**Back Bay Architectural Commission**

**Public Hearing Minutes**

Boston City Hall, Room 900, Ninth Floor

Boston, Massachusetts, 02201

**October 9, 2019**

**DESIGN REVIEW HEARING**

**Commissioners Present:** Kathleen Connor; Iphigenia Demetriades; David Eisen; Patti Quinn; David Sampson; and Robert Weintraub.

**Commissioners Not Present**: John Christiansen; Jerome Cooper-King; Jane R. Moss; Lisa Saunders; Kenneth Tutunjian

**Staff Present:** Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

**5:00 PM** Commissioner Connor called the public hearing to order. Commissioner Connor reported that the public hearing is being recorded by staff and asked members of the public recording the hearing to make themselves known. Lauren Bennett made herself known as a member of the public recording the hearing. Commissioner Connor explained that during public comment periods of the hearing members of the public will be limited to five minutes to make comments; and explained that motions would be made by Commission members following public comment.

**DESIGN REVIEW**

20.238 BB 276-278 Newbury Street

Representatives Mark Curley

Proposed Work: At second, third, fourth and fifth stories replace all non-historic wood windows in-kind; repair all masonry; at rear elevation revise design of approved deck railing to include planter shelf, reduce size of approved service door, and revise design of windows and bump out at fifth story; and at roof install acoustic panels around HVAC equipment and relocate skylight.

Staff read its recommendation to approve the application.

Ms. Reker presented existing conditions, plans, and rendered images of the proposed scope of work on the storefront. She explained that the name of the brand will be printed on the flags.

The Commission generally felt that the addition of flags on the storefront would be appropriate. They questioned the need for multiple flags on the façade, citing multiple signage might be excessive.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that it may be inevitable to approve 2 flags on the building for the sake of symmetry, but the language that the Commission uses in the motion should be very specific so that it does not set a precedent.

In conclusion the application was approved. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 5-1 (Y: KC; JM; PQ; DS; RW; N: JC).

19.100 BB 15 Arlington Street

Representative: Michael Lamphier

Proposed Work: Reconstruct existing level 17 structure housing kitchen and service spaces for restaurant; reconfigure and replace rooftop mechanical equipment and install mechanical screen; and repair masonry, replace roof, and replace windows at level 18 and penthouse.

Staff read its recommendation to approve the application with provisos.

Raphael presented photos of existing conditions and architectural drawings of the façade that has a proposed change to it. He explained that his business controls all the floors of the building and the entryway as well. He also explained that the location of the proposed sign was heavily influenced by the comments given by the South End Landmark District Commission (SELDC) in a separate application for the same work that was presented to them.

The Commission felt that the proposed placement of the signage did not suit the building very well, and suggested that it be centered above the door and below the second story bay window. They also suggested that the sign be changed in size so that it does not obscure the details of the entry door’s surround..

There was no public comment.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

* the sign be installed into the mortar joints; and
* the sign be located in between the entry door and second story bay window, and must not obscure the entry door surround.

20.226 BB 301 Berkeley Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.228 BB 11 Exeter Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.229 BB 239 Commonwealth Avenue (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.230 BB 37 Fairfield Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.231 BB 8 Gloucester Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.232 BB 274 Clarendon Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.233 BB 375 Newbury Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing city pendant street light pole with pendant black painted fluted pole on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.227 BB 67 Newbury Street (City Light Pole):

Representative: Michael Giamo

Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.088 BB 32 Fairfield Street

Representative: Bonnie Theise

Proposed Work: At rear elevation replace second story non-historic wood French doors with ten-light single wood door.

Staff read its recommendation to approve the application.

Mr. McGowan presented photos of existing conditions, explained changes made from the previous submission that was denied without prejudice by the Commission at its June 12, 2019 public hearing, and provided samples of proposed materials as well. Mr. Demus explained that they drew influence from the upper levels of the front facade in the design of the proposed storefront by incorporating the grid system displayed by the windows above. He explained to the Commission that the proposed signage for the storefront is only affixed to the glass, and that all the upper level windows on the front facade are remaining in their existing state.

The Commission discussed details of the proposed materials and decorative banding above the entry doors and windows.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) suggested that integrated thicker mullions be added into the plans which would be more appropriate for the new façade.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

* The storefront be recessed an additional six (6”) inches from where it is depicted in the plans; and
* the decorative banding be increased in size from the seven (7”) inches shown in the plan to eight (8”) to ten (10”) inches.

20.085 BB 285 Marlborough Street

Representative: Catriel Tulian

Proposed Work: At rear elevation construct balcony, convert window at bay into door, replace lower level entry door, remove window grates and redesign patio; and at roof relocate mechanical equipment, install headhouse, deck, grill and outdoor counter.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well.

The Commission felt that the proposed changes to the pole made sense in regard to accessibility for companies to work on the mechanicals, but were not suitable for the Back Bay Architectural Conservation District purposes. The Commission also felt that the base cabinets were the preferable option over the addition of side mounted equipment.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that the light poles produce a lot of light, and the light department will be placing baffles on the structures to prevent light from entering residences. She suggested including extra space in the base for other companies to use. She also questioned if the proposed height is the same as the existing pole.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

* The new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
* the height of the light fixture/lamp will be consistent with those at the surrounding poles;
* the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
* the proposed plaque identifying the communications carrier be applied directly to the pole or embeded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

20.093 BB 301 Beacon Street

Representative: David Stern

Proposed Work: At rear elevation remove fire escape and surface applied conduit, remove and infill later door and window openings, install new lower level door opening, construct deck, convert window at bay into door, and redesign patio area.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well.

The Commission suggested exploring the option of moving the proposed scope of work over to a different existing light pole across the street if possible.

There was no public comment.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

* The light pole across the street on the south side of Beacon Street be explored instead of this location to reduce its impact on the historic character of this area of the district;
* the new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
* the height of the light fixture/lamp will be consistent with those at the surrounding poles;
* the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
* the proposed plaque identifying the communications carrier be applied directly to the pole or embeded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

20.369 BB 97 Newbury Street

Representative: Matt Ottinger

Proposed Work: At front façade replace Birch tree.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well. The representative was open to investigating moving the light pole across the street, but could not promise to move it until an investigative analysis is done by his company to ensure that the pole was not already occupied by a different company.

The Commission suggested exploring the possibility of moving the scope of work to the existing light pole across the street, since that location is not in the Back Bay Architectural Conservation District.

There was no public comment.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

* The light pole across the street on the south side of Boylston Street be explored instead of this location which is outside the boundaries of the Back Bay Architectural District;
* the new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
* the height of the light fixture/lamp will be consistent with those at the surrounding poles;
* the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
* the proposed plaque identifying the communications carrier be applied directly to the pole or embeded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

20.303 BB 334 Marlborough Street

Representative: Adam Koviarowski

Proposed Work: At front façade paint entry door, railings, stairs and curbing black; and install fencing, gate, patios and new plantings.

Staff read its recommendation to approve the application.

Mr. White presented his application, and explained the proposed scope of work. He stated that the work is not visible from a public way; it would only be visible to neighbors. He also stated that all the height from the equipment being added to the roof would match the already existing height.

The Commission clarified with the representative that the proposed work was not visible from a public way, and that no additional height will be added.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the existing trees will be affected by the proposed work. Mr. White stated that the trees will not be affected.

In conclusion the application was approved. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.344 BB 3 Arlington Street

Representative: Josh Plavner

Proposed Work: At rear wing install vent at sidewall to vent gas fireplace.

Staff read its recommendation to deny the application without prejudice.

Mr. Taylor presented the application to the Commission, and explained the amendment from his previous approval that is being sought out. He explained that the door in question needed to be adjusted for ADA compliance.

The Commission discussed the request for ADA compliance at the property, and clarified details of the alteration to the doors that would make it possible. They deliberated on possible ways to conceal or the lift call button.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she hoped the design of the gate would relate to the design of the adjacent fence. Kathy Famiglietti, an abutter at 302 Berkeley Street, stated that she has had concerns about security for some time, prefers that the intercom not be installed onto the façade of the building. Tom High of backbayhouses.org suggested that the Commission include a proviso in any potential approval that the proposed work is reversible. Leslie Gaffin stated that she felt the proposed door opening does not appear to be accessible.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 5-0-1 (Y: JC; KC; PQ; DS; RW; ABS: JM).

* In the future when ownership and/or use of the building changes to no longer necessitate the need for a universally accessible entrance that this entry be restored to its original appearance (including removal of the intercom, stanchion, gate and lift); and
* the design of the proposed gate be revised to better relate to the linear symmetry, height and weight of the fence at the abutting property to the south.

20.351 BB 416 Beacon Street

Representative: Edrick vanBeuzekom

Proposed Work: Repair and re-point masonry; replace all wood window; at front façade replace entry door, repaint portico, repair entry steps and replace railing, re-design basement areaway and replace basement entry door, and re-landscape front yard; at rear elevation install new accessible entry at garage and house, replace garage doors; and at roof replace roofing, deck and HVAC equipment.

Staff read its recommendation to approve the application with provisos.

Mr. Wallace presented photos of existing conditions and plans for the proposed work. He stated that the proposed deck would be mahogany and the proposed railing would be wrought iron.

The Commission felt that an access hatch is more appropriate for the property. They also stated that the proposed layout of the roof deck allows it to be too visible from public ways.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she felt the proposed work will be too visible, and suggested the representative take precaution with placing solid planters and other materials on the edge of the roof. Tom High of backbayhouses.org suggested that the Commission adopt the staff recommendation to use an access hatch and reduce the size of the deck. Abutter Emily Gallow stated the work on the roof is too visible and expressed concern about noise from parties. Property owners of the property, Mike and Julie Durbin stated that they understood the concern of the abutters, and they are trying their best to find a compromise.

In conclusion the application was denied without prejudice. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

**ADMINISTRATIVE REVIEW/APPROVAL**

Work that staff reviewed conforms to standards and criteria for administrative approval:

**20.236 BB 206 Beacon Street, Unit 1:** At front facade replace one lower level one-over-one non-historic aluminum window with a one-over-one wood window; and at rear elevation replace three lower level one-over-one non-historic wood windows in-kind.

**20.194 BB 234 Beacon Street:** At front facade replace two first story two-over-two non-historic wood windows with two-over-two wood windows.

**20.355 BB 234 Beacon Street:** At front facade replace two first story two-over-two non-historic wood windows with two-over-two wood windows; at side elevation replace one first story six-over-six non-historic wood window with a six-over-six wood window, replace two first story four-over-four non-historic wood windows with four-over-four wood windows, and replace one first story two-over-two non-historic wood window with a two-over-two wood window.

**20.132 BB 259 Beacon Street:** At front facade repair front entry steps.

**20.202 BB 285 Beacon Street:** At front façade replace black rubber membrane roof at upper balcony in-kind.

**20.256 BB 285 Beacon Street:** At front façade re-point masonry.

**20.311 BB 462 Beacon Street:** At rear elevation replace five first story one-over-one non-historic vinyl windows with one-over-one wood windows.

**20.202 BB 302 Berkeley Street:** At front façade repaint wood elements, fire escape and previously painted masonry; repair masonry; replace deteriorated roof slate in-kind; replace rubber roofing at bay in-kind; and replace broken glass at skylight.

**20.241 BB 579, 581, 583 Boylston Street:** At front façade replace non-historic aluminum windows with aluminum windows matching historic metal window configuration.

**20.301 BB 579, 581, 583 Boylston Street:** At front façade repair copper cornice and parapet wall.

**20.200 BB 855 Boylston Street:** At front facade install signage at canopy and entry doors.

**20.156 BB 4 Charlesgate East, Unit 404:** At front facade and side elevation replace seven fourth-story one-over-one non-historic wood windows in-kind.

**20.235 BB 10 Charlesgate East:** At front facade and side elevation replace caulking at all windows and repair masonry.

**20.357 BB 10 Charlesgate East:** At front facade replace five first-story one-over-one non-historic windows with one-over-one wood windows.

**20.128 BB 13 Commonwealth Avenue:** At front facade re-paint window sash and trim black.

**20.336 BB 24 Commonwealth Avenue:** At front facade replace four fourth story one-over-one non-historic wood windows in-kind.

**19.1406 BB 42 Commonwealth Avenue:** At lower level of rear elevation replace non-historic door/window unit, non-historic door, and non-historic window with four-light and two over two wood windows and doors.

