

# VILLAGE OF HASTINGS-ON-HUDSON

## COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

### MEETING SUMMARY

**Purpose:** Comprehensive Plan Update (CPU) and LWRP Committee Meeting #10  
**Date and Time:** October 4, 2023, 7:00 pm  
**Location:** James Harmon Community Center, 44 Main Street, Hastings-on-Hudson, NY 10706  
**Attendees:** See Below

Agenda Item	Discussion	Key Decisions & Outcomes
<p><b>Welcome &amp; Introductions</b></p>	<p>Ray Dovell, CPU &amp; LWRP Committee Chair, welcomed Committee members, Village staff, consultants, and members of the public to the meeting.            Members of the CPU &amp; LWRP Committee in attendance:</p> <ul style="list-style-type: none"> <li>• Ray Dovell, Chair</li> <li>• Trustee Drake</li> <li>• Trustee Fleisig</li> <li>• Mary Beth Murphy</li> <li>• John Patrick Diggins</li> <li>• David Gunton</li> <li>• Richard Bass</li> <li>• Sarah Dupere Ostro</li> <li>• Natalie Barry</li> <li>• Meg Walker</li> <li>• Edward Kuch</li> <li>• Christopher Thomas</li> </ul> <p>MJ Engineering and Land Surveying, P.C. (MJ), the lead consultants assisting the Village with the Comprehensive Plan Update &amp; LWRP process, was represented at the meeting by:</p> <ul style="list-style-type: none"> <li>• Jaclyn Hakes, AICP</li> </ul>	<p>N/A</p>
<p><b>Approval of Minutes/Meeting Summary</b></p>	<p>Ray Dovell, CPU/LWRP Committee Chair, initiated the approval of past meeting minutes.</p>	<p>Meeting Summary for September 6, 2023, meeting approved.</p>

