



Department of Municipal Licenses and Inspections

Zoning Board of Appeals

90 Pond Street – Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

Meeting Minutes

July 23, 2013

IN ATTENDANCE: Stephen Karll, Chairman
Michael Calder, Member
Michael Ford, Member

ALSO PRESENT: Michael McGourty, Building Inspector
Carolyn Murray, Town Solicitor
Joel Bard, Kopelman & Paige

Mr. Karll called the meeting to order at 7:00pm.

OLD BUSINESS:

- 1) Petition Number 13-06**
Thomas Fitzgerald
RE: 7-11 Independence Avenue

Present: Scott Palmer, property owner

After a brief discussion between the Board members and the property owner, the property owner requested to withdraw the petition.

On a motion made by Mr. Karll and seconded by Mr. Calder, the Board voted to grant the request to withdraw the petition.

NEW BUSINESS:

- 2) Petition Number 13-19**
Audrey M. Kustka
RE: 90 Newton Avenue

Present: Attorney Carl Johnson, representing petitioner and property owner

After a discussion between the Board members and Attorney Johnson, and comments heard from abutters from 74 and 79 Cotton Avenue in opposition to the petition, the Board advised that they will conduct a site visit of the property.

On a motion made by Mr. Karll and seconded by Mr. Calder, the Board voted to grant an extension of the petition for up to 60 days.

3) Petition Number 13-20
Kevin Jameson
RE: 34 Baker Avenue

Present: Kevin and Annie Jameson, petitioners

This is a petition filed by Kevin Jameson of 34 Baker Avenue, Braintree, MA 02184 regarding the property located at 34 Baker Avenue, Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407, 701 to extend a sunroom by 7.1 feet, and change it into a 3-season room and also to construct a 12' x 14' deck off the new sunroom/3-season room. The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in a Residential B District Zone, as shown on Assessors' Map 3027, Plot 2P and contains +/- 12,500 square feet of land.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petitioners, Kevin and Annie Jameson, represented themselves and explained that they are seeking to extend an existing sunroom by 7.1 feet and convert it into a 3-season room as well as construct a 12 foot deep by 14 foot wide deck to the rear of the 3-season room. The existing lot is undersized for the Residence B Zoning District and the existing dwelling is currently located 8 feet at the closest point to the side lot line where 10 feet are required. There is an existing sunroom in the northeast corner of the dwelling that will be expanded/converted into a 3-season room. The expansion will be 7.1' x 13' for a finished area of 19' x 13', or 247 square feet, which at the closest point will be 8.7 feet from the side lot line where a 10-foot setback is required. In addition to the expanded 3-season room, the project also includes a 12' x 14' deck to be constructed to the rear of the 3-season room. The deck at the closest point will be 9.6 feet from the side lot line.

The petitioner submitted a plan entitled "Plan of Land in Braintree, Massachusetts, 34 Baker Ave.," dated June 7, 2013 and prepared by C.S. Kelley, Land Surveyors of Pembroke, MA.

The petitioners' immediate neighbor, Dianne Lowe, submitted a letter indicating her support of the proposed addition. No one else spoke in favor or opposition to the project. By vote of 5-0-0, the Planning Board recommended favorable action on the petition.

Findings

The Board found that the petitioner had demonstrated the need for relief from the Zoning By-law. Specifically, the Board found that the proposed 3-season room and deck are both located further from the side lot line than the existing encroachment at 8.7 feet, and that the project will be within the line of the existing structures.

Based on the existing setback and the location of the dwelling on the lot, the Board found that the addition would not create any new nonconformities. The Board also found that the proposed addition will not be more detrimental to the neighborhood than the existing dwelling. Finally, the Board found that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Calder and seconded by Mr. Ford, it was unanimously voted to grant the requested relief, subject to the plan submitted.

