

ROCKLAND ZONING BOARD OF APPEALS

TOWN OF ROCKLAND

Town Hall - 242 Union Street, Rockland, Massachusetts 02370

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FINDINGS AND DECISION OF THE ZONING BOARD OF APPEALS

DATE: March 21, 2022

Site Address: 55 Accord Park Drive

Assessor's Map: 5, Lot: 10

Owner: Rockland Brick Building LLC c/o Managing Member: Evelyn Nelson

Address: 3340 SE Federal Highway, #240, Stuart, Florida 34997

Applicant: Crystal Analytical, LLC c/o Managing Member Evelyn Nelson

Address: 55 Accord Park Drive

Representative: Kathleen Heffernan, Esq.
Sullivan & Comerford
80 Washington Street, Norwell, MA 02061

Filing Date: December 15, 2021

Hearing Date: February 1, 2022

Advertised: January 17, 2022, and January 24, 2022, in the Patriot Ledger

Zoning District: Business II

Board Members:

Chairman Robert C. Rosa, III, Gregory Tansey, Timothy Haynes, Robert Baker, Jr., Robert Baker, Sr.

Also present:

Land Use Counsel Attorney Robert W. Galvin

Building Commissioner/Zoning Enforcement Officer Thomas Ruble.

Members Voting:

Chairman Robert C. Rosa, III, Gregory Tansey, Timothy Haynes, Robert Baker, Jr., Robert Baker, Sr.

Decision: Special Permit with Conditions

(All Board Members were participating remotely)

TOWN CLERK, ROCKLAND
MAR 22 '22 PM 12:33

At a public hearing via remote at 7:30 p.m. on February 1, 2022, the Zoning Board of Appeals:

Considered the review of the application submitted by Crystal Analytical LLC (Lessee) c/o Manager, Christine Cleveland of 55 Accord Park Drive, Rockland, Massachusetts 02370 for a *variance and/or special permits* pursuant to 415-89, Special permits; Section 415-6, Intent of classifications B; Section 397-1, Prohibitions; Section 397-2 Storage controls, registration and inventory; Section 397-3 Report of spills and leaks; Section 397-4 Enforcement; Section 397-5 Violations and Penalties; Section 397-6 Definitions; Section 415-79 Environmental Performance Standards; and Section 415-80, General Performance Standards, a Special Permit/Section 6 Finding from the Rockland Zoning Board of Appeals due to the uncommon nature of its business to allow the Applicant materials analysis of construction waste at the premises known as and numbered 55 Accord Park Drive, Rockland, Massachusetts.

The Chairman advised that the remote meeting is being recorded.

The Board certifies that it has complied with all statutory requirements relative to notice to abutters and new publication of notice of the public hearing and has filed copies of this decision and all plans referred to herein with the Town Clerk, Planning Board and the Building Department pursuant to MGL c. 40A, Section 11.

The Board lastly has taken into consideration testimony of the applicant, the application materials, plans and revised plans, if any, and communications from various Town boards, abutters, and with interested parties.

DISCUSSION

The Chairman of the Zoning Board introduces the members of the Board advising to the public that all are participating remotely and that the meeting is being recorded. The Chairman asks the members of the ZBA for roll call vote to open the public meeting. The ZBA members take a roll call vote:

Robert Rosa – Yes, Greg Tansey – Yes, Timothy Haynes – Yes, Robert Baker, Jr. - Yes, Robert Baker, Sr. - Yes. The vote is unanimous, and the public meeting has been opened. The Chairman read the advertised notice in the Patriot Ledger with a Public Hearing Date of February 1, 2022. The Applicant is present at the hearing.

Christine Cleveland introduced herself.

Kathleen Heffernan of Sullivan & Comerford, Attorney for Crystal Analytical, LLC introduced herself. She started out by saying she thinks the application is really what we want to talk about tonight. And I believe that we've covered all the things that are required in regard to performance standards, especially the environmental performance standards in regard to hazardous waste, display, disposal.

Rob Rosa: They have.