<p><b>Project Status Update</b></p>	<p>Jaclyn Hakes (MJ) provided an update of the project status. Key current/upcoming project milestones include:</p> <ul style="list-style-type: none"> <li>• Fall 2023 – 3<sup>rd</sup> round of public engagement, Draft Comp Plan, and Draft LWRP</li> <li>• Winter 2023 – Spring 2024 – Committee Public Hearing, Final Comp Plan Draft, Complete LWRP Draft, Adoption</li> </ul> <p>Remaining Committee Meetings</p> <ul style="list-style-type: none"> <li>• <b>October 4th – CPU/LWRP Committee #11</b> <ul style="list-style-type: none"> <li>○ Purpose: Discuss Preliminary Recommendations</li> <li>○ Materials Submitted: Draft LWRP Sections II (Existing Conditions) &amp; V (Techniques for Implementation) submitted mid-October.</li> </ul> </li> <li>• <b>November 1st - CPU/LWRP Committee #12</b> <ul style="list-style-type: none"> <li>○ To coincide with Public Meeting #3</li> <li>○ Purpose: Public Meeting #3 debrief (virtual)</li> <li>○ Materials Submitted: Draft LWRP Sections VI (State/Federal Actions)&amp; VII (Local Consultation) submitted mid-November; Draft Comprehensive Plan Chapter (sample chapter)</li> </ul> </li> </ul> <p>Committee member asked whether the meeting will be virtual and if we will be continuing to meet virtually.</p> <p>MJ affirmed that the meeting will be virtual and that the committee members will act as panelists.</p> <p>Committee member asked about the status of LWRP Section III Draft.</p> <p>MJ indicated that Section III is under review and needs to discuss comments with NYS representative.</p> <p>Committee Member noted that Section III is not included in the project status notes.</p> <p>MJ expressed that they are unsure when the NYS representative will let them know about Section III, thus completion of Section III cannot be anticipated at this time.</p>	<p>N/A</p>
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<p><b>Project Status Update (cont.)</b></p>	<p>Committee Member asked about NYSDOS review speed.</p> <p>MJ expressed that they are unable to speak on DOS review timeframe.</p> <p>Committee member asked whether NYSDOS representative is also receiving the DRAFT LWRP sections.</p> <p>MJ affirmed that the NYSDOS representative is receiving the sections as the committee members receives them.</p> <p>Committee member asked whether the NYSDOS is undertaking a formal review at this time.</p> <p>MJ expressed that NYSDOS typically provides review during the development of the document so that upon receipt of the final LWRP draft, their review is not as extensive because they have seen the working document throughout the process.</p> <ul style="list-style-type: none"> <li>• <b>December 6<sup>th</sup> - CPU/LWRP Committee #13</b> <ul style="list-style-type: none"> <li>○ Purpose: Review Public Feedback &amp; Comp Plan Recommendation Prioritization Exercise</li> <li>○ <b>Materials Submitted:</b> Draft Comprehensive Plan submitted mid-December</li> </ul> </li> <li>• <b>January 3<sup>rd</sup> - CPU/LWRP Committee #14</b> <ul style="list-style-type: none"> <li>○ Purpose: Draft Comprehensive Plan Review</li> <li>○ Materials Submitted: Draft LWRP Section IV (Proposed Land &amp; Water Projects) submitted for review.</li> </ul> </li> <li>• <b>February 7<sup>th</sup> - CPU/LWRP Committee #15</b> <ul style="list-style-type: none"> <li>○ Purpose: Discuss additional revisions to Comp Plan &amp; schedule Comp Plan Public Hearing</li> </ul> </li> <li>• <b>March 6<sup>th</sup> - CPU/LWRP Committee #16</b> <ul style="list-style-type: none"> <li>○ Purpose: Consider revisions to Comp Plan &amp; Consider forwarding draft Comp Plan to Village Board of Trustees</li> <li>○ Receive comments from Draft LWRP sections</li> </ul> </li> </ul>	<p>N/A</p>
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<p><b>Project Status Update (cont.)</b></p>	<ul style="list-style-type: none"> <li>• <b>April 3<sup>rd</sup> - CPU/LWRP Committee (if needed)</b></li> </ul> <p>Committee member asked what method MJ prefers for submitting comments.</p> <p>MJ indicated that whatever works best for the committee members is ok.</p> <p>Committee member asked if it would be possible to have the comprehensive plan draft by the January meeting.</p> <p>MJ noted that they are anticipating sending a draft to committee members by mid to late December.</p> <p>Committee member expressed that it may be useful to have extra review.</p> <p>Committee member asked how trustee comments are integrated into the comprehensive plan.</p> <p>MJ affirmed that that process is up to the Trustees as a legislative body.</p> <p>Remaining Public Engagement (Anticipated)</p> <ul style="list-style-type: none"> <li>• <b>Public Engagement #3</b> <ul style="list-style-type: none"> <li>○ <b>Proposed for November 1, 2023</b></li> <li>○ Virtual webinar</li> <li>○ Comprehensive Plan: Share Vision, Goals &amp; Preliminary Recommendations</li> <li>○ LWRP: Share Proposed Projects</li> </ul> </li> <li>• <b>Public Engagement #4 - TBD</b> <ul style="list-style-type: none"> <li>○ Late Winter/Early Spring 2024</li> <li>○ Draft Comprehensive Plan for public viewing</li> <li>○ Committee Public Hearing on Draft Comprehensive Plan</li> </ul> </li> </ul> <p>Committee member asked whether everyone will be meeting virtually on November 1.</p> <p>MJ affirmed that everyone will be virtual on November 1.</p>	<p>N/A</p>
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<p><b>Draft LWRP Section Update</b></p>	<p>MJ provided an update on the Draft Sections of the LWRP to committee members.</p> <ul style="list-style-type: none"> <li>• <b>Section I: Waterfront Revitalization Area and Harbor Management Area Boundaries</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section II: Inventory and Analysis</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section III: Local Waterfront Revitalization Policies</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section IV: Proposed Land and Water Uses and Proposed Projects</b> <ul style="list-style-type: none"> <li>○ Draft in progress – To be submitted January</li> </ul> </li> <li>• <b>Section V: Techniques for Local Implementation of the Program</b> <ul style="list-style-type: none"> <li>○ Draft in progress – To be Submitted mid-October</li> </ul> </li> <li>• <b>Section VI: State and Federal Actions and Programs Likely to Affect Implementation</b> <ul style="list-style-type: none"> <li>○ Language provided by State – to be submitted mid-November</li> </ul> </li> <li>• <b>Section VII: Local Commitment and Consultation With Other Affected Federal, State, Regional, and Local Agencies</b> <ul style="list-style-type: none"> <li>○ To be submitted mid-November</li> </ul> </li> </ul> <p><b>Project Approach</b></p> <ul style="list-style-type: none"> <li>• The existing state <ul style="list-style-type: none"> <li>○ Data Collection and analysis, what has been accomplished.</li> </ul> </li> <li>• The Desired state <ul style="list-style-type: none"> <li>○ Identifying a Shared Vision for the Village.</li> </ul> </li> <li>• Implementation <ul style="list-style-type: none"> <li>○ Reality-based series of implementation steps.</li> </ul> </li> </ul>	<p>N/A</p>
<p><b>Draft LWRP Section Update (cont.)</b></p>		<p>N/A</p>

