**
4. **New Business:**
- a. **Public Hearing: David Levenfeld and Deborah Rivel seek relief from Section 4.3.2 to re-construct the existing driveway at 229 South Cove Drive; Map/Lot: 211/41:** Mr. Ronzio opens the public hearing at 7:44 PM and reminds every one of the rules of the hearing. The Board recognizes Robert Akroyd on behalf of the applicants, David Levenfeld and Deborah Rivel. Mr. Akroyd explains the existing conditions prevent direct access to the dwelling- most importantly emergency assistance. The dramatic forty foot (40') difference in elevation, from the lake to the dwelling, creates the difficult slope of the existing driveway. He presents a diagram illustrating the proposed driveway that comes in from an opposite angle then makes a ninety degree (90°) angle coming to a parking area that leads to a staircase up to the dwelling. He further points out additional walkways and stairways that lead around the dwelling and to the lake. He says space was left, between the driveway and retaining walls, so that trees and vegetation could be planted to help further stabilize the terrain. This would also minimize the view of the house from the lake. He notes there is quite a bit of distance to the house nearby with lots of vegetation between the dwellings. The layout of the driveway does require retaining walls thus the need to seek a special permit. Mr. Akroyd thanks the Board and asks for any questions about the proposal. Ms. Krawet asks if the dwelling can be accessed by the existing driveway. Mr. Akroyd confirms that there is a distance of approximately fifty feet (50') from the existing driveway to the dwelling. The rough, uneven terrain of the land makes it difficult- especially for emergency vehicles such as police, fire or ambulance that would need to carry items such as hoses or gurneys. The proposal will allow for



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easier and safer access. Ms. Krawet asks how far into the setback the driveway will be constructed. Mr. Akroyd says a good majority of the setback will be lost. After a brief discussion, it is confirmed the driveway will only allow for a five foot (5') side setback. There is a brief discussion regarding the need to go into the setbacks due to the steep slope otherwise, the driveway would only reach about half way the distance the dwelling. She also asks where cars park under the current conditions. Mr. Akroyd says they park in the road.

Mr. Ronzio asks about the lighting and how it will impact the lake. Mr. Akroyd says there will be very discrete lights that are shielded down. They are only for walking safety purposes.

Mr. Ronzio would like to know how the height of the highest section of the wall. Mr. Akroyd points out a section that ranges from fifteen to eighteen feet (15'-18'). He points out it is needed to compensate for the very steep grade. There is a brief discussion regarding the layout of the driveway and stairways.

Mr. Ronzio asks the Board for any further questions. Mr. Blake asks if there are any letters from the abutters. Ms. Perotti confirms no letters were received regarding this application.

Hearing no further questions from the Board, Mr. Ronzio opens public input. Meredyth Babcock says she is concerned with walls that will be put up so close to the property line but thinks a lot of work was put into it and it is designed well. Her only concern is how close the wall will be to the property line.

Mr. Ronzio asks if he received authorization from the Conservation Commission. Mr. Akroyd confirms a rain garden was approved by the Conservation Commission, to address drainage, and is on the plan.

Mr. Ronzio points out the topography of the land and agrees it is a vast improvement over the current conditions; especially regarding emergency vehicles.



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Larry Goetz feels the proposal is an impressive plan that will improve the property. He is happy to see people upgrading their properties making Becket better.

Hearing no further comment, Mr. Ronzio closes the public hearing at 8:39 PM and asks the Board to deliberate. Mr. Blake thanks all attending for being patient. He adds that giving consideration to all that was presented and that there were no objections from abutters, he believes the proposal would be a vast improvement both for environmental and safety concerns. He encourages the Board to approve the plan. Mr. Blake **makes a motion** to approve the application. Mr. Levy **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- James Levy: aye
- Howard Lerner: aye
- Ann Krawet: Aye, considering the difficult terrain, the improvement to the area, no objections from abutters and with the caveat that this decision not be used as a precedence into the side setback in the future.
- Robert Ronzio: Aye, because their plan, in seeking relief from Section 4.3.2, shows an improvement, it adds to the safety to the property owners as well as the neighbors. Given the steepness of the grade, it gives better access for emergency personnel.
- Gale LaBelle: absent

