

**Zoning Board of Appeals
Woburn City Hall
City Council Chambers
April 18, 2018 – 7 p.m.**

Present: Chairman Margaret M. Pinkham, Member Daniel Parrish, Member John D. Ray, Member Edward S. Robertson, Member John J. Ryan III.

Absent: None

Meeting was convened by Chairman Pinkham at 7 p.m.

Surianello Family Trust, Ralph Surianello, Trustee, 22 James Terrace, Woburn, MA, seeking a Special Permit from the provisions of Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to raze and reconstruct an existing, non-conforming 2-family dwelling at 93 Green Street, Woburn, MA: Appearing for the petitioner was Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, MA. Attorney Salvati asked for a continuance until an ANR plan for the site is approved. Chairman Pinkham asked if Attorney Salvati had signed a form that waives the time period for the Board to act on the application. Attorney Salvati said he has. Motion made by Member Ray and seconded by Member Parrish to continue the matter until the Board's next meeting; approved, 5-0.

Correspondence from Attorney Mark Salvati regarding a variance issued to Anchor Auto Body, Peter Spinazola, Trustee, 3 Breed Avenue, Woburn, Massachusetts 01801, Petitioner and Landowner, for property located at 10 Breed Avenue, Woburn, MA: Attorney Salvati told the Board his memo acknowledges a discrepancy between the plans that were approved by the Board and the actual plans, and that the change doesn't affect the Board's decision. Chairman Pinkham acknowledged receipt of Mr. Salvati's letter dated March 27 and said substantively she does not have any issues with the request, but if his client sells the property he will probably be back before the Board. Attorney Salvati said the Board needs to approve the changes to the plans so his client can get a building permit. Chairman Pinkham said the Board has not been provided with a copy of the corrected plan. Attorney Salvati said he assumed he had provided the Board with a copy. Chairman Pinkham suggested Attorney Salvati submit a copy of the plan. Attorney Salvati said the Building Dept. has a copy of the plan. Chairman Pinkham said no one on the Board has a plan. Attorney Salvati said he would like to request a communication from the Board indicating the error is not substantive and he could go from there. Chairman Pinkham said the Board does not have a copy of the plan and recommended the Board not take action until it sees one. Attorney Salvati said he can get a copy of the plan tonight. Chairman Pinkham said the matter is not on the Board's agenda tonight. Attorney Salvati said if the matter is not on the agenda, then there is no sense bringing in the plans tonight.

Connor Shaw, 11 White Avenue, Wakefield, MA, seeking a Special Permit from the provisions of Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to raze and reconstruct an existing, 2-family dwelling on a pre-existing, non-conforming lot at 156 Burlington Street, Woburn, MA: Appearing for the petitioner was Attorney Mark Salvati, 10