<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion</b></p>	<p>MJ continued discussion of comprehensive plan and provide and outline for the updated document organization.</p> <p><b>2011 Comprehensive Plan Document Organization</b></p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Village Overview</li> <li>• The Downtown</li> <li>• Large Tracts</li> <li>• Circulation</li> <li>• Environmental Sustainability</li> <li>• Sustainable Infrastructure</li> <li>• Quality of Life</li> <li>• Implementation</li> <li>• Appendices</li> </ul> <p><b>Comprehensive Plan Update Document Organization (DRAFT)</b></p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Village Overview</li> <li>• Vision, Goals &amp; Smart Growth Principles</li> <li>• Sustainability &amp; Resiliency</li> <li>• Recreation</li> <li>• Connectivity &amp; Economic Success</li> <li>• Housing</li> <li>• Mobility &amp; Access</li> <li>• History &amp; Placemaking</li> <li>• Implementation</li> <li>• Appendices</li> </ul> <p>MJ indicated that it would be helpful if the Comprehensive Plan update had a separate section on governance.</p> <p>Committee member indicated that the 2011 Comprehensive Plan did not have a section for implementation and indicated that potential funding options might be helpful to include.</p>	<p>MJ to add Governance Section to Comprehensive Plan Document</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<p>MJ affirmed that the implementation section of the updated comprehensive plan can include notes on funding.</p> <p>Committee members expressed that the waterfront must be addressed in the comprehensive plan and discussed the most appropriate way to include.</p> <p>MJ noted that this question is a question for the committee, and provided examples of how the waterfront can be addressed in the Comprehensive Plan.</p> <ul style="list-style-type: none"> <li>• A discussion of the waterfront provided in each section.</li> <li>• Can be its own chapter.</li> <li>• Can pull together waterfront recommendations in the implementation section.</li> <li>• Graphically show overlap between sections that deal with the waterfront.</li> </ul> <p>MJ asked the committee how they prefer to tie in the waterfront discussion into the Comprehensive Plan.</p> <p>Committee member noted that spreading the waterfront over each section may leave aspects of the waterfront behind.</p> <p>Committee member indicated that should be in its own section.</p> <p>Committee member expressed that there is community interest in the waterfront and they will probably want to see a separate section.</p> <p>Committee member indicated that the 2011 Comprehensive Plan does not have its own waterfront section and that the previous committee seemingly spread it across the old Comprehensive Plan.</p> <p>Committee member expressed that the waterfront is different than the large tract section.</p>	<p>MJ to include note on funding within implementation section of Comprehensive Plan.</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<p>Committee members discussed the connection between the Village’s history, future placemaking efforts, and placemaking’s relationship to open space relative to the comprehensive plan chapters.</p> <p>There was consensus that the Village’s history will be written into the Overview section of the Comprehensive Plan. The Placemaking section will discuss future placemaking efforts in the context of the Village’s history and simply reference the Village’s history discussed in the Overview section.</p> <p>MJ noted that history and placemaking, per committee member comment, should be moved up on the list.</p> <p>Committee member noted that connectivity and Economic Success will be clearly connected once the chapter is completed.</p> <p>Committee member indicated that Connectivity &amp; Economic Success is focused on connecting the downtown to the rest of the Village, whereas mobility &amp; Access is more Village-wide.</p> <p>MJ proceeded with discussion on preliminary recommendations.</p> <p>MJ noted that not all of the preliminary recommendations described at the meeting will be included the Comprehensive Plan because they are preliminary.</p> <p><b>Draft Goals Focused on Following Topics:</b></p> <ul style="list-style-type: none"> <li>• Sustainability &amp; Resiliency</li> <li>• Recreation</li> <li>• Connectivity &amp; Economic Success</li> <li>• Housing</li> <li>• Mobility &amp; Access</li> <li>• History &amp; Placemaking</li> </ul>	<p>MJ to Prepare a separate section for the waterfront within the Comprehensive plan.</p> <p>MJ to discuss the village’s history within the overview section and reference the Village’s history within the Placemaking section.</p> <p>MJ to Move History and Placemaking towards the beginning of the document.</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<p><b>Preliminary Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Identified for each goal</li> <li>• <u>Preliminary only</u> to show direction of action to support goal</li> <li>• Intent to share with public as a ‘check-in’ regarding direction of Comprehensive Plan</li> <li>• Additional recommendations, context to support in Comprehensive Plan document</li> </ul> <p><b>Preliminary Comprehensive Plan Sections &amp; Recommendations</b></p> <p><b>Sustainability and Resiliency</b>  <i>Goal: Focus on the Village’s environmental sustainability efforts by adopting Climate Smart Community actions to ensure long term resiliency and natural ecosystem restoration.</i></p> <ul style="list-style-type: none"> <li>• Consider developing a local wetland preservation law</li> <li>• Conduct a feasibility study identifying Village parking areas (including rail commuter lots) as candidates for green infrastructure elements implementation.</li> <li>• Establish long term educational partnerships with environmental groups focused on the waterfront.</li> <li>• Support and attract sustainable commercial and residential development along the waterfront.</li> <li>• Prepare a study evaluating potential flood hazard mitigation areas and strategies.</li> <li>• Consider implementing a Green Development Zone.</li> <li>• Develop Net-Zero/Nature Positive policies for future development. <b>(new draft recommendation)</b></li> <li>• Undertake study of storm sewers and green infrastructure approaches to manage stormwater. <b>(new draft recommendation)</b></li> </ul>	