She went on to say they have spoken with Deputy Fire Chief Heaney and have a copy of his letter. There is also a copy of the lease which shows that the landlord is aware of what they are doing, and a plan of the space of Crystal Analytical which was reviewed by the Deputy Fire Chief. We're hoping that the board sees fit to give us a special permit, and the reason we need a special permit, I believe, is the Business II district that we are in has different uses that are allowable that are accessory uses and are required for special permit. Unfortunately, because Crystal Analytical does something which is not usual

it's not in the list of businesses that it gives although when I first looked at it, I would have argued that it was similar to medical or dental offices. They have bio-hazardous waste, and we have hazardous waste, we are professionals, they are professionals. However, I'm willing to go through the list of special permits and one of them is hospitals, I think that that's probably the clearest because of the biohazardous materials.

The Chairman then asked Attorney Galvin for clarification about the uses allowed by Special Permit in a Business II District.

Attorney Robert W. Galvin asked: are you talking about manufacturing, assembly, processing, storage operations that are not offensive by reason of the admission of odor, fumes, smoke, noise or vibration weather would have a negative impact on the environment or living conditions.

Ms. Heffernan answered it's a processing operation with various environmental performance standards, and then they have general work standards.

Attorney Galvin pointed out general bylaw chapter 397 about toxic and hazardous materials that's not a zoning bylaw but that's a general by law and you'll have to comply in every respect with that issue also. Zoning cannot waive this general bylaw. He asked if they have more than 25 pounds dry weight of any hazardous materials.

Attorney Heffernan answered that's correct.

Robert W. Galvin, Esq.: Because that's not a lot, you know that's kind of a small quantity.

Ms. Heffernan: Yes.

Attorney Galvin stated I really don't know what the business is. I saw that you test construction materials and 25 pounds of dry weight is not a lot. In order to be able to make sure that you're in compliance you're going to have to keep records that demonstrate that you don't have more than 50 gallons of liquid or 25 pounds of dry weight of hazardous materials or toxic materials at any one period of time and I don't know whether that means asbestos. I saw that you process or analyze asbestos. The applicant was asked to explain the day to day operations of the business.

Christine Cleveland, 46 Hingham Street, Rockland, of Crystal Analytical, LLC introduced herself. She explained the samples come in either by two different ways, in the mail, via FedEx or UPS or even United States Postal Service or they will come in via a client. They are double bagged with no air coming out of them and no interaction with the air inside the building itself until they are analyzed under a HEPA infiltrated hood. This screens out everything that is larger than three microns. We analyze them using optical microscopy by using optical microscopes. And then, what we do is we determine whether it is positive or negative for things like asbestos. We also look at other things like what's the percentage of cellulose in there, what's the percentage of other materials as well, other fibrous fibers but the biggest one is probably asbestos. Once that is done, we have a percentage. These samples are very small probably about the size of your thumb; either the size of your thumb or the size of your thumbnail, dependent upon what the material is. We don't need that much by weight. We then store it for about three months dependent upon what the client requires, and then we dispose of it. If it's positive for asbestos it goes out via waste disposal company like Triumvirate Environmental who are licensed to dispose of hazardous waste and if it's negative we dispose of it as essentially construction waste.

Attorney Galvin asked where is it disposed of, your construction waste, the stuff that's not toxic or hazardous and how is it disposed of? How long is that cumulatively kept on site and how often is it disposed of.

Applicant answered it's kept on site for about three months. That's what we are required by Massachusetts. We will most likely deal with Triumverate Environmental, just to make it easier for us to work with one company as opposed to several.

Attorney Galvin clarified that nothing is disposed of on site.

Attorney Galvin asked how is it different for anything that might be toxic or hazardous.

Applicant answered the disposal is essentially the same for us. Everything is double bagged whether it's positive or negative, and it goes out either as construction waste if it's negative; if it's positive, it ends up going to specialized landfills and that would be on the disposal competent.

Attorney Galvin said where this discussion started was that at any one period of time you won't have any more than 25 pounds of dry weight of materials and that would be hazardous materials so how would you prove that to the Building Inspector if he was to inquire – how would you prove that. If there was a complaint, what type of documentation could the Building Inspector reasonably expect to receive that would demonstrate the quantity of material that you have on site.

Applicant answered they could probably do a weekly weigh in of what we have in store.

Chairman Rosa asked so, you would have on site scales, or something like that and would that fall under weights and measures?

Attorney Galvin advised applicant that the Building Inspector is also the Sealer of Weights and Measures and is responsible for all the scales. He would be the person to make sure that the scales are properly calibrated on an annual basis.