All in favor. **Motion passes.**

Mr. Ronzio informs Mr. Akroyd that following the filing of the decision with the Town Clerk, there will be a 20 (twenty) day appeal period. Providing there are no appeals filed, the paperwork will need to be picked up and filed at the Registry of Deeds- Middle District. Mr. Akroyd thanks the Board for their time.

- b. **Public Hearing: Brian Vincent, on behalf of Tetrahydra Agtek LLC, seeks relief from Section 6.8.10 to operate a recreational marijuana facility for a tier 11 cultivation and processing plant at 509 Quarry Road; Map/Lot: 416/10:** Mr. Ronzio opens the hearing at 8:46 PM and reminds every one of the rules of the



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hearing. Mr. Ronzio asks Ms. Perotti if all parties have been noticed and if all fees have been paid. Ms. Perotti confirms they have been notified and paid. Mr. Ronzio asks Brian Vincent to make his presentation. Mr. Vincent lets everyone know that he is proposing to operate a marijuana cultivation processing facility at 509 Quarry Road. It will consist of a greenhouse that is 120' x 150' - roughly 30,000 square feet and a one acre outdoor marijuana field. They would like to take a ten (10) acre parcel from the current parcel and place their facility at the back of those 10 acres. That will more than double the required setbacks to the neighbors of 509 Quarry Road- from all sides of those 10 acres. Mr. Vincent clarifies they will separate that 10 acre lot once approval is granted- virtually making the Metcalfs' their only abutters. They will create a parking lot with thirty (30) parking places per town zoning regulations. There is a perimeter fence will go around the parking lot and growing facility itself having entry through one gate. A separate fence will be installed between the greenhouse and the outdoor growing space to monitor the accessibility which will require a key card. Key cards will also provide entry at the gate. There will be a required back-up generator on-site.

Security will be provided twenty-four hours a day, seven days a week (24/7). Security cameras will be operating with infrared so lighting will not be an issue. The Cannabis Control Commission (CCC) requires a sixty (60) day backup of all recordings. There will be absolutely no retail sales from this facility. Therefore, the public will not have access to the facility.

Mr. Vincent assures all that carbon filters will be installed in the greenhouse to combat the odor so very little will be emitted. There is also a five-hundred foot (500') setback from the road. The outdoor facility will use evergreen trees and other odorous flowers that will be planted. They don't expect the neighbors will be effected by the smell very much but that it would only be for a two (2) month period.

The greenhouse will be installed with blackout shading to minimize the light coming from as well as coming in to the greenhouse. They will also be used to



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keep the sunlight out during some cycles of growth. The outdoor lighting will be pointed downwards, from fifteen foot (15') poles and will not go beyond their 10 acres.

They will be using geo-thermal for power. Any heat or air conditioning will use propane and it will be minimal. Their facility in Connecticut (CT) uses the energy equivalent to that of three (3) homes.

Next, Mr. Vincent talks about the increase in traffic. On average, there will be 10 people on per shift increasing to 15 during peak harvest periods. To clarify, there will be about 7-10 people leaving and another 7-10 coming in to replace them. They expect deliveries, for production supplies, approximately once a week. They will sublet the transportation of their retail products to a licensed transportation company. He contacted a company and found out they use sprinter vans for transporting. They expect the pick-ups to be made once a month or every other week during peak harvest periods. Any product that remains onsite is locked in a secure vault with limited access.

He lets the Board know that the manufacturing will take place indoors and will not be heard outside of the building. He explains that they use an ethanol extraction with a vacuum. If an explosion were to occur, it would happen within the vacuum and would simply break the machine. They are considering a CO₂ (carbon dioxide) extraction and a solvent-less extraction; neither are flammable and do not require a fire proofing process.