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<ul style="list-style-type: none"> <li>Investigate retroactive requirements for buildings to retain stormwater on property (<b>new draft recommendation</b>)</li> </ul> <p>Committee member asked what net zero means.</p> <p>Committee member noted that the United Nations and similar committees have been using net zero to describe reducing carbon footprint and decarbonizing and that nature positive describes ways to restore ecosystems.</p> <p>Committee member asked if there standard practices for Net Zero.</p> <p>MJ expressed that there are NYS programs that have decarbonization aspects.</p> <p>Committee member noted that risks to the village should be matched with recommendations in the comprehensive plan.</p> <p>Committee member noted that zoning and building codes can help with mitigating risks and that comprehensive plans may need to be more general.</p> <p>Committee member noted that the comprehensive plan should point out where the Village needs rezoning or zoning in general.</p> <p>MJ noted that there are existing committees and task forces that exist that should be recognized within certain recommendations that matches the committees/task force’s duties.</p> <p>Committee member expressed that they are unsure what power the comprehensive plan has.</p> <p>Committee member noted that the Village’s comprehensive plan is a policy document that provides recommendations in areas that need it.</p> <p><b>Recreation</b>  <i>Goal: Enhance Village Parks, recreational opportunities, and public access along the Hudson River and Saw Mill River</i></p> <ul style="list-style-type: none"> <li>*Conduct a Village wide trail improvement and access study</li> </ul>	<p>N/A</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<p>commercial spaces and identify incentives. <b>(new draft recommendation)</b></p> <p>MJ noted that the streetscape recommendation is the only recommendation that directly supports connectivity, thus it may be easier to pair mobility and access to Connectivity.</p> <p>Committee member expressed that changing the wording of certain recommendations can help to pair connectivity and Economic Vitality.</p> <p>Committee member asked why some recommendations appear under other topic areas.</p> <p>MJ indicated that some recommendations overlap and can be fleshed out and focused for other topic areas.</p> <p>Committee member asked whether there will be an inventory of current open space.</p> <p>MJ noted that the parks mapping and mapping of vacant lands will inform this.</p> <p>Village Cluster Study was discussed.</p> <p>Committee member expressed that ‘underbuilt areas’ should be reworded so that it is clear to the public.</p> <p><b>Housing</b>  <i>Goal: Diversify housing opportunities to provide a range of housing types for all ages and income levels.</i></p> <ul style="list-style-type: none"> <li>• *Develop new housing unit targets that are responsive to population trends in both the Village and Westchester County</li> <li>• Revise the view preservation ordinance to adopt more objective criteria and limit its applicability to selected areas</li> <li>• *Conduct a study on opportunities to expand multi-family zones and provide more lenient variances from single-family restrictions</li> </ul>	
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<ul style="list-style-type: none"> <li>• Review and modify ADU ordinance to fast-track the approval process for ADUs</li> <li>• Conduct a study on how changes to parking regulations, including minimum parking requirements, can facilitate development of affordable units</li> </ul> <p>Preservation ordinance was discussed between committee members.</p> <p>Committee member noted that missing middle housing was linked to economic qualities of housing.</p> <p>MJ noted that this was removed per committee member comments at meeting #10.</p> <p>Aging in place was discussed among committee members.</p> <p>Committee member expressed that “lenient variances” should be reworded.</p> <p><b>Mobility and Access</b>  <i>Goal: Strengthen Hasting-on-Hudson’s Mobility, Access, and Multi-Modal Connectivity.</i></p> <p><b>Update</b> the complete streets policy (2014). [bold indicates new language added to existing recommendation]</p> <ul style="list-style-type: none"> <li>• Consider reviewing zoning districts to expand cross-access parking opportunities.</li> <li>• Develop a complete streets master plan (<b>including sidewalks</b>).</li> <li>• Continue supporting circulation improvements identified in previous comprehensive plan.</li> <li>• Prepare a study evaluating multi-modal connectivity performance.</li> </ul> <p><b>History and Placemaking</b>  <i>Goal: Celebrate art, culture and heritage by embracing placemaking efforts that enhance public spaces, access, and quality of life for residents.</i></p>	<p>N/A</p> <p>MJ to change the wording of ‘lenient variances’ to (possibly) ‘progressive variances’.</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>	<ul style="list-style-type: none"><li>• *Promote adaptive reuse of existing building stock <i>to welcome makers space/studios with an emphasis on innovation and fine arts.</i></li><li>• Update streetscape on main routes and important thoroughfares.</li><li>• *Identify <b>locations</b> for well-connected public space that supports gathering, cultural performances, and farmers markets.</li></ul> <p>Committee member asked if History can be included in the overview and placemaking can refer back to the history section, but focus solely on placemaking.</p> <p>Committee member noted that this section could be an opportunity to bring back a historical vision or promote ideas in this section.</p>	<p>N/A</p>
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<p><b>Preliminary Comprehensive Plan Recommendations Continued Discussion (cont.)</b></p>		
<p><b>Public Engagement Update</b></p>	<p>MJ provided an overview of the upcoming tasks for the committee.</p> <p><b>Public Engagement #3</b></p> <ul style="list-style-type: none"> <li>• November 1, 2023 (proposed date)</li> <li>• LWRP: <ul style="list-style-type: none"> <li>• Potential projects.</li> </ul> </li> <li>• Comprehensive Plan: <ul style="list-style-type: none"> <li>• Vision &amp; Goals</li> <li>• Preliminary Recommendations.</li> </ul> </li> <li>• Virtual Format Via Zoom <ul style="list-style-type: none"> <li>○ Evening Meeting</li> <li>○ Interactive with polling</li> <li>○ Recorded and posted to project website afterwards.</li> </ul> </li> </ul> <p><b>Waterfront Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Several Conducted <ul style="list-style-type: none"> <li>○ Business &amp; property owners along waterfront (west of tracks).</li> </ul> </li> <li>• Additional Meetings are scheduled and in progress.</li> <li>• Virtual Format via Zoom</li> </ul> <p>Committee member indicated that the waterfront should be considered as a whole.</p>	<p>N/A</p>

<p><b>Subcommittee Tasks</b></p>	<p>MJ provided an overview of tasks for the committee member.</p> <p><b>Comprehensive Plan:</b></p> <ul style="list-style-type: none"> <li>• Share additional comments or thoughts on recommendations, framework</li> </ul> <p><b>LWRP:</b></p> <ul style="list-style-type: none"> <li>• Review revised Section II</li> <li>• Review Section V</li> </ul> <p><b>Assist to publicize Public Engagement #3</b></p>	<p>N/A</p>
<p><b>Next Steps</b></p>	<p>MJ provided and overview of the projects next steps.</p> <p><b>Public Engagement # 3</b></p> <ul style="list-style-type: none"> <li>• November 1, 2023</li> </ul> <p><b>Continue preparation of LWRP Sections.</b></p> <p><b>Committee Tasks &amp; Feedback.</b></p> <p><b>Upcoming Committee Meetings</b></p> <ul style="list-style-type: none"> <li>• November 1, 2023 (Committee debrief following public meeting: virtual).</li> <li>• December 6, 2023 @ 7:00 PM</li> </ul>	<p>N/A</p>
<p><b>Public Comment</b></p>	<p>There will be a dedicated time for public comment at each CPU &amp; LWRP meeting.</p> <ul style="list-style-type: none"> <li>• Member of public, David Skolnik, commented: <ul style="list-style-type: none"> <li>• Requested more of an understanding about how zoning works and what it means.</li> <li>• Placing the smart growth principles at the beginning of the document is a significant determinant of the goals of the plan, thus the smart growth principles and the frame work should be explained.</li> <li>• Concerned about virtual public meetings and need for a larger place for larger community events.</li> </ul> </li> </ul>	<p>N/A</p>