Cedar Street, Suite 26, Woburn, MA. Attorney Salvati said the previous owner of the property has submitted an affidavit regarding the abandonment issue. Attorney Salvati read an affidavit from Michael Lally indicating he was the owner of 156 Burlington St. from 9/15/92 until 12/28/17 and that he lived in one unit until 2005 and the building continued to be used as a 2-family structure until 2011, when he was informed of his bank's intent to foreclose. Attorney Salvati said Mr. Lally wrote at that point understood he could no longer rent the property. Mr. Lally wrote he did not have access to the property after December 2012. Member Robertson asked if there is a revised plan that was filed tonight. Attorney Salvati said the plan was revised for show parking in front of the proposed 2-family structure and there is a minor change to one of the setbacks. He said there was no change to the structure itself. He said there is another plan that puts all of the parking on the Burlington Street side of the structure if that is the wish of a neighbor who spoke at last month's meeting about the parking issue. Member Robertson asked if it was Attorney Salvati's intent for the Board to accept the revised plan. Attorney Salvati replied in the affirmative. Motion made by Member Robertson and seconded by Member Parrish to accept the revised plans for 156 Burlington Street as submitted by Attorney Salvati; approved, 5-0. Chairman Pinkham said the Board still has to address the issue of the abandonment of the 2-family use. Member Ray asked if there was an attempt by the former owner to sell the property. Attorney Salvati said once the property went into foreclosure, the former owner did not attempt to sell it. Chairman Pinkham asked if this is, by definition, abandonment of the use. She noted the affidavit indicates Mr. Lally lived at 156 Burlington Street until 2005, when he moved to Arizona, and then in 2011 he learned the house was going to be foreclosed. Attorney Salvati said that after Mr. Lally moved in 2005, the premises continued to be used as a 2-family, as both sides were rented. Chairman Pinkham said that is not clear from the affidavit. Attorney Salvati said the affidavit indicates the property was used as a 2-family until 2011. Chairman Pinkham said there is no date on the affidavit and that the 2-family use could have ended in 2006 or 2008. Attorney Salvati said he thinks the date of the cessation of the 2-family use as 2011 is implied. Chairman Pinkham said she does not think that is clear. Member Robertson asked when there were two tenants living in the residence. Attorney Salvati said there were two tenants in 2011. Member Robertson said that means the property hasn't been used as a 2-family for seven years. Attorney Salvati acknowledged the property has not been occupied as a 2-family since 2011. Member Robertson asked how Mr. Lally can claim he intended to maintain the 2-family use if he didn't think he owned it. Attorney Salvati said Mr. Lally didn't know it was still his to use and an opinion from City Solicitor Ellen Callahan Doucette supports that assertion. Member Robertson asked when the foreclosure occurred. Attorney Salvati replied the foreclosure occurred in December of 2017. Chairman Pinkham asked if anyone in the audience wished to address the Board about the petition. Robert Callahan, 155 Burlington Street, asked if a report was received from City Solicitor Callahan Doucette. Chairman Pinkham said the Board did receive a legal opinion from the City Solicitor and read several paragraphs until Member Robertson suggested providing Mr. Callahan with a copy of the memo. Mr. Callahan asked what the bottom line of the City Solicitor's memo is. Chairman Pinkham said the use is considered abandoned after two years, and in her opinion, after hearing testimony from Mr. David Hilbrunner at the Board's meeting in March, the 2-family use has been abandoned for well in excess of two years. Chairman Pinkham said Mr. Lally's affidavit indicates the home has been vacant for at least four years, and in her view, the 2-family use has been abandoned. Mr.

Callahan said he went to the library and examined old city poll books that indicate the prior to 2012 there were three occupants at 156 Burlington Street and 3 occupants at 158 Burlington Street. He said there were no occupants listed at 156 Burlington Street and one occupant listed at 158 Burlington Street in 2012. In 2014, there was one person listed at 156 Burlington Street and no listings at 158 Burlington Street, according to Mr. Callahan. Chairman Pinkham said if there were any residents who did not register to vote, they would not show up on the listing. Mr. Callahan said there were no listing at either address in either 2015 or 2016, and the 2017 poll book is not available. Mr. Callahan also said the plans he has indicate a lot size of 7,160-square-feet and the deed indicates a lot size of 6,387-square-feet and wondered why there is a discrepancy. Chairman Pinkham said she cannot possibly answer that question. Member Robertson said he does not know either. Mr. Callahan said the minimum lot size for a 2-family home is 15,000-square-feet, and even at 7,160-square-feet the petition does not come close to that. Mr. Callahan said the required frontage is 125 feet and the frontage proposed by the petitioner is 50 feet. He said the required side yard setback is 25 feet and the proposed setback is 12 feet. He said the proposed dwelling is 3,500-square-feet and most of the houses in the neighborhood start at 850-square-feet. He said the largest house in the neighborhood is the house across the street at 2,800-square-feet and the proposed dwelling is 3,500-square-feet on a postage stamp-sized lot. He said if the Board approves the special permit, it would make a mockery of the zoning regulations in Woburn. Jeffrey Dillon, 63 Sheridan Street, said the 2-family use is beyond abandoned. He said the last time a water bill was issued was on Dec. 31, 2012, which he offered for submission to the Board. Mr. Dillon said the property is zoned R-1 and that the lot isn't half the size required for a 2-family dwelling. Mr. Dillon said there will be at least six cars, if not more, and there will be some parked on Burlington Street. Mr. Dillon said the average 2-family home is between 2,200-2,800 square-feet and this looks more like a 3-family dwelling to him. Mr. Dillon said the petitioner is proposing too much for too small a lot. Motion made by Member Robertson to deny the petition. Attorney Salvati asked if he could withdraw the petition without prejudice. Motion made by Member Ray and seconded by Member Ryan to grant leave of withdrawal without prejudice; approved, 3-2, with Member Robertson and Chairman Pinkham opposed. Member Pinkham asked if a simple majority is required for leave of withdrawal. Member Robertson asked the Clerk if he knows if a simple or super majority is required. Clerk of the Board said he prefers to defer to City Clerk William Campbell on parliamentary matters. Chairman Pinkham said she believes a simple majority is required and that the applicant has withdrawn the petition. She explained to the audience the applicant can still file a similar petition, and if that happens, the abutters would be notified.