The state is very strict on what can be used for fertilizers. Everything has to be organic. The greenhouse would have no water run-off. The outdoor crop will use the current living soil and very minimal fertilizer will be used. They understand there is a very large water source there and don't expect their use will effect anyone else's.

Regarding the placement of the facility on the current lot, Mr. Vincent clarifies that they plan on subdividing a 10 acre lot within the proposed lot- closer to the



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Quarry Road side. They will be placing the facility at the back of those 10 acres furthest from Quarry Road. He acknowledges the residents' concerns about unwanted guests entering the facility via the cul-de-sac. He reminds everyone there will be security guards onsite 24/7. He says he is not aware of anyone breaking into grow facilities in Massachusetts (MA).

Mr. Vincent asks the Board for any questions.

Mr. Blake asks if they have contacted the Becket Police to discuss their security plan. Mr. Vincent says they have not yet. They plan on doing that if permission is granted by the Board. Mr. Goodenough lets everyone know that their head of security is a retired police officer who has worked in Massachusetts and Connecticut. They will be conducting "white cap events". These "events" test the security of the facility. They feel this adds a layer of protection to the whole neighborhood. A camera will be added across the road helping to further secure the quarry.

Mr. Blake inquires if a well and septic will be installed within the fencing. Mr. Vincent confirms those will both be within the boundary.

Mr. Levy is temporarily dropped from the call.

Dr. Lerner asks if they held a Community Outreach Meeting (COM). Mr. Vincent says the notice was published around December 20, 2020. A notice was also posted on the town website and notices were sent directly to the abutters of the property. He clarifies that the meeting was held virtually on January 3, 2021 at 9:30 AM. There were not a lot of attendants.

Ms. Krawet says after reviewing the letters from the abutters, she wants Mr. Vincent to answer those specific questions. She will reserve her questions for after public comment.



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Mr. Levy returns to the meeting. Mr. Levy commends the applicants on what they submitted as he understands what they want to do and where they want to put the facility.

Mr. Ronzio looks at the proposed lot that will be within an approximate eighty (80) acre lot. He describes the lot and questions the integrity of the current picture because he knows it was logged. Mr. Vincent confirms the area they plan to put the facility has been cleared. Mr. Vincent explains that when they tried to include the entire lot on the page, it made it difficult to determine the location of the proposed site.

Mr. Ronzio opens public participation by calling on attendants individually.

First, Ken Okin confirms he is an abutter and asks what type of material will be used for the fencing. Secondly, he is concerned about the run-off water from the crops going into a nearby creek and his well. Mr. Vincent says the fence will be a metal fence with a wind blocking screen; it will be 10' high. The facility will be approximately 50' east of the creek and will not intersect with the creek which flows towards Quarry Road. Mr. Schwartzbach gives a detailed description of the property. Mr. Okin is concerned about having a fence that high next to the road. Mr. Vincent clarifies that the fence would be installed 500' back from the road and will not be visible. Mr. Goodenough describes the watering process that uses basic drip irrigation and does not require a lot of water.

John and Beverly Lambert are recognized. Mr. Ronzio asks if they submitted a letter; they confirm they did. Mr. Lambert explains they live down the road from the proposed facility and are concerned with added traffic considering the heavy use of the quarry during the spring, summer and fall seasons. Also, the impact this would have to the trustees of the reservation involvement of the quarry. He is concerned about water usage explaining that years ago they did not hit water at 350' and had to get a special well. He wants to know how much water is used, exactly. He would like to be assured that the Board has vetted the organization



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by visiting their facility in CT. Mr. Vincent says that the 10-15 cars they expect to pass through the area would hardly be noticed especially with all those going to the quarry on such a regular basis. He describes the advantages of having a camera pointed at the entrance of the quarry. Mr. Goodenough says that as far as vetting, there is a lot of information online and in print describing the impact they have had on the industry. He invites the Board to visit the facility in Eastford, CT to have a safe and sanitary tour.