Tom Ruble initiated discussion about the scale, which the applicant does not yet have and stated that if the scale has a spot on it where he can seal it that means it is legal for trade. A 20 or 30 or even an \$80 scale the odds are that scale is not going to be legal for trade.

Attorney Galvin then asked what measures were in place to clean up any accidental spills or discharges of any of these products.

Applicant answered that any spills or anything like that we're going to have a HEPA filtered vacuum, this is not like the HEPA filter vacuum that you might have at home, this actually has a three micron HEPA filter in it so it's that's essentially laboratory grade.

Attorney Galvin then asked about liquids.

Applicant stated they have several oils for general cleaning supplies as they don't have any hazardous liquids.

Attorney Galvin asked if they tested any liquid materials.

Applicant answered they only test dry materials.

Attorney Galvin then checked the zoning environmental standards. He then asked when do deliveries take place and what are the proposed hours of the facility. The hours were confirmed as 9-5 Monday through Friday. He then asked what is the delivery schedule and how are the materials delivered. It was confirmed either by US Postal Service, FedEx or UPS trucks and that no other trucks were used in connection with the business.

Mr. Galvin had no further questions and advised the Chairman that he feels the Applicant qualifies as processing under Subsection 22.

The Chairman then opened the meeting up to the Board members.

Robert Baker, Jr. wanted to clarify that the 25 pound weight ceiling applies only to hazardous material.

Mr. Rosa: Correct

Mr. Baker: Alright. so presumably a much more significant amount of non-hazardous material could accumulate over that three month disposal period and the applicant wouldn't run afoul of that provision.

Attorney Galvin: It would only be the hazardous materials and its Chapter 397, Toxic and Hazardous Materials.

Mr. Baker: How frequently is the hazardous material disposed of?

Applicant: I would like to do it at least probably three to four times a year.

Mr. Baker: But how much in terms of weight, would you anticipate accumulating in any given period of time of hazardous material.

Applicant: The company that will take away the waste, we can usually call them, so you know if we start nearing the 25 pound limit, we will call them and they will come out and will dispose of it. But in our first year at least I don't expect us to have that much hazardous waste that quickly. I think right now we are thinking of 3 to 4 pounds.

Mr. Baker: How much by weight would accumulate of samples that are awaiting testing, so at that point you don't know if its hazardous or non-hazardous.

Applicant: Maybe half a pound.

Mr. Baker: And you would anticipate being able to test incoming samples frequently enough so that that would not accumulate to an undue amount either correct?

Applicant: Correct

Mr. Baker, Jr. Had no further questions.

The Chairman then called on Robert Baker, Sr.

Mr. Baker asked that material that comes in for sampling and waiting for disposal, is that put all in the same container or is that separated?

Applicant answered they're all separated.

Bob Baker: Okay, so they wouldn't interact with each other and have some kind of chemical reaction with each other?

Applicant: No, we're very worried about cross contamination between samples so only one sample at a time is analyzed and each separate sample has its own baggie which is then placed in the project bag. Then once we're done with the project it gets put into a sealed box essentially.

Mr. Baker, Sr. had no further questions.

The Chairman then called on Gregory Tansey.

Mr. Tansey asked: So asbestos is not the only material that you'll be testing, Is that correct.

Applicant: For right now asbestos is kind of the key issue with building materials now. There are other types of materials that can be tested but we are not going to be set up for that right now.

Mr. Tansey asked if asbestos was the only material being tested for.

Applicant. Asbestos and other fibers, yes.

Mr. Tansey: Now do you have to pulverize these samples to test them.

Applicant: A very, very small very minute amount; we're testing them we're using a polarized light microscope to do the test, and so the amount. that needs to be pulverized is maybe a milligram or two; it's really not much.

Mr. Tansey stated he would imagine that they would have to comply with a whole host of the OSHA regulations and are they in a full bunny suit with aspirators and stuff.

Applicant: What we use is a HEPA filtrated hood which is essentially a biological safety hood that has a HEPA filter on it, so it clears out all the air in the hood. It's negative pressure so it's always pulling in air. None of the air within the safety hood comes out without being filtered. Everything is filtered in a 3 micron mesh HEPA filter and essentially that gets any of the dangerous asbestos.

Mr. Tansey and Mr. Rosa both discussed that the Post Office allows hazardous materials to be mailed.