4) Petition Number 13-21
Mark Vakhovsky
RE: 46 Elliot Street

Present: Mark Vakhovsky, petitioner

This is a petition filed by Mark Vakhovsky, 46 Elliot Street, Braintree, MA 02184 regarding the property located at 46 Elliot Street, Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407 and 701 to subdivide 46 Elliot Street into two lots – Lot 1A to contain 12,205 square feet and maintain the existing dwelling and Lot 1B to contain 10,010 square feet and be used for future development. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located within a Residential B District Zone, as shown on Assessors' Map No. 3020, Plot 67A, and contains a land area of +/-22,215 square feet.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petitioner, Mark Vakhovsky, represented himself and explained that he is seeking variances for lot area and lot width in order to subdivide the property into two buildable lots. The petitioner also seeks to alter the existing two-family dwelling, which is a non-conforming use within the Residence B Zoning District.

The existing lot that contains a non-conforming two-family use is currently being used as one lot, with expansive parking areas, a garage, a pool with a deck and improved outdoor spaces, portions of which are located in areas proposed to be part of the second lot. The lot has a 10 foot change in elevation from the street grade to its highest point.

The petitioner submitted a plan entitled, "Plan of Land on Elliot Street, Braintree, Massachusetts," dated June 13, 2013 and prepared by CCR Associates, Inc. of Quincy, MA.

An neighboring property owner spoke in favor of the application. By vote of 4-1-0, the Planning Board recommended favorable action on the petition.

Findings

The Board found that the petitioner was not entitled to a variance to take a conforming lot with a nonconforming use and convert it to two nonconforming lots, one which would contain the existing nonconforming use. The Board noted that this is a single lot which has been used as such. The Board found that the creation of two undersized lots, both as to minimum lot area and lot width, would be detrimental to the public good and would substantially derogate from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Karll and seconded by Mr. Ford, it was unanimously voted to deny the requested relief.

5) Petition Number 13-22
David M. Litif
RE: 85 Cotton Avenue

Present: David M. Litif, petitioner

This is a petition filed by David M. Litif of 85 Cotton Avenue, Braintree, MA 02184 regarding the property located at 85 Cotton Avenue, Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407, and 701 to square off the existing first floor with three (3) proposed additions and construct a second floor addition for additional living space. The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in a Residence B District Zone, as shown on Assessors' Map 3052, Plot 29 and contains a land area of +/-4,684 square feet.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petitioner, David M. Litif, represented himself and explained that he is seeking permission to construct three separate additions to the first floor of his 2-story structure, two of which will be 2-story. One of the 2-story additions will be located within the non-conforming side yard setback. The existing lot is undersized, deficient in width and depth for the Residence B Zoning District. The existing dwelling is currently located 15.5 feet at the closest point to the side lot line, where 10 feet are required. All of the other setbacks are fully compliant.

The petitioner seeks to include three separate additions to create a rectangle shape out of the current, oddly shaped dwelling that exists. The 2-story addition in the southwest corner will encroach into the pre-existing non-conforming side yard setback and will be located 5.9 feet from the side lot line where a 10-foot setback is required.

The petitioner submitted a plan entitled, "Plan of Land in Braintree, Massachusetts, 85 Cotton Ave.," dated June 14, 2013 and prepared by C.S. Kelley. Land Surveyors of Pembroke, MA.

No one else spoke in favor or in opposition to the petition. By vote of 5-0-0, the Planning Board recommended favorable action on the petition.

Findings

The Board found that the proposed additions of the pre-existing nonconforming structure squaring off the southwest corner of the dwelling would not be more detrimental to the neighborhood than the existing dwelling. The project proposes to construct infill additions that do not change the bulk of the structure, just square it off. The portion of the addition that will impact the side yard setback will not increase the side yard setback nonconformity as it will be the addition will be further away from the side lot line than the existing structure. Finally, the Board found that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Calder and seconded by Mr. Karll, it was unanimously voted to grant the requested relief, subject to the plan submitted.

6) Petition Number 13-23

**Pretorius Electric & Sign Co. representing Michaels Stores, Inc. and owner, F.X. Messina Enterprises
RE: 121 Pearl Street**

Present: Richard Pretorius, petitioner

This is a petition filed by Pretorius Electric & Sign Co., on behalf of Michaels Stores, Inc. and F.X. Messina Enterprises regarding the property located at 121 Pearl Street, Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407, 904.2(A)(5)a, b, d, e, and g to install a wall sign measuring 21', 3" x 7', 10". The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in a Highway Business Zoning District and contains +/-5.71 acres.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petition was presented by Richard Pretorius of Pretorius Electric & Sign Co., on behalf of Michaels Stores, Inc. and F.X. Messina Enterprises. This petition seeks permission to install one wall sign for Michaels at the former Office Max location at the Shaw's Plaza on Pearl Street. Michaels is relocating to this location from across the street. The petitioner seeks to install a wall sign that is 166 square feet in area and 7-feet, 9.5-inches in height. The sign will be the same as the sign at the current location and will contain the store name "Michaels" along with the additional verbiage "the arts and craft store."