Ms. Lambert says that while she may not technically be an abutter, she feels as though they are abutters. She understands the property will be subdivided and she wants to know why they are doing that. She is concerned that she did not receive a flyer about the proposed facility. Also, there was mention of using natural pine trees as a way to minimize the odor but the lot has been logged so most of those trees are no longer available. She would also like to know more about the manufacturing process. Mr. Vincent explains that they are using the current property lines to establish the abutters. If given approval, the land would be subdivided making the current owners virtually their only abutters. They don't intend to do any further subdivisions of the land. Mr. Vincent confirms the land was logged but they are proposing to plant more trees along the fence lines to mitigate the odor. There is a brief discussion regarding the trees that were logged off the property. Ms. Lambert asks that the applicant provide pictures of the current facility in CT. She reminds the Board that their neighborhood fought the process of an asphalt company coming into what is the present quarry and doesn't see the difference between that and having another commercial process in the neighborhood. Mr. Goodenough answers Ms. Lambert by letting her know the process is very organic using one-hundred percent (100%) of the plant. He gives examples of some products noting some manufacturers throw some of the plant away. He shows some pictures of some manufacturing processes and greenhouse footprints. Mr. Vincent and Mr. Goodenough also describe the geothermal process.



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Mr. Ronzio recognizes Larry Goetz. Mr. Goetz says he looked at their operation in CT and in his opinion, it seems quite professional. He wishes them well with their proposal.

Mr. Ronzio recognizes Robert Gross. Mr. Gross compliments the applicants for their presentation and shows his support for what they want to do. He believes the town needs more commercial activity. He doesn't think that comparing this proposal to what was previously defeated at the quarry is not fair because they are completely different types of businesses. He finishes by giving his complete support.

Mr. Ronzio recognizes David Edell. Mr. Edell appreciates the presentation. He lets the Board and applicant know he is the head of the Home Owners Association (HOA) at Skyline Ridge. He and the other members of the HOA are concerned with people accessing the facility via the cul-de-sac and describes the circumstances of when the property was logged claiming the tree logging company parked there and went in to access the property that way. He also shares their concerns for noise, odor and security. That is, security of their neighborhood, not for the facility. He notes there are thousands that access the quarry every year and are concerned with the added noises and odors that will be produced. He is not convinced there will only be one or two (1 or 2) trucks going to the facility per month. He doesn't have anything against what they want to do but instead the impact it will have on those that live in the immediate area. Mr. Goodenough claims that the odor will not go beyond 100 yards. He doesn't believe the odor will be as strong as they are expecting. He says he are willing to add whatever they need to in order to make sure the residents are comfortable with the facility. He feels that having 2 security guards on duty, at all times, along with the added cameras around the facility, including 1 pointed at the entrance of the quarry, will add an additional layer of security to the neighborhood. He assures them they will be working with the police too. Mr. Edell is appreciative of the explanation but is looking more for protections of those at Skyline Ridge. He respectfully lets him know his answer is not satisfactory. He lets the applicant know that it is possible to access the property



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from there because he has walked in there himself. Mr. Schwartzbach notes that is trespassing. There is a brief discussion regarding privacy rights and flexibility between neighbors. Mr. Edell has no problem installing a fence to keep people out- if he has to. Mr. Schwartzbach feels that the neighbors should be able to sit down and come to a solution instead of hashing it out at a town meeting. Mr. Edell emphasizes they are concerned with quality of life.

