



Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, May 9, 2018 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station / Community Room
125 Sixth Street, Cambridge, MA

FINAL Meeting Minutes

Call

Chair Kathleen Born called the regular meeting to order at 5:39 p.m. Other Board members present were Vice Chair Margaret Drury, Assistant Treasurer Conrad Crawford, and Assistant Secretary Barry Zevin. Treasurer Christopher Bator was absent due to a family obligation. Executive Director Tom Evans and other CRA staff members, Ellen Shore, Jason Zogg, Carlos Peralta, and Alex Levering, were in attendance.

The meeting is being recorded by the CRA and a member of the public.

Public Comment

Rhonda Massie, trustee of the East Cambridge Open Space Trust (ECOST), thanked the Board for the Forward Fund grant which will be used to re-design the landscape around the O'Connell Branch of the Cambridge Public Library.

Heather Hoffman explained that the ECOST was formed in 2004 to bring more open space and public amenities to East Cambridge by the use of funds gained through a legal settlement with the developers of Cambridge Research Park. She is very appreciative of the Forward Fund award. She also hopes that plans for the Foundry fill the gap in promised performing arts space created by the altered direction of the Constellation Center.

There were no other requests to comment.

The motion to close public comment was seconded and carried unanimously.

Minutes

1. Motion: To accept the minutes of the Regular Meeting of the Board on April 11, 2018

The minutes for the Special Board meeting on April 25 are not ready so they are not on tonight's agenda.

Ms. Drury clarified her intent regarding the letter about the plans for the Longfellow Bridge. Since this was a policy issue, she had requested the Board's vote and the Chair's signature, in addition to the Executive Director's signature. Mr. Evans said that future policy letters will have both signatures. The letter was sent to MassDOT and does not need to be distributed further.

There were no other comments made.

The motion to accept the minutes and place them on file was seconded and carried unanimously.

Communications

2. April 30, 2018 Letter to City Manager confirming the tentative designation of the Foundry Consortium as Operator of the Foundry Building

Mr. Evans said that per the Demonstration Plan and the lease arrangement with the City in the Cooperation Agreement, the selection of the operator is a decision by the CRA Board to be confirmed by the City Manager. This letter conveys that approval step. A kickoff meeting with the Lemelson team was held today to discuss a schedule, process, governance structure, building design process, etc. There will be meetings with the City as well. Mr. Evans mentioned that the Lemelson team took a copy of the April 25 recording for transcription. Mr. Evans will regularly report back to the Board on conversations with Lemelson and the Foundry Advisory committee.

The motion to place the letter on file carried unanimously.

Reports, Motions, and Discussion Items

3. Presentation: Forward Fund 2018 Grant Recommendations

Mr. Peralta thanked the awardees who are present for coming to the meeting to discuss their projects. The Selection Committee met last Friday to review the 15 submissions. Eight grants were awarded. Infrastructure grants totaled \$98,000 and experimentation grants totaled \$55,000. Mr. Peralta was happy to report that all the members of the Selection Committee committed to serve again next year.

For the awardees not present, Mr. Peralta explained the Innovators For Purpose “Genius of 700 Main Street” project, which will extend the history walk of the 2017 Forward Fund project, “The Looking Glass”. This installation will highlight African American inventors and entrepreneurs and be located in the courtyard at the MIT-owned building at 700 Main Street. An experimentation grant was also given to MathTalk for their “Mathscapes” project in the Port Neighborhood. This will pair physical installations with a free app enabling adults and children to utilize their immediate environment to playfully explore key early math concepts. Mr. Peralta then asked the awardees in attendance to present to the Board.

Michael Monestime, Executive Director, Central Square Business Association, explained that the funds for the Central Square Mural Project which will transform ten blighted or vacant walls by September into art that will create conversations about the area’s rich history, present, and future. Mr. Monestime has spoken with Charles Sullivan and no historic façades will be touched. He added that young artists, as well as adults, will be engaged in the process.

Paul Pinto, Executive Director, Massachusetts Alliance of Portuguese Speakers (MAPS), said that the granted funds will be used to upgrade their elevator which will especially benefit their elder population whose center is on the second floor. Lois Josimovich, also from MAPS, added that meeting spaces in the building are made available to other community groups.