Zoning By-law Section 904.2.A(5)(a) limits wall signs to 150 square feet in area. In addition, Section 904.2A(5)(b) restricts wall signs to four feet in overall height. Section 904.2.A(5)(e) further limits sign area to one square foot of signage per linear foot of frontage. The lease building frontage is 118 feet, and the proposed sign is 166 square feet. Thus, the petitioner requires a variance from these provisions. The petitioner requires approval from the Board to allow the verbiage "the arts and craft store" under Section 904.2.A(5)(d) of the

Zoning By-law, which limits the information on a wall sign visible to the major highway to the name and address of the user of the property. Additionally, the petitioner requires the Board's authorization to exceed the 150 square foot aggregate total for all signs allowed for the building under Section 904.2.A(5)(g).

The petitioner explained that the proposed sign is in scale with the size of the building and is located 400 feet from the street. The sign is in scale with the Shaw's sign and is the same size as the Office Max sign it is replacing. The sign will be lit between the hours of dusk to 11:00 p.m.

The petitioner submitted two sheets of renderings of the proposed signage dated April 10, 2013 prepared by Federal Heath Sign Company of Daytona Beach, FL for Design No. 23-18698-10 R1.

No one else spoke in favor or in opposition to the petition. By vote of 5-0-0, the Planning Board recommended favorable action on the petition.

Findings

The Board found that the petitioner had demonstrated the need for relief from the Zoning By-law. Specifically, the Board found that the proposed signage was warranted based on the size of the commercial building and the vast setback of this particular tenant from the main roadway. The Board further found that the proposed signage was necessary to identify the business and safely and efficiently direct the public traveling to the site. The Board also concluded that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Calder and seconded by Mr. Ford, it was unanimously voted to grant the requested relief subject to the plan submitted and the following conditions:

1. The only lighting allowed is white backlighting.
2. The lighting may only be employed during the hours of dusk to 11:00 p.m. or at such other time when the lights at the other stores in the mall are turned on and off.

7) Petition Number 13-24 Susan P. Smith RE: 31 Gale Avenue

Present: Susan Smith, petitioner

This is a petition filed by Susan P. Smith, of 31 Gale Avenue, Braintree, MA 02184 regarding the property located at 31 Gale Avenue, Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407, and 701 to build a 12' x 44.5' addition on the rear of the dwelling to provide a handicap accessible living space. The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in the Residence B District Watershed Zone, as shown on Assessors' Map 2083, Plot 01, and contains a land area of +/-13,546 square feet.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23,

2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petitioner, Susan Smith, represented herself and explained that she is seeking permission to construct an addition to the rear of the existing dwelling. The purpose of the additional is to make room for her parents to move in. The existing lot is undersized, deficient with respect to lot depth for the Residence B Watershed Zoning District. The project proposes to replace an existing 8-foot wide porch with an addition to the rear of the dwelling that spans the length of the dwelling and includes a porch that is six-feet in length on the northwest corner of the dwelling. The proposed addition will increase the nonconformity of the rear yard setback. The petitioner explained that she seeks to expand into the rear yard setback due to the prohibitive cost of building onto the side of the dwelling and also to facilitate access to the addition from the driveway for her elderly father, for whose benefit the addition is being built.

The petitioner submitted a plan entitled, "Proposed Plot Plan," undated and prepared by Michael P. Antonio, Registered Land Surveyor of Stoughton, MA.

No one else spoke in favor or in opposition to the petition. Two letters were received from neighbors in support. By vote of 5-0-0, the Planning Board recommended unfavorable action on the petition.

Findings

The Board found that if the proposed alteration was to be built in the side yard, it would block the public's view of the pond. The Board found that the proposed addition is the minimum amount necessary to accomplish the applicant's objectives. The Board found that the proposed alteration of the pre-existing nonconforming structure by the addition of a 12' x 44.5' addition would not be more detrimental to the neighborhood than the existing dwelling. The Board found that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law. The Board voted to approve the petition subject to the plans presented.

Decision

On motion made by Mr. Calder and seconded by Mr. Ford, it was unanimously voted to grant the requested relief, subject to the plan submitted.

**8) Petition Number 13-25
Edward Mitchell, Director of Design & Construction, Legal Seafoods, LLC representing owner,
Karma Trustee, LLC
RE: 30 Forbes Road**

Present: Attorney Frank Marinelli representing petitioner

Attorney Marinelli advised the Board that the petitioner is requesting a 30-day extension of the petition.

On a motion made by Mr. Karll and seconded by Mr. Calder, the Board voted to grant an extension of the petition for up to 60 days.

9) Petition Number 13-26

Stephen Marcus, Manager for Now Ventures Scoop Shops, LLC d/b/a Ben & Jerry's South Shore Place

RE: 30 Forbes Road, Suite J

Present: Attorney Frank Marinelli representing petitioner
Stephen Marcus, petitioner

This is a petition filed by Stephen Marcus, Manager, Now Ventures Scoop Shops, LLC (d/b/a Ben & Jerry's South Shore Place) 841 Worcester St. Natick, MA 01760 on behalf of Karma Trustee, LLC, regarding the property located at 30 Forbes Road, Suite J in Braintree, MA. The petitioner seeks relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407, 904.2(A)(5)(g) and 904.2(A)(7)(g) to place a 14 square foot secondary wall sign for Suite J and relief from the 20% window limitation in order to permit "Woody Murals." The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in a Highway Business District Zone, as shown on Assessors' Map 2043, Plots 1 and 1A, and contains a land area of +/- 10 acres.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petition was presented by Frank Marinelli, Esq. on behalf of Now Ventures Scoop Shops, LLC. This petition seeks permission to install two wall signs for a corner unit in the South Shore Place retail area for a Ben and Jerry's Ice Cream store. The petitioner proposes to install one 28 square foot wall sign at the front of the building and a 14 square foot wall sign on the side of the building. The proposed signs combined have a total area of 42 square feet. By prior decision of the Board (12-07), each tenant for this commercial building was granted the right to install one 28-square foot wall sign. Section 904.2(A)(5)(g) limits signage to "no more than one wall sign for each store or business occupying a building." The unit proposed for this business location is at the corner of the building. Adjacent to the unit are public stairs, a large retaining wall with handicap accessible ramp and the corner of the Jarrod Building. The elevation changes and the Jarrod building blocks views from the travelled ways around the site. Since this is a retail shopping area with one building and ten tenants, the total signage of all businesses exceeds the 150 square feet requirement of Section 904.2(A)(5)(a).

The petitioner also seeks relief from Section 904.2(A)(7)(a), which provides that "permanent window signs shall not occupy more than 20% of the total area of the window or other architectural detail or opening in which they are displayed. If the lettering in such display occupies more than three inches in height it shall be debited against the total allowable wall sign area permitted for each business or building façade." The petitioner proposes to install a "Woody Mural" on the front windows, which will cover 39% of the front and side windows. The mural is by artist Woody Jackson and is a Ben and Jerry's signature scene with cows in a landscape.

The petitioner submitted a plan entitled, "Ben & Jerry's, 39 Forbes Road, Braintree, MA 02184 – Exterior Signage," dated June 20, 2013 and prepared by Nichole Carroll of Carroll Design Studio.

No one else spoke in favor or in opposition to the petition. By vote of 4-1-0, the Planning Board recommended favorable action on the petition.