Mr. Ronzio recognizes Lei-Anne Ellis. Ms. Ellis is also concerned with crime. She discusses articles she read regarding similar rural areas in California (CA) that had experienced theft from marijuana fields. She is also concerned with water use and odor because she has no place to retreat. She is also concerned with where they will store their cash. She estimates the possible financial gain the town may receive from this establishment. She asks the Planning Board if having this type of establishment would be ultimately good for the town taking into account the natural beauty of the town and concerns of the residents. Mr. Vincent lets her know that MA CCC has set much stricter laws regarding marijuana and doesn't feel it is fair to compare their proposal to any facility in CA. Mr. Vincent gives a larger projection of expected revenue that would be allotted to the town. He describes various ways the money could help the town. There is a brief discussion regarding the differences between marijuana facilities in MA and CA. Mr. Vincent feels like there is a greater threat of theft from retail facilities. Mr. Goodenough assures Ms. Ellis that cash will not be kept onsite as they are not a retail facility.

Mr. Ronzio recognizes Jeanne Sharples. She is concerned that the applicant does not have a current connection in Massachusetts. She wants to know if they will have insurance to cover any possible fires for example. She is concerned that other states will legalize marijuana and questions if they expect to lose any of the expected customers. Mr. Vincent explains that they are required to sell within MA so he doesn't expect to lose any customers. There is a brief discussion regarding hiring from within Becket and even training those interested in the trade. Mr. Vincent assures Ms. Sharples regarding insurance



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coverage by letting her know he currently sells insurance and covers the facility in CT.

Charlotte Williams is recognized. She has severe allergies and is very concerned with the effects the odor. It is hard for her to believe there won't be smells in the neighborhood as promised. Mr. Vincent lets Ms. Williams know that the CCC regulates these very issues.

Michael Lavery is recognized. Mr. Lavery is on the Becket Select Board but is speaking as a resident. Mr. Lavery is concerned with the activity at the quarry this past summer season due to the current pandemic. He is concerned with the parking situation at the quarry and is worried about visitors parking in the applicant's driveway. He doesn't feel the local police should have to deal with that type of situation. Mr. Vincent assures Mr. Lavery that their own security would handle that type of situation. He thinks that if it became a problem, an additional gate could be installed. He adds that having additional camera security would be good considering all those that visit the quarry on such a regular basis. Mr. Lavery recommends they contract with a private towing company and put up a sign letting them know cars would be towed away at the owner expense.

Jim McKellar and Mark Weber are recognized. Mr. Weber thanks the applicant for their presentation. Mr. Weber says they live and work in Boston but come up every weekend, to Skyline Ridge, to relax. They feel this will disrupt their environment. He doesn't feel that he has been given satisfactory answers. He is concerned with the effects this will have to the wildlife. He questions whether they would have bought this home knowing this type of facility would be established in such close proximity. He feels that the Board has already made up their mind about the application. Mr. Levy interrupts Mr. Weber to let him know he is insulted by his comment and lets Mr. Weber know that the Board takes great care in making their decisions on every application reviewed. There is a brief discussion regarding the diligence of the Board. Mr. Weber feels that any burden should be placed on the applicant not on the residents. He is concerned



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with their property value. He agrees they may feel differently if the facility were miles away but it's not. Mr. Weber thanks the Board for the time to speak.

Meredyth Babcock is recognized. She shares her concerns regarding the wetlands in the area. She wants to see something legally binding should the facility disband if the market does not do as well as expected. She wonders about molds or funguses that grow on the marijuana plants that may not be native to the area and what types of damage they could cause. Mr. Vincent lets Ms. Babcock know that the CCC requires those type of insurances if the business fails. Everything used in growing has to be organic and if they do not adhere to that, their license would be revoked. Ms. Babcock suggests that what is being claimed should be documented in writing. Mr. Vincent says they are approximately 50'-100' away from the wetlands she is referring to. Mr. Vincent says that even if the town gives approval, they still need to get approval from the CCC. There is a brief discussion regarding the wetlands on the property.

Laura and Richard Fredricks are recognized. Ms. Fredricks strongly urges the Board to research this company as well as all of the concerns from the residents in the area. She repeated many of the concerns those that spoke already and agrees they are good points.