Scott Campbell and Lauren Campbell, 16 Fisher Terrace, Woburn, MA, 01801 seeking a Special Permit from the provisions of Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to allow for the alteration of a pre-existing, non-conforming single-family structure, and a variance for the reduction from 25 feet to 14 feet of a front yard setback to allow a front porch addition at 16 Fisher Terrace, Woburn, MA: Appearing for the petitioner was Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, MA, who presented the Board with two letters in support from a pair of abutters. Attorney Salvati said his client is proposing a 22-foot by 19-foot addition of about 1,240-square-feet, approximately 836-square-feet of which will be replacing existing area, meaning the net total of the increased living area is about 500-square-feet, and that the new footprint is only slightly larger. Attorney Salvati said he thinks the

addition will not be more detrimental to the neighborhood. Attorney Salvati said the addition will not bring the house any closer to the lot line. Attorney Salvati said the house was built in 1957 and is a pre-existing, non-conforming use. He said a variance is required because his client wants to increase the non-conformity. Chairman Pinkham asked what the hardship is. Attorney Salvati said the hardship is the shape of the lot. Member Ryan said the house directly across the street appears to be similar. Claire Cotes, 20 Fisher Terrace, said she has put two additions on her house to create a porch. Chairman Pinkham asked Ms. Coates if she appeared before any municipal board before she acquired her building permits for the porch. Ms. Cotes replied she does not believe she did. Member Robertson asked Attorney Salvati why the proposed alteration requires a special permit. Attorney Salvati said because his client is taking down a garage and putting up a 2-story addition. Member Robertson asked what the hardship is. Attorney Salvati said it is the rounded shape of the lot and the location of the house on the lot can be considered a hardship. Chairman Pinkham said the state statute does allow the permit granting authority to consider a petition based on structures creating a hardship. Member Robertson asked if that means the existing conditions can create a hardship that warrants a variance. Chairman Pinkham said she does not know if she agrees with the statement but added the statute does refer to structures. Attorney Salvati said there is a hardship because of the way the house sits on the lot. Chairman Pinkham said it all comes down to whether the hardship was self-created. She asked Attorney Salvati why he is seeking a variance instead of a special permit for the porch. Attorney Salvati said he was advised by the Building Dept. that any increase in the setback requires a variance. He said he would be glad to change his request for a variance to a request for a special permit. Chairman Pinkham asked if anyone in the audience wished to address the Board about the petition. Ms. Cotes said she thinks the addition is going to be wonderful. Member Robertson said the argument for a special permit comes down to whether the structure on a lot can be the basis for a hardship. Chairman Pinkham said the statute does refer to structures. Member Robertson said the lot in this instance isn't that strange. He said it is not a perfect square or rectangle but it's not strange. Member Ryan said he does think the lot is oddly-shaped, that there is a similar structure across the street and the addition would be in the scale and character of the neighborhood. Motion made by Member Ryan and seconded by Member Parrish to grant the special permit. Member Ray said he agrees there is a hardship and the addition will not make the structure more detrimental to the neighborhood. Motion made by Member Ryan and seconded by Member Parrish to change the request for a variance to a special permit; approved, 5-0. Attorney Salvati signed the form provided by the Clerk to change to request for a variance to a special permit. Vote on the main motion to grant the special permit was approved, 5-0.