Findings

The Board found that the petitioner had demonstrated the need for relief from the Zoning By-law. Specifically, the Board found that the proposed signage was warranted based on the location of the business unit, which is at the corner of the building and adjacent to public stairs, in order to identify the tenant occupying the site. The Board found the site to be physically complex with the topographical condition, the multi-level building, and the adjacent public stairs. The requested side wall sign would be for the benefit of identifying the business to pedestrians and would not be visible from the travelled ways around the site. The Board found the “Woody Mural” to be an artistic element adding liveliness to the site. The Board concluded that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Calder and seconded by Mr. Ford, it was unanimously voted grant the requested relief subject to the plan submitted and the following conditions:

1. The only allowed lighting for the signs is white backlighting.
2. All exterior lighting shall be turned off within one hour after closing.

10) Petition Number 13-27

Gabriel and Irma Spadorcia

RE: 96 Conrad Street

Present: Kathy Burns, on behalf of her parents, the petitioners

This is a petition filed by Gabriel and Irma Spadorcia of 96 Conrad Street, Braintree, MA 02184 regarding the property located at 96 Conrad Street, Braintree, MA. The petitioners seek relief from the Zoning By-law requirements under Chapter 135, Sections 403, 407 and 701 to build a 33' x 21' addition for an in-law apartment to the back of the existing home with a master bedroom over the existing garage. The petitioner seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located in the Residential B District Zone as shown on Assessors' Map 2072, Plot 046 and contains +/- 8,814 square feet of land area.

Notice

Pursuant to a notice duly published in a newspaper in general circulation in the Town posted at Town Hall, and by written notice mailed to all parties of interest pursuant to G.L. c.40A, a hearing was scheduled for July 23, 2013 at 7:00 p.m. at Braintree Town Hall, One J.F.K. Memorial Drive, Braintree, MA. Sitting on this petition was Chairman, Stephen Karll, and members Michael Calder and Michael Ford.

Evidence

The petition was presented by Kathy Burns, who appeared on behalf of her parents, the petitioners. Ms. Burns explained that the petitioners are seeking to add a garage and master bedroom to an existing dwelling. The

addition will include a half-bathroom and kitchen on the first floor and a full bathroom and bedroom on the second floor. The petitioners would move into the proposed addition.

The existing lot is undersized, deficient in width for the Residence B Watershed Zoning District, and the existing dwelling does not comply with the minimum side yard setback. The closest point to the side lot line is 4.1 feet, where 10 feet is required. All other setbacks are fully compliant.

The petitioners propose to construct a two-story addition to the rear of the existing dwelling that further encroaches into the side yard setback and proposes a new encroachment into the rear yard by 7.2 feet. The existing dwelling is a two-story Cape style single-family dwelling with an attached two car garage. The addition will include a bedroom over the garage and a family room/kitchen area with a bathroom on the first floor with a cathedral ceiling above. The addition will be a separate living unit with access, bathroom, cooking and sleeping facilities. The addition will add 1,520 square feet to the existing 1,555 square foot dwelling. The addition will be located 4 feet from the side lot line and 22.2 feet from the rear lot line. When completed, the dwelling will have a finished square footage of 3,075 square feet, plus a 480 square foot garage. The proposed addition will result in a new building coverage calculation of 29.53% where 30% maximum is allowed.

The petitioner submitted a plan entitled, "Proposed Addition Plan, 96 Conrad Street, Braintree, Massachusetts," dated June 10, 2013 and prepared by William J. Dorgan, PLS. The petitioner also submitted drawings of the proposed construction.

An abutting neighbor, Mr. Bradbury, spoke in favor of the application. By vote of 5-0-0, the Planning Board recommended that the addition be reduced by 2-feet along the rear for a setback of 24.2 feet.

Findings

The Board found that the petitioners had demonstrated the need for relief from the Zoning By-law. Specifically, the Board found that the proposed alteration will not be substantially more detrimental to the neighborhood. The proposed addition, although large, will not exceed the allowed building coverage under the Zoning Bylaw. The Board did not see a rationale for the Planning Board's recommendation to reduce the addition by 2-feet along the rear setback and voted to approve the application as presented. The Board also found that the requested relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Decision

On motion made by Mr. Ford and seconded by Mr. Calder, it was unanimously voted to grant the requested relief subject to the plan submitted.

APPROVAL OF MINUTES:

On a motion made by Mr. Karll and seconded by Mr. Calder, the Board voted unanimously to accept the meeting minutes of July 2, 2013.

The Board adjourned the meeting at 9:15 pm.