<p><b>Public Comment (cont.)</b></p>	<ul style="list-style-type: none"> <li>• Indicated that the stakeholder meetings have not been added to the website.</li> <li>• Noted that there was an implementation committee.</li> <li>• Asked whether there is any coordination with the school as they are not required to comply with regulations or environmental policy.</li> <li>• Asked why the Village is attempting to increase density.</li> </ul> <p>Chair Ray Dovell thanked those in attendance and closed the meeting.</p>	<p>N/A</p>
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This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

Daniel Madigan, MJ Engineering and Land Surveying, P.C.

cc: Consultant Team, LWRP/Comprehensive Plan Update Committee, Village, File

## Comprehensive Plan Update & LWRP Committee

Name	Present
Ray Dovell, Chair	<input checked="" type="checkbox"/>
Mary Beth Murphy	<input checked="" type="checkbox"/>
Trustee Drake	<input checked="" type="checkbox"/>
Trustee Fleisig	<input checked="" type="checkbox"/>
Chris Thomas	<input checked="" type="checkbox"/>
Dave Gunton	<input checked="" type="checkbox"/>
Edward Kuch	<input checked="" type="checkbox"/>

John Patrick Diggins	<input checked="" type="checkbox"/>
Meg Walker	<input checked="" type="checkbox"/>
Meghann Donahue	
Natalie Barry	<input checked="" type="checkbox"/>
Richard Bass	<input checked="" type="checkbox"/>
Samantha Merton	
Sarah Dupere Ostro	<input checked="" type="checkbox"/>

**Consultant Team**

Name	Affiliation	Present
Jaclyn Hakes, AICP, Project Manager	M.J. Engineering	<input checked="" type="checkbox"/>

**Members of the Public**

The following members of the public were in attendance and signed in:

- David Skolnik
- Paul J. Molinare