**20.174 BB 62 Commonwealth Avenue:** At rear elevation restore four one-over-one windows and fourteen eighteen-light casement windows.

**20.248 BB 109 Commonwealth Avenue:** At roof replace black rubber membrane roof, copper flashing and copper gutters in-kind; and repair five chimneys.

**20.338 BB 148 Commonwealth Avenue:** At roof replace black rubber membrane roof, access hatch and deck finishes, and relocate HVAC equipment.

**20.350 BB 254 Commonwealth Avenue:** At front façade replace four second story one-over-one wood windows in-kind.

**20.188 BB 293-295 Commonwealth Avenue:** Re-caulk all windows and doors, replace deteriorated wood window trim in-kind, and re-paint window trim.

**20.321 BB 306 Commonwealth Avenue:** At rear elevation resurface driveway with brick pavers and existing granite, install drainage system and install HVAC condenser on rear wing’s roof.

**20.359 BB 311 Commonwealth Avenue:** At roof install antenna.

**20.337 BB 315 Commonwealth Avenue:** Replace all windows with historically appropriate wood windows.

**20.258 BB 384 Commonwealth Avenue:** At rear side of building repair and re-point masonry.

**20.342 BB 416 Commonwealth Avenue:** At front façade replace one first story one-over-one non-historic wood window in-kind.

**20.318 BB 416 Commonwealth Avenue:** At rear elevation replace six fifth story one-over-one non-historic wood windows in-kind.

**20.125 BB 13-15 Gloucester Street:** At side elevation re-point chimney and re-paint bay window.

**20.208 BB 30 Gloucester Street:** At front façade and side elevation replace all deteriorated one-over-one wood windows in-kind and repair all multi-paned wood windows; and at side elevation replace non-historic wood casement windows in-kind.

**20.312 BB 30 Gloucester Street:** At rear elevation repair fire escape.

**20.211 BB 71 Marlborough Street:** Replace deteriorated roof slate and copper gutter in-kind, and repair masonry.

**20.131 BB 118 Marlborough Street:** At rear yard install snow melt system below brick paved parking area.

**20.118 BB 123 Marlborough Street:** At roof deck replace deteriorated deck boards.

**20.252 BB 138 Marlborough Street:** At front façade re-point entry steps and re-set brick pavers and stone curbing; and at rear elevation re-point masonry and re-paint windows.

**20.239 BB 199 Marlborough Street:** At roof rebuild double chimney and repair penthouse chimney.

**20.317 BB 199 Marlborough Street:** At rear and side elevations replace ten first story one-over-one non-historic aluminum windows with one-over-one wood windows.

**20.329 BB 199 Marlborough Street:** Re-point and repair masonry; re-clad penthouse in copper and install gutters; and install copper chimney cap.

**20.334 BB 287 Marlborough Street:** At roof rebuild front and rear chimneys.

**20.307 BB 356 Marlborough Street:** At front facade replace slate, copper flashing, gutter and capping at Mansard roof in-kind.

**20.124 BB 443 Marlborough Street:** At front facade replace two dead dogwood trees with two male Ginkgo trees.

**20.163 BB 14 Newbury Street:** At rear elevation re-point masonry.

**20.286 BB 112 Newbury Street:** At front façade replace wall sign.

**20.105 BB 117 Newbury Street:** At front garden replace planters.

**20.141 BB 123 Newbury Street:** At front façade replace wall sign and install window signage at first-story retail space.

**20.237 BB 127-129 Newbury Street:** At rear elevation re-grade and install brick pavers at parking area.

**20.333 BB 175 Newbury Street:** At front facade paint concrete retaining wall to match brownstone trim.

**20.315 BB 213 Newbury Street:** At front facade re-point and repair masonry.

**20.144 BB 222-224 Newbury Street:** At front facade re-point masonry.

**20.143 BB 226-232 Newbury Street:** At front facade re-point masonry.

**20.206 BB 303 Newbury Street:** At front facade replace blade sign.

**20.335 BB 303 Newbury Street:** At front facade replace wall sign.

**RATIFICATION OF THE 8/14/2019 PUBLIC HEARING MINUTES**

The minutes were approved as presented. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

**7:35 PM** Commissioner Connor adjourned the public hearing.