Frank and Jayne Germano, 8 Naples Avenue, Woburn, MA, 01801 seeking a Special Permit from the provisions of Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to construct a 153-square-foot single-level addition at 8 Naples Avenue, Woburn, MA: Appearing for the petitioner were Frank and Jayne Germano, 8 Naples Avenue. Mr. Germano said he and his wife are seeking a special permit to put in a single-level addition to install a half-bathroom on the first floor. Chairman Pinkham asked if the rear corner of the structure is 2.7 feet away from the lot line. Mr. Germano said that is correct, and that the lot line is 2.7 feet away from a paper street owned by the city. Chairman Pinkham asked about the measurement from the lot line of an existing covered entry way on the side of the house. Mr.

Germano said it is about 17'2" if the concrete pad is considered, and otherwise the distance is 5'6" or 5'4". Chairman Pinkham noted the house was built in 1922, according to the assessor's records. Member Ryan asked if the addition will be about the same distance from concrete pad. Mr. Germano said the difference is about 10 inches. Member Robertson said the photographs submitted with the application are very nice. Member Parrish asked if the paper street is part of the driveway. Mr. Germano said they use it as a driveway and for storage of a grill. Chairman Pinkham said it looks like the driveway is on the paper street. Mr. Germano said they have a garage on the other side of the house but they do use the paper street for guest parking. Chairman Pinkham asked if anyone in the audience wished to address the Board about the petition. There were no respondents. Motion made by Member Robertson and seconded by Member Parrish to grant the special permit; approved, 4-1, with Chairman Pinkham opposed.

12 Whispering Hill Realty Trust, 12 Whispering Hill Road, Woburn, MA, 01801, Landowner, and Rachel Ventresca, 12 Whispering Hill Road, Woburn, MA, 01801, Petitioner, seeking a Special Permit from the provisions of Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to construct a second-story addition at 12 Whispering Hill Road, Woburn, MA: Appearing for the petitioner was Rachel Ventresca, 12 Whispering Hill Road, Woburn, MA. Ms. Ventresca said she is seeking a special permit to construct a 2-story addition with a master bedroom and bathroom to accommodate her growing family. She said she has three sons and would like some more room. Chairman Pinkham referenced a new set of plans that were submitted to the Board and asked what is different. Ms. Ventresca said the addition is on the second level on the right hand side of her home and she is not going out; only going up. Member Parrish asked if the size of the addition is 14 feet by 44 feet, and if it is going straight up. Ms. Ventresca confirmed the addition is going straight up. Chairman Pinkham asked if anyone in the audience wished to address the Board. Robert Morrissey, 4 Patriot Circle, said Ms. Ventresca's house is bursting at the seams with her three sons and he is in favor of the addition. Member Robertson asked if Ms. Ventresca's house is on a steep hill. Ms. Ventresca replied it is not. Member Robertson said he thinks he is confusing Whispering Hill Road with an area off Webster Avenue. Joanne Morrissey, 4 Patriot Circle, said she is in favor of the Board granting the permit. Pauline Froebel, 10 Whispering Hill Road, said she lives next door and is all for the addition. Motion made by Member Ray and seconded by Member Ryan to grant the special permit; approved, 5-0.

22 Peach Orchard LLC, 1 Summit St., Woburn, MA, 01801, Petitioner, and Eileen E. McCormack Life Estate, 35-37 Buckman St., Woburn, MA, 01801, Landowner, seeking a Special Permit from the provisions Section 7.3 of the 1985 Woburn Zoning Ordinance, as amended, to allow for the reconstruction of a two-family dwelling at 35-37 Buckman St., Woburn, MA: Appearing for the petitioner was Attorney Joseph R. Tarby III, Murtha Cullina, 600 Unicorn Park, Woburn, MA. Attorney Tarby said his clients are George Gately III, Cory Gately, Kevin Gately and Ryan Gately. He said they have an agreement to purchase the property at 35-37 Buckman St. from the aforementioned estate and are seeking a special permit to allow for the reconstruction of a 2-family dwelling. Attorney Tarby said the property is in a 2-family zoning district which requires a minimum lot size of 15,000-square-feet and the lot is 9,932-

square-feet. He said the new structure will have 100 feet of frontage. He said records indicate the house was constructed in 1900 but there are also records in the Building Dept. that indicate the house was built in 1910 but in either event it exists as a pre-existing, non-conforming structure. He said the new home will comply with the city's dimensional regulations and that each unit will have two parking spaces, one in the driveway and one in a garage. He said no new non-conformities will be created. He said there are nine 2-family homes in the immediate area, and the new house will not have a detrimental impact on traffic, noise, utilities, odor or visual effects on the neighborhood. Chairman Pinkham asked about the height of the existing structure. Attorney Tarby said the new structure will be approximately four feet higher. George Gately III said the new elevation will be about five feet higher. Chairman Pinkham asked how many bedrooms are in the existing structure. Mr. Gately replied there are four bedrooms in one unit and two in the other. Chairman Pinkham asked if there will be six bedrooms in the new structure. Mr. Gately said that is correct. Member Ray asked if the height of the building is greater than what is allowed. Mr. Gately said the average height of the building is 33 feet. Member Ray asked how the height is measured. Mr. Gately said the height is measured by taking the median, according to the Building Commissioner's guidelines. Chairman Pinkham asked if the height is measured from the average grade to the mid-peak of the house. Mr. Gately said it is. Chairman Pinkham asked if anyone from the audience wished to address the Board about the petition. Dean Crowley, 33 Buckman Street, said asked about the distance of the side setback to his property. Mr. Gately said the distance is 14 feet. Mr. Gately said Building Commissioner Thomas Quinn has said the lot falls under the corner lot rule. Chairman Pinkham said that means the lot has to abide by two front yard setbacks. Mr. Crowley said he thought the side yard setback had to be 30 feet. Chairman Pinkham the use is pre-existing, non-confirming. Mr. Crowley said the height and length of the new house seems to be bigger and may be detrimental to the neighborhood. Harry Johnston, 36 Buckman Street, asked what happens if a structure isn't build according to the plans. Chairman Pinkham asked if Mr. Johnston is asking hypothetically. Mr. Johnston replied what happens if a structure is supposed to be 60 feet and ends up being built 65 feet. Chairman Pinkham said enforcement would fall under the purview of the Building Dept. and the Building Commissioner is usually quite attentive and there have been instances when a structure has not been built to the dimensions stipulated in the plans and the petitioner has had to come back before the Board. Member Robertson asked if Mr. Johnston is asking what happens if a building isn't built according to the plan. He said the Building Dept. does conduct regular inspections and if they detect a discrepancy they issue a stop work order. Jean Crowley, 33 Buckman Street, said she thinks the house looks beautiful and will enhance the neighborhood. She said she has lived in her home for 22 years. She said she is concerned because the driveway at 35-37 Buckman will be closer to her property line. She said the distance may be only a foot closer, but a small distance can be kind of a big deal in some instances. Ms. Crowley said it is hard to conceptualize what the house will look like until it's up. Chairman Pinkham asked in which house Ms. Crowley lives. Ms. Crowley said she is next door. Chairman Pinkham said the existing house is 13.9 feet from Ms. Crowley's lot line and the new house will be 14 feet. Ms. Crowley said the house that's there now is at an angle, but the new house won't be at an angle. Robert Friberg, 36A Buckman Street, asked what the height of the house is from grade to peak. Mr. Gately replied the lowest point is at 71 feet and it goes to 112.8 feet. He said the height will be 41 feet on the left side of the house. Mr. Friberg said he was under the impression it would be 35 feet. Mr. Gately said the