Applicant answered definitely industry standard that's for sure. Everyone uses FedEx, DHL and the US Post Office as well. They have specialized containers and they also do a lot of work for hospital moving biohazard material from point A to point B.

Mr. Tansey had no further questions.

The Chairman then called on Timothy Haynes.

Mr. Haynes stated that he imagined that it would be along the lines in the construction industry that when tearing down a house or buying a house you call a tester that comes out and takes some samples or when you tear down a house they literally take a little dig out of drywall compound, a little piece of carpet fiber, flooring material and put them in little baggies and pop it in a box and send it off to you and a little while later they get a report saying there was no asbestos in that drywall compound from 1955 but the tiles had asbestos and then when they tear the house down they have to carefully remove the asbestos material and ship it off to the special landfill and the rest of the construction material into the landfill. Would you say that describes your work?

Applicant: That's correct. That's the asbestos consultants. There are multiple companies and so they will go out and survey the demolition and then come up with the abatement companies to get rid of the asbestos that's in there once we give our analysis.

Mr. Haynes then read the letter from the Deputy Fire Chief dated 1-21-22 re Crystal Analytical LLC addressed to the Zoning Board members.

Having read the letter, Mr. Haynes had no further questions regarding what was happening there.

Rob Rosa: I'm going to go to Mr. Ruble.

Thomas Ruble: That is the main dwelling inside the dwelling itself, is there any ventilation inside the unit, other than the ventilation that you were talking about when you do the testing about the perimeter of on the inside of that building is there any kind of ventilation in the building.

Applicant: Yes, there's the HVAC unit that they have for the building.

Mr. Ruble asked if the applicant keeps in contact with the State Asbestos Board.

Applicant: Do you mean the DLS Office for Asbestos?

Mr. Ruble: Yes, so that when somebody gets permission to remove the asbestos are you sure they have permission to remove it? So, if somebody is doing asbestos work on a boiler they have to get permission from the Asbestos Board and they give them a number. Do you check to make sure that they went through the Board to get that number?

Applicant: For them removing the asbestos, we're not worried about how they obtained the samples. How they obtain the samples, that's on them. What we're interested in is the process of how do we, you know, accept the samples, how do we analyze the samples, and then, how do we dispose of the samples and so we're not involved in the actual abatement of the samples.

Mr. Ruble: So someone can be removing asbestos from a job but the Asbestos Board doesn't know about it and you can test it.

Applicant: Yes

Mr. Ruble: Does the Asbestos Board know that you are around testing this?

Applicant: Yes, they are the ones that license us. Massachusetts licenses material analysis for asbestos through the Department of Labor Standards and so we are going for both Federal accreditation through the NVLAB which is the National Voluntary Lab Accreditation Bureau.

Mr. Ruble: So you don't know if the people removing the asbestos had permission from the Board.

Applicant: No, I do not.

Mr. Ruble: Do you have to be licensed through the state?

Applicant: Not yet. We have to have the Business Certificate first before we can.

Mr. Ruble had nothing further.

Chairman Rosa said that his biggest question was sample sizes. It really comes down to the sample sizes that you are getting from say one specific guy. They send you a sample. How big of a box is it?

Applicant: Depending on if it's padded or not, probably about so big [head size]. If there's 100 samples it'll be a little bit larger maybe the size of a basketball.

Rosa: And these samples are consisting of tiles, cement board, give me some other things.

Applicant: Ceiling tiles, concrete, sometimes pieces of rugs, insulation, both the fiberglass and asbestos. There are hundreds of different materials that asbestos was added into it.

Mr. Rosa wanted to confirm 25 pounds.

Attorney Galvin confirmed 25 pounds of dry weight of toxic or hazardous materials is the threshold for Chapter 397 of the General ByLaws of Rockland.

Mr. Rosa asked the applicant if she was comfortable that they are not going to bust the 25 pound limit.

Applicant: I think we will be OK.

Tim Haynes wanted to add that if going over 25 pounds, if that were to happen, has reporting requirements. It's not a you can't have 25 pounds. She already has a relationship with the person that oversees this for the town. I'm assuming that the Municipal Coordinator is the Fire Department and when things are getting disposed of there is already a regular email chain set up. It's a reporting requirement if you exceed 25 pounds.

Mr. Rosa: Let's say one package comes in and it's 10 pounds, another package comes in later that day it's another 10 pounds and another package comes in the following day it's another 10 pounds. All you have to do is tell the Fire department what you're doing.