Mia Cellucci, Strategic Partnership Manager for Commonwealth Kitchen (CWK), discussed the use of funding to open a small restaurant incubator next to the winter ice skating area in Kendall Square. Their large space in Dorchester is a shared commercial kitchen that serves approximately 50-member companies, over 75% of which are owned by low-income women and/or people of color. The Kendall space will give these member-businesses access to new markets. Ms. Cellucci said that many of these member companies are Cambridge residents. CWK will prioritize hiring Cambridge residents in this new location. An educational program about starting a food business will be offered in the space. Mr. Evans suggested that Ms. Cellucci contact the manager of EVOO/ZA regarding his work connecting restaurants with entry level openings to Cambridge’s workforce development office.

Darrin Korte, Executive Director of the Cambridge Community Center, reported that the funds will help them renovate their shared kitchen, as part of a \$2 million modernization project. He spoke about the organization’s

community programs. The CCC has received past Forward Funds to renovate their heating system and their computer lab. Two other CCC staff members gave testimonials about their excitement for a functioning kitchen.

Rhonda Massie, Trustee, East Cambridge Open Space Trust, said that the Trust will use their grant to transform the grounds of the branch library into a useful spot for the community with outdoor seating, WiFi access, a woodland walk, lanterns at night, and a device charging station.

Michael Dawson, co-Founder, Innovators for Purpose (I4P), added that his organization motivates youth in under-resourced communities to become creative doers capable of producing innovative solutions to the most complex problems in their communities and the world around them. Regarding his previous Forward Fund project, he said that four weeks after the drawings are approved, the installation in Galaxy Park can occur.

Mr. Evans asked the awardees to keep in touch with the CRA regarding these projects but also any other events occurring within their organizations.

Alex Yellin, Development and Special Events Coordinator, Vinfen, said that their grant will enhance their building façade on the ground level with decals describing their health and human services and showcasing artwork by the populations that they serve.

Mr. Crawford said that as a resident, he thanked the grantees for applying as their work benefits the community.

4. Review: Signage Proposal from Dumpling Daughters for 75 Ames Street

Motion: Approving the Retail Signage Proposal from Dumpling Daughters at 75 Ames Street, Parcel Three, Kendall Square Urban Renewal Project Area

Mr. Zogg introduced sisters, Nadia Spellman and Nicole Liu, who are starting two restaurants, Dumpling Daughters (DD) and Vester, in the space that was the Ames Street Deli. Ms. Spellman said her family was in the restaurant business. DD has been in business in Weston since 2014. Ms. Spellman is excited to bring true Chinese comfort food to a growing global population of Kendall Square. She noted that the design of the sign represents the brand and enhances the classy building facade. As depicted in the document in the packet, Ms. Spellman described the dimensions, materials, color, and installation method of the window signs and blade signs. The color of the rails that hold the flat cut metal will match the color of the building's mullions. It is undecided if the sticker decals will be placed on the inside or the outside of the glass windows. The strip continues into the Vester side of the building but with a color change from red to black. The halo back-lit Vester panel will be inside the building. The hours of operations will be on the doors. The two blade signs will not protrude outside the property line of the building. Ms. Liu explained that her approach to Vester is driven by her experiences abroad. It will have simple fresh cuisine with all-day breakfasts, salad and sandwiches with international influences. There will be beer and wine offerings. The name Vester comes from her travels to Copenhagen where a former red light district, called Vesterbro, reinvented itself into a neighborhood with restaurants and galleries.

Mr. Zevin noted that there is no mullion where the DD blade sign location is depicted. There was a discussion about its position, getting the Broad's approval, and the font. Ms. Spellman said that the font is identifiable with DD. Ling is her mom's maiden name. Mr. Zevin suggested that the height of the strip not interfere with the ability for seated people to see outside and for by-passers to see the plates of food. Ms. Spellman said that the Broad is currently reviewing the signage and are aware of this presentation to the CRA Board. She doesn't see major changes but will keep Mr. Evans and Mr. Zogg informed of the status. Mr. Zevin suggested a free-standing sign that could also define the space as an outdoor patio. Although an application was made to the license commission for a patio, the application to the DPW is on hold until next year to focus on the inside. The opening date is scheduled for July 1. Ms. Born said that it is nice to have woman-owned establishment. She wished them well.

The motion to approve the retail signage proposal, from Dumpling Daughters at 75 Ames Street, Parcel Three, Kendall Square Urban Renewal Project Area, while continuing to work with staff on some of the refinements, was seconded and carried unanimously.

5. Presentation: Central Square Business Improvement District

Motion: Authorizing the Executive Director to provide graphic design assistance to the Central Square Business Association in support of the formation of a Central Square Business Improvement District

Mr. Michael Monestime, Executive Director, Central Square Business Association (CSBA), said that a Business Improvement District (BID) can unlock the potential of Central Square. This idea has been recommended for decades. He introduced George Metzger, a senior architect from HMFH Architects, who has been guiding this process as well. His PowerPoint presentation was distributed. He explained the BID and its benefits. The Central Square (CS) Business Improvement District (BID) area encompasses the stretch of Massachusetts Avenue from the Lombardi Building at Bigelow Street southward to Albany Street including the Novartis Properties, and running from Bishop Allen Drive to Green Street. He then spoke about the history and timeline of the CSBA and a CS BID. With the City's multiple infrastructure projects in progress, changes in property ownership, and lots of private development happening, Mr. Monestime hopes to steer those efforts. Although the City Council approved a feasibility study, Mr. Monestime is working towards a more action-oriented process with many departments in the City and State. He explained the four phases of a BID formation process. The feasibility study phase has been completed. Although he has only been the Executive Director for a little over a year, there has been much progress building a community. A BID is a way to have a cleaner, safer and more welcoming CS. The next phase, the needs assessment/BID plan, is currently underway. Mr. Monestime has met with the Executive Directors of all six BIDs in Massachusetts to discuss challenges and rewards of BIDs. Mr. Monestime hopes that the Central Square BID will have a cultural aspect. He calculated \$150,000 as an operating budget to bring a BID online. CSBA has put \$25,000 towards the BID formation. He identified key partners such as the City, the Cambridge Community Foundation, and the CRA. Creating a BID also requires a marketing campaign. He is looking to create a long-term partnership with the CRA but is specifically asking for graphic design assistance with branding, creating visuals for a website, design other materials, etc.

Regarding the petition, the needs assessment to the community is being done now. Within the next 30 days, the CSBA will be hosting a series of meetings that will engage the community. The CSBA first targeted the large property owners to see if they would be open to paying fees for services that some might think the City should provide. The CSBA has met with MITIMCO, Forest City, Novartis, Twining and a few other large property owners. As there has been initial support, it is time to meet with the Cambridgeport Neighborhood Association, the Cambridge Residents Alliance, the Central Square Advisory Committee and other groups who can provide a different lens. Mr. Zevin said that staff has some experience with BIDs in collaboration with the KSA but he isn't sure there is capacity in-house. Mr. Monestime believes that the effort should be spearheaded by CSBA and the CS community. Mr. Evans added that the CRA would provide support for graphics and communications which is not part of the BID decision making. He added that the CRA could help by procuring a graphic consultant directly or on behalf of the CSBA. Mr. Evans said that this would be a budgetary direction to expand work outside of Kendall Square. Mr. Evans said that the CRA has had internal discussions on staff capacity and strategic planning. This is a question for the Board as well as the larger Cambridge community. The CRA is gearing up for another hiring cycle. BID formation is within the role of redevelopment in the state and the country. Conversations with CSBA have been occurring since Mr. Evans began at the CRA. Similar to the K2 plan that the CRA worked on, the C2 plan also has this as one of the deliverables. There have been lots of conversations with the City. He agreed that during the many changes occurring in CS, now is a good time to proceed.

George Metzger explained that past attempts had not succeeded because the timing wasn't right. There is now a new leader with lots of energy who can harness many efforts. The past plan was not as strategic as it should have been. There is more groundwork by others so the game plan is clearer. There is more agreement that CS is a place for everybody. The property owners are amenable. The Downtown Crossing BID has proven to very successful which has turned some heads. In addition, the Massachusetts legislature has changed the laws governing BIDs to make them fairer. The property owners must request the Council to vote so the citizens need to see that a BID is valuable. This has an aggressive timeline so as not to lose momentum. Mr. Evans said that there is a real identity of cultural arts within CS which helps to connect people.

Mr. Evans clarified that the \$30,000 in the motion is to pay for graphic design consulting services. The CRA would also provide staff time and perhaps some mapping assistance. Ms. Born is in favor of helping this BID move forward. Mr. Evans said that authorizing the monetary assistance would also imply that staff should work on this project. This funding is a one-time authorization.

Mr. Monestime said that the CSBA is a 501c6. Ms. Born said that this doesn't fall into the anti-aid amendment issue. Mr. Evans explained that CSBA is a strategic partner with whom we are working on a newly focused CRA project. We are not just providing support for a specific nonprofit. This is similar to hiring a planner to do redevelopment work.

The motion was made authorizing the Executive Director to provide technical support and graphic design assistance up to the amount of \$30,000 to the Central Square Business Association in support of the formation of a Central Square Business Improvement District

A role call was taken.

Mr. Zevin – yes
Mr. Crawford – yes
Ms. Born – yes
Ms. Drury - yes
Mr. Bator was absent

The motion carried unanimously.

6. Update: Infill Development Concept Plan

Michael Tilford, from Boston Properties (BXP), gave a presentation on the status of current Boston Properties construction projects and a look into some larger changes under discussion within the Infill Development Concept Plan (IDCP). Other BXP staff present were Mike Cantalupa, Senior VP of Development, Dave Stewart, Eric Mo, George Needs, and Melissa Schrock.

Mr. Tilford said that the 145 Broadway building is 80% complete with steel erection. There is a feverish pace of construction. In addition to the building going up, there is simultaneous excavation of the garage. After some tree pruning is completed in two weeks, there will be a three-month construction process on the 6th Street Walkway. Pedestrians and bikes will be rerouted during this time in a manner approved by CRA staff. By the summer, bikes should have their own path. BXP coordinated with the City to replace the lighting heads to match the city standard which will also fit in with the citywide control systems and be easier to maintain and operate.

The Innovation Space Plan is committed to a STEAM education collaborative. BXP is planning to partner with CIC. The affordable/opportunity portion would be on the 8th floor. A majority of the building is designated for market-rate innovation space, also managed by CIC. Some floors are not innovation space. An operations plan should be available for review by the June-July timeframe. The entire 105,000 square feet requirement for innovation space is contained within 255 Main Street. There are no anticipated changes to the façade of the building. Noticeable from the exterior will be how the TV screens are handled in the front lobby. Any changes to the blade sign will come before the CRA Board for approval. Mr. Evans added that CIC sees the corner entrance as their main entrance.

Regarding the 255 Main Street retail project, BXP is considering sidewalk usage to help activate the shallow space. Some of the sidewalk is on CRA property. There was a discussion of the ownership of the sidewalk. The mission is to provide a place to sell food.

Dave Stewart gave a presentation of the Proto Building at 88 Ames Street. A tour of the building was given to CRA Board and staff members two weeks ago. The end is nearing. He said that 56 units, or 23% of the building, have been leased. The demand for the product is high. Eight micro-units are leased. Ideas learned from this building will be used in the next residential building. Only 18% of the rented units have taken a parking space. The first 12 floors will be ready in June; the rest will be delivered in August. The street will likely be finished closer to

an August timeframe. Occupying the retail space are Cava Mediterranean Grill, Blue Bottle Coffee, and Bank of America's ATM vestibule on the first floor, with Bank of America filling the entire second floor. Tenant discussions are occurring for the remaining 330 square foot space. So far, graduate students and people who work in the neighborhood make up the tenants. The age range includes younger people and some empty nesters. There is a requirement to have 140 parking spaces for the residential tenants. If those aren't taken, these will be made commercially available on a month-to-month basis.

Mr. Tilford spoke about an amendment to Infill Development Concept Plan (IDCP), although the discussions are still preliminary. He showed pictures of the current building mass, the plans in the current IDCP and the proposed change to move the building mass from 14CC (a.k.a. 250 Binney or Commercial Building B) to 325 Main Street. Mr. Tilford noted that this is consistent with the K2 Plan, the initial MEPA filing, and shifts the massing away from the neighborhoods. These conceptual studies have been discussed with CDD and CRA staff. A series of public meetings will be scheduled. Boston Properties believes this will result in the reduction of IDCP approved parking spaces. Pickard-Chilton, the architect for the 145 Broadway, has been selected to design the new massing. Discussions are in progress with a potential tenant who BP considers to be a strong contributor to Cambridge. The first residential delivery is still consistent with the initial IDCP phasing plan. Mr. Tilford explained that he is working on the IDCP master plan, George Needs and Dave Stewart will be working on the residential portion and Eric Mo and Melissa Schrock will be working on the "new" Commercial Building B.

Mr. Zevin asked for clarification as to whether the proposed building connects at all levels with the building at 355 Main Street. There was a discussion of the uses and heights of the MIT buildings across the street. MIT Building #5 directly across the street is 250 feet, the dormitory building #4 is 300 feet, the Marriot is 250 feet and the proposed BXP building will be 250 feet. Mr. Zevin voiced the issue of shadows on the roof garden. MIT's SOMA submission shows minimal shading of the roof garden from their buildings on the south side of Main Street, but BXP's proposal would cast significant shadows on the garden. Mr. Tilford said that any shadowing impact would be addressed in the environmental impacts section of a final submission to the Planning Board. Mr. Zevin suggested a public extension of the roof garden along the northwestern edge of the Marriott Plaza for an entrance from the Plaza as mitigation. Wind studies will be included in the amendment. In response to Ms. Born, Ms. Shrock said that a taller thinner building is not desirable for tenants, nor is Mr. Zevin's suggestion of keeping some of the massing at 14CC. Michael Cantalupa added that the strategy for the next residential building is also under consideration. Studies of the two residential sites have shown that construction over the existing garage will be very expensive; possibly shifting the parking to 14CC is being analyzed. Mr. Zevin said that constructing a building on the Coop site will be a serious logistical challenge. Ms. Born emphasized that it will be easier to support the project if there is a net gain for the public realm after the building is completed. She noted that although it is the same square footage, the plan is changing and it is centering development in the heart of Kendall Square. She noted that there are weak design elements in the Plaza today. Mr. Zevin also suggested MBTA head house improvements near the new proposed retail at 255 Main Street as mitigation. Mr. Evans noted that the original IDCP plan includes head house improvements to the main entrance.

Mr. Evans said that it is not uncommon for redevelopment projects to change. The Design Review Development Approval Process (DRDAP) indicates that a major change to the plan requires a repeat of the process. A joint meeting with the Planning Board is required. It is undecided whether the IDCP change and building plan will be done simultaneously as was done with 145 Broadway building. This is dependent upon the applicant. Mr. Zevin stressed that the priority is getting housing built. There was a discussion about whether this should be handled in a series of design review committee meetings or go to a full Board. Ms. Born favors a collaborative process and a joint review. Boston Properties will advocate for combined meetings. Mr. Evans said that there is a commitment in the zoning to have at least one joint meeting. Mr. Evans will check the special permit process to confirm what elements of the DRDAP are contained in the special permit process. Ms. Born said that the Planning Board procedures now require community meetings for special permits. A major amendment is treated as a special permit.

7. Presentation: Cambridge Trust Company Investment Funds Report

Ms. Shore summarized that in September 2017, the CRA received income from Boston Properties for the sale of development rights. A portion of that was invested with Cambridge Trust Company Wealth Management (CTWM) and split between two accounts – one for KSTEP (\$6 million) and one for the Foundry (\$9 million).

Eric Jussaume (senior portfolio manager), Erin Cooper (relationship manager) and David Strachan (relationship director) from Cambridge Trust Company Wealth Management presented the status of these two accounts. Ms. Cooper handed out their full report, some of which is also included in the packets. Looking at Page 8, Mr. Jussaume explained that as of May 2, the Foundry account which started at \$9 million was valued at \$9,064,812. It is invested in 29% equities and the balance is in cash and bonds. He explained the rates of return of the equities and fixed income compared to the benchmarks shown on Page 9. Both the Foundry and KSTEP portfolios have an ESG (environmental, social and governance) overlay so the CRA is only investing in companies that meet the analyst's screening for stewardship, product safety, strong labor practices, social equality, community and economic development, and strong corporate governance. The KSTEP and Foundry funds are invested similarly. The KSTEP is currently valued at \$6,044,045. Mr. Jussaume said that the high cash amount shown is due to a maturity that was just used (after the report) to buy a T-bill. Page 21, shows the rate of return for equities and fixed income. Both portfolios have surpassed the benchmarks. Mr. Jussaume is pleased with the performance as the market's volatility has increased.

The portfolios follow the guidelines of the CRA Investment Policy. In response to Ms. Born, he explained that while bond prices decrease as bond interest rates increase, there is no real loss to the CRA as the bonds are intended to be held until maturity. There are long-term and short-term bonds in the portfolios, with an average duration of 3.3 years. The agencies and the government bonds are at the primary market, whereas the corporate bonds are at the secondary market. The position of the CRA portfolio differs from how CTWM positions other municipal agencies since the duration of investment is shorter.

Mr. Evans said that according to the Foundry Cooperation Agreement with the City, \$2 million will be transferred to the City from the Foundry account sometime in September. There have been no KSTEP commitments to date as there are governance issues to resolve as well as some decisions to be made by the State.

Mr. Jussaume said that the 30% equity and 70% fixed income ratio is a good asset mix at this time considering the short-term horizon of cash needs. He said that returns have not been sacrificed by an ESG investment. There are 40-45 companies that have strong ESG characteristics but also have strong fundamentals as profitable companies.

As part of the CRA Investment Policy, there is a requirement for the investment consultant to present an annual report to the CRA report. If there are major cash events required, the Board will be notified.

8. Staff Report and Monthly Financial Update

Mr. Evans said that staff is reviewing the seven proposals received from an RFP for real estate consultants. An RFQ is currently being written for landscape design services for the interstitial spaces of Parcel 3. There is an agreement from all the stakeholders in Parcel 3, including the Whitehead, for an integrated design process. On the future calendar, depending on the progress of the changes in the Infill Development Concept Plan, monthly updates are possible. He also expects a retail signage package for 88 Ames Street. Depending on the history of a project, certificates of completion have been issued by a full Board vote or the Chair. The current Board has issued certificates of completion for 17CC (300 Binney Street) and the Google Connector. As heard tonight, Boston Properties is looking at a partial opening, which would be the first of its kind. The Urban Renewal Plan doesn't contemplate this process. It is in the development agreement and the supplemental disposition agreement for the each of the parcels. The 88 Ames building is a one-off as it only involved development rights and City land. Mr. Evans will confirm whether Board action is required. An issue with the transfer of the Porkchop (Binney Street Park) is being addressed. The programs on Parcel 6 are in full gear. The CRA hosted the transition from Hubway to Cambridge Blue Bike. Since the picture in the Staff report was taken at the Grand Junction Park, grading has been completed and plants should be arriving soon. Veolia is about 98% done. A workforce development innovation concept is being discussed with Boston Properties and CIC. Related conversations are occurring with other organizations and groups, including the KSA. VHB has started on the transportation report, which is a MEPA data reporting requirement. They are working to get counts before and after the opening of the Longfellow Bridge. Ambit has started work on the graphic design work to build advocates and investments for the vision of the Kendall Square Mobility Task Force.

Over the past two years, staff has been working on a data visualization of the urban renewal area's growth and transformation over time. Ms. Levering explained the use of the BETA online tool, which was put on the CRA website today. Via a dropdown menu in the online tool, any of three views – land use, open space, year built – can be chosen. The date slide can be moved from the years 1980 through 2018, as well as what is under construction or under review/permitted. Each view also has related bar graphs which aggregates total square footage by land use, open space or year-built categories. More information about individual buildings can be attained by clicking on that building. There is also an explanation of the categories and how the information was aggregated. The data is compiled using building and parcel data from the Assessors' database. Land-use topology, parcel size, connectivity, and ownership were factors considered when scoping this project. Manual updates are needed. Mr. Evans explained that the data shows what is known today except for the new Commercial Building B and Volpe. There was a discussion of the immense effort required. Ms. Levering explained the consultant, Sasaki, created a web platform using Carto and aggregated the building and parcel data with historical research. CRA staff can add/delete buildings and change its use. Mr. Zevin suggested decorating the CRA office with some printed views.

Mr. Evans said that the budget is on track. There has been a lot of staff time working on RFPs/RFQs. Once those consultants are onboard, there will be more actual expenses in the Professional Services section. Some of the work for Windsor Street will most likely shift to the Central Square work. Ms. Shore will confirm all remaining 2018 board meeting dates with each Board member. They are listed on the website – June 13, July 18, August 15 (tentative), September 12, October 17, November, 14, and December 19. Mr. Evans said that the August - September timeframe will likely require a joint meeting with the Planning Board.

Adjournment

The motion to adjourn was seconded and carried unanimously at 8:53 p.m.