peak of the existing house is about five feet lower. Mr. Friberg said he lives on the downhill side and he is going to see a 41-foot structure. Mr. Gately said the existing peak is 107.80. Chairman Pinkham asked how many floors will have a 9-foot ceiling. Mr. Gately replied only the first floor. Chairman Pinkham asked about proposed parking for the site. Attorney Tarby said the existing house has one driveway and the new configuration will improve off-street parking. Chairman Pinkham asked about the measurements for the parking stalls. Mr. Gately said they parking area is 22 feet deep by 24 feet wide. Member Ray asked if there will be sidewalks. Mr. Gately said there is currently a fence along the curb line that is being taken down to improve the sight lines. Member Ray said parking stalls are required to be 9 feet by 16 feet. Attorney Tarby said stalls for compact cars can be 8 feet by 16 feet. Chairman Pinkham asked if the petitioner would agree to a condition that compact cars must be parked in the driveway. Chairman Pinkham said one of the consistent concerns for the Board is parking, and that the Board tries to make sure there's enough. Ms. Crowley said there is a sidewalk on one only side of the street. She said it is fortunate there is a stop sign at the intersection and said it would be beneficial to the neighborhood if the road was widened. Laura Friberg, 36A Buckman Street, said her concern is the 90-degree turn at the intersection, especially in winter when the snow blocks the sidewalk, and with the fence removed, it will be worse. Ms. Friberg said in the winter she has to park on the opposite side of the street. She said there are safety issues for pedestrians. Ms. Friberg said if there is a driveway that is used for parking at 35-37 Buckman St., it will make the situation worse. Chairman Pinkham said she is concerned there are only two parking spaces for each unit. Mr. Crowley said people in the neighborhood would appreciate more parking. Julie Johnston, 36 Buckman St., asked if the elevation of the house will be as high as the pine trees on the left side of the parcel. Mr. Gately said the pine trees are 120 feet high. Ms. Johnston asked how much higher the new house will be than the existing house. Mr. Gately replied five feet higher. Motion made by Member Ray to grant the special permit. Chairman Pinkham asked if the Board wishes to require additional parking. Mr. Gately said he supposes he can add more parking to the lower left hand side of the lot. Chairman Pinkham said that will be a great spot, since it is a corner lot and spaces there would increase visibility and accessibility. Attorney Tarby said that could be a condition to the special permit. Member Ray withdrew his motion and made a subsequent motion to grant the special permit based on a modified plan that shows three parking spaces per unit; seconded by Member Parrish; approved, 5-0. Chairman Pinkham said there will be three parking spaces per unit.

Daniel and Nancy Guilli, 7 Spring Court, Woburn, MA 01801, Petitioners, and Daniel and Nancy Guilli, 8 Indiana Avenue, Woburn MA, 01801, Landowners, for a Special Permit from the provisions of Section 7.3 of the Woburn Zoning Ordinance, as amended, to raze and reconstruct a 2-family home on a pre-existing, non-conforming lot at 7 Spring Court, Woburn, MA: Appearing for the petitioner was Daniel Guilli, 8 Indiana Avenue, Woburn, MA. Mr. Guilli said he has owned the property at 7 Spring Court for approximately 29 years and he is seeking a special permit to tear down and re-build. He said there was a similar situation at 13 Spring Court. He said the addition will improve the overall value of the house and that his neighbors are ecstatic about the change. Chairman Pinkham said the existing house was built in 1880 and it complies with the 100-foot frontage requirement but not the front yard setback. Chairman Pinkham asked about parking. Mr. Guilli replied there will be parking for four

vehicles. Chairman Pinkham said the measurements of the driveways look narrow. Mr. Guilli said he believes they conform to the Building Dept.'s requirements for full-size vehicles. Chairman Pinkham said she is concerned about the width of the driveways. Mr. Guilli said the driveways are wider than the garage doors and are in excess of 10-feet. Chairman Pinkham said the plans indicate the garage doors are 12-feet wide. Chairman Pinkham noted there is no one in the chamber to address the Board about the petition. Mr. Guilli said he reached out to the abutters and said they are all happy with the proposed house because it will clean up the area. Chairman Pinkham said the structure needs to conform to the plans and can not exceed what is allowed under the zoning code. Motion made by Member Ryan and seconded by Member Parrish to grant the special permit with the condition that the height cannot exceed what is allowed under the zoning code; approved, 5-0.

Approval of minutes from the Board's meeting on March 21, 2018: Chairman Pinkham said Mr. Hilbrunner's comments about the 2-family use at 156 Burlington Street ought to be reflected in the minutes. Member Ryan said there is an inaccuracy about his comments about the flagpole and the driveway at 156 Burlington Street, but they do not need to be corrected. Motion made by Member Ray and seconded by Member Parrish to approve the minutes of the March 21, 2108 meeting, as amended, approved, 5-0.

Any other business that may be before the Board: Chairman Pinkham said the Board's next meeting will be on Wednesday, May 16, at 7 p.m.

Motion made by Member Ryan and seconded by Member Ray to adjourn; approved, 5-0. Chairman Pinkham adjourned the meeting at 9:07 p.m.

ATTEST TRUE COPY

Gordon Vincent
Clerk of Committees