Mr. Haynes: Right it's registration and reporting. Their failure to comply is \$300 a day for every violation.

Rob Rosa: Okay, so I'm still trying to make sure I understand this. If in two days they get let's say four packages and it's over 25 pounds, then what.

Applicant: Reading from the Storage Controls Registration Inventory Statute, it says, if that occurs you shall register with the Municipal Coordinator the types and qualities of materials stored, location and method of storage. The Municipal Coordinator will require that an inventory of such materials be maintained on the premises. Registration required by this subsection shall be submitted within 60 days of the effective date of this Bylaw and annually thereafter. And then there are things that are not applicable to us that follow.

Mr. Rosa asked if the 25 pounds doesn't really mean anything.

Attorney Galvin: No, it means a lot actually. I think it's been boiled down appropriately, though it is at its essence reporting requirements, storage requirements, some checklists that have to be provided, I mean it's really simple the board's just going to require that this proposed applicant comply with all of the provisions of Chapter 397 of the general bylaws.

Applicant: Which is in our application.

Mr. Rosa had nothing further. It sounds like Deputy Fire Chief Heaney is fine with it at this point. The Chairman called on Mr. Baker, Sr. He wonders if we should have a log in so every time a package comes in, it's logged in the form and then it's logged out for disposal and that's sent to the Deputy Fire Chief so that they know how much stuff is coming in, when it's going out, maybe on a weekly or monthly basis.

Mr. Tansey said maybe the weight should be recorded too.

Applicant responded that they already do log in, log out.

Mr. Rosa asked Mr. Ruble how he felt about that.

Mr. Ruble stated I believe that should go to the Fire Department and then if they have an issue, they will notify me.

Rob Rosa: Alright, so you, if this does come to pass you're not worried about it, maybe CC if it comes down to a problem.

Mr. Ruble stated that's right.

Rob Rosa: Okay.

Mr. Haynes stated I'm just playing devil's advocate here but we're sort of asking the applicant to comply with the bylaws in a situation that doesn't apply to the bylaws as the reporting requirement is over 25 pounds.

Robert Baker, Jr. said his understanding was that if the accumulated weight of hazardous materials on the site exceed 25 pounds, then Chapter 397 would not apply at all.

Attorney Galvin stated I just think you make it really simple that the applicant must comply with Chapter 397 and if they trigger it than they have to comply.

Mr. Rosa stated that on the application is for a Section 6 finding which technically is for a special permit. The advertisement said for a variance and/or Special Permits.

Attorney Galvin said it is not for a Section 6 finding case that relates to non-conforming uses or structures. And I haven't heard anything about a non-conforming use or structure. What I've heard is that this is a use allowed by special permit in an existing building.

Attorney Galvin said you have to look at it under the standards of a special permit, that the proposed use is not substantially more detrimental to the neighborhood okay. That's what you're looking at and that it complies with our environmental and general performance standards. I have some conditions that are appropriate that I'd be happy to list them out.

Mr. Rosa said that he wanted to look at Google Earth because typically we get a site plan and we want to know what we are dealing with.

Attorney Galvin asked if there are any changes to the outside of the building.

Mr. Rosa stated no.

Attorney Galvin asked about signage.

Mr. Rosa said he did not see any street signs, pylon signs, names of buildings or anything like that. There's no signage on the street side of the property. Is there any signage on the buildings?

Applicant: No.

Mr. Rosa stated that there is no outside signage. He asked the applicant if they were going to add any?

Applicant: No.

Mr. Rosa: Any outside storage?

Applicant: No.

Mr. Rosa: Parking spaces – 4 employees per day?

Applicant: Yes, including Christine.

Mr. Rosa said so you will be taking up 4 parking spaces for yourselves per day. When you do get outside deliveries it's by shipping truck, a private shipping company or Post Office, they drive in, go in the door, they drop everything off, sign everything and then they leave. It's like Amazon. There's nothing retail and you're not going to have contractors coming in with a 5 gallon Homer bucket full of stuff saying can you test this.

Applicant: Correct with deliveries. No to walk in testing – if there's anything a contractor would have to be licensed to deal with asbestos.

Mr. Rosa asked how often.

Applicant: Once every couple of days.

Mr. Rosa said so you will have incoming traffic that will come in, park, come in, drop some stuff off, leave.

Applicant: Yes.

Mr. Rosa said so you are looking at 6 parking spaces, worst case scenario. What other businesses are in the building?

Applicant: 2 technology companies. I asked the landlord if there were any designated parking spaces and they don't do that because their parking according to the landlord is one fourth filled usually so they don't have a need to do that.

Rob Rosa: What I'm looking at is the 2 buildings that share the same parking lot and the opposite building on the left-hand side, they've got enough parking. It doesn't seem like it's going to be that bad.

Mr. Rosa: So on a regular basis, the parking lot is not full.

Applicant confirmed.

Mr. Rosa: The only parking that you guys would be dealing with is there's looks like 10 parking spaces in the front of the building, there's handicapped parking and then there's 4 parking and call it at least 10 parking spaces per. There are at least 40 parking spaces out there. You guys are only taking 6, it looks like that will work and if the building owner is saying that currently its only one quarter full it doesn't seem like it's going to be that bad.

Rob Rosa: That's all I got so at this point I'm going to open it up to the general public and does anybody here want to speak in favor of this application.

Rob Rosa: Hearing none I'm going to go does anybody want to speak opposed to this application. Hearing none, I'm going to go back to the Board, Attorney Galvin, Mr. Ruble. Any other clarifications.

Attorney Galvin asked if you want me to talk about conditions now or do you want to wait till after you close the public portion.

Mr. Rosa said he would rather wait until we close the public portion that we can make decisions.

Robert Baker, Sr. made a Motion to close the public portion of the hearing.

Baker, Jr. Seconded.

The ZBA members take a roll call vote: Robert Rosa – Yes, Robert Baker, Sr - Yes, Robert Baker, Jr. - Yes, Gregory Tansey – Yes, Timothy Haynes - Yes. The vote is unanimous, and the public meeting has been closed.

Mr. Rosa told the applicant that the Board will deliberate tonight and they were welcome to stay. They will get the Decision in the mail. 21 days from the date stamp on the Decision go to the Town Clerk's office for a Certificate of No Appeal and if no one has appealed to town, they will give you a certification and a copy of the original decision. Take those to the Plymouth County Registry of Deeds and have them recorded, one of the conditions is always to show the Building Department proof of recording.

DELIBERATION

Upon a motion duly made and seconded by the Board in a roll call vote the Board voted, in the exercise of its discretionary authority, unanimously (5-0) to GRANT a Special Permit, with members Robert C. Rosa III, Gregory Tansey, Timothy Haynes, Robert Baker, Jr., and Robert Baker, Sr. in favor, with the conditions to reflect as shown below in the finding.

REASON FOR DECISION/FINDING

The Applicant was able to determine all the things that are required in regard to performance standards, especially the environmental performance standards in regard to hazardous waste, display, disposal.

CONDITIONS:

1. There shall be no outside storage of materials, including construction waste or toxic hazardous materials.
2. Weekly weigh in reports shall be made available for inspection by the Rockland Building Inspector or Municipal Coordinator.
3. Petitioner shall comply with Chapter 397 of the Town of Rockland general ByLaws
4. The hours of operation will be Monday to Friday, 9:00 a.m. to 5:00 p.m.
5. Storage of construction waste or toxic materials will be in product type containers to protect against leakage, damage or vandalism.
6. Petitioner will comply with all state and federal laws and regulations relating to the keeping and disposal of materials.
7. Petitioner will comply with the Town of Rockland Sign ByLaw.
8. No external changes shall be made to the exterior of the building.
9. Petitioner shall provide a copy of any and all licenses to the Building Commissioner and the Municipal Coordinator and a copy of said licenses shall be on display in the main office of the building.

10. Petitioner will email the Rockland Fire Department Municipal Coordinator each time hazardous material samples are disposed of or enroute from the property.

NOTE:

This decision may be appealed to the District Court, Housing Court, Land Court or Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within twenty (20) days after this decision is filed with the Town Clerk.

Chapter 40A, Section 11, states, in part, that no variance or Special Permit shall take effect until the Town Clerk certifies that twenty (20) days have elapsed, and no appeal has been filed.

This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

FOR THE ZONING BOARD OF APPEALS

A handwritten signature in black ink, appearing to read "Robert C. Rosa, III", is written over a horizontal line.

Robert C. Rosa, III
Chairman