Tess Lundberg submitted a letter and says most of her concerns have been addressed. She questions the accuracy of the traffic expected, especially since there is so much product at a high demand. She is most concerned with the odor. She feels that any amount of time having to put up with such a bad odor is not acceptable. She questions how the trees removed can be used to mitigate odors- it can't work both ways. Ethanol is a highly flammable liquid and she thinks more care should be given with its use. She doesn't feel they are taking the effects of the nearby residents into consideration. Ms. Lundberg attended the COM and is concerned they didn't take into effect the snow factor. She wonders what other things they don't know about and have not taken into account. Mr. Vincent agrees that the snow would prevent them from taking physical walks around the perimeter but with the use of the cameras and the



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fact that the space is wide open, they can still keep the facility secure. Mr. Vincent says that the purpose of the COM was to get feedback from the residents to make any necessary changes. Mr. Vincent thanks Ms. Lundberg for attending the COM and for the feedback.

Gale LaBelle says she is on the Planning Board and also Board of Health. She says she would feel better having some sort of water source onsite in case of fire. She questions how state of the art security can be done when there isn't much up there. Mr. Vincent says they use a satellite and will take fire control into consideration.

Hearing no further requests to comment, Mr. Ronzio closes public input at 11:05 PM. Mr. Ronzio asks Mr. Blake if he has any questions. Mr. Blake feels that things have been brought up that need to be further addressed and suggests continuing the meeting. Mr. Levy agrees a better site plan should be submitted and to continue the meeting. Dr. Lerner feels there are things to think about and due to the hour it should be continued. Ms. Krawet agrees the hearing should be continued and would like to see some more detailed pictures and plans. Mr. Ronzio agrees that the hearing should be continued. He suggests that the applicants provide a surveyed drawing that will note where the buildings will be exactly. Mr. Ronzio agrees that a water supply may be required too as there are not many working hydrants in town. Mr. Ronzio notes that while there are many private developments, they still have public access. Mr. Ronzio asks Mr. Vincent if he would be willing to continue the hearing to February 10, 2021 and return with what the Board agrees is needed to make a decision. Mr. Vincent agrees. Mr. Blake **makes a motion** to continue the hearing to February 10, 2021. Ms. Krawet **seconds the motion**. Mr. Blake notes that 10' fences are not allowed in town. It would have to be a 6' fence unless they wanted to get a special permit. Mr. Vincent agrees they will make it a 6' fence. Following a brief discussion, the Board agrees they would like to see the following from the applicant at the next meeting:

- Detailed site plan- noting where everything will be located including buildings, fencing, driveways, septic system and well



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- Types of vegetation that will be planted for odor control
- Travel distance of odor from the plants.

Hearing no further discussion, Mr. Ronzio calls for a vote:

- Alvin Blake: aye
- Ann Krawet: aye
- Howard Lerner: aye
- James Levy: aye
- Robert Ronzio: aye
- Gale LaBelle: absent

All in favor. **Motion passes.**

- c. **Informal discussion with Joseph McCarthy regarding a marijuana cultivation facility:** Tabled.
- d. Informal discussion regarding a proposed small wind turbine next to Town Hall
5. **Public Input:** As discussed.
6. **Budget:** Tabled.
7. **Correspondence:** Tabled.
8. **Any other business to come before the Board:** Mr. Blake suggests having a test meeting before the February meeting. There is a brief discussion and a date will be determined.
9. **Adjournment:** Due to the late hour, Mr. Blake **makes a motion** to table remaining items and adjourn the meeting. Ms. Krawet **seconds the motion**. Mr. Ronzio calls the motion:
 - Alvin Blake: aye
 - Ann Krawet: aye
 - Robert Ronzio: aye
 - James Levy: aye
 - Howard Lerner: dropped from the call
 - Gale LaBelle: absent

All in favor. **Motion passes.** Meeting is adjourned at 11:29 PM.



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Meeting minutes reviewed and approved on February 10, 2021 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner