

1                   Mr. FAULKNER. Mr. Moderator, I move  
2 that Article 13 be postponed until after action is  
3 taken on Article 15.

4                   The MODERATOR. Is there a second?  
5                   (Motion seconded)

6                   The MODERATOR. Any discussion?  
7                   (No response.)

8                   Mr. FAULKNER. The reason for this is  
9 that Article 13 refers to R0 district which is  
10 created by Article 15. To take 13 up to at this  
11 time would require us to amend it now and then to  
12 amend it again after we vote 13, so the natural  
13 order or the order that the articles are written  
14 would have 15 be decided first and then 13.

15                   The MODERATOR. Sounds like a  
16 reasonable explanation. Any further discussion?

17                   (No response.)

18                   The MODERATOR. (After putting the  
19 motion) It is so postponed.

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21                   Zoning

22                   The MODERATOR. Article 14 is now  
23 before you. Redevelopment Board recommends a vote  
24 is set forth in their report to change the zoning

1 district of a parcel of land which is on Winter  
2 Street. Mr. Faulkner, is the vote as you have set  
3 forth there what you want the town to vote at this  
4 time?

5 Mr. FAULKNER. Yes. I move the  
6 article as its printed in our report on page 20.

7 The MODERATOR. Is <sup>that</sup> there a Mrs.  
8 Atlas? Microphone, please.

9 Ms. ATLAS. Joan Atlas, precinct  
10 three. If you will look at page 21, of your  
11 Redevelopment Board report, you will see the house  
12 five to seven -- on five to seven Winter Street, and  
13 you will see the Carriage House sort of towards the  
14 back of that property. If you look at Cleveland  
15 Street and look at the house which is located along  
16 the property line where the Carriage House is, that  
17 is my house. The side of that Carriage House is  
18 four and a half feet from my back fence and 35 feet  
19 from the back of my house.

20 Although the Carriage House is a very  
21 ramshackle, old building and we support the idea of  
22 renovating the property, we are concerned about how  
23 it will impact upon us. We're not at all happy  
24 about the fact that there are two residential units

1 planned there because it will certainly adversely  
2 affect the amount of privacy we have in the back of  
3 our house. We have, as you can imagine, now with  
4 the Carriage House being unused and the empty lot  
5 behind it, we have a substantial amount of privacy  
6 now at the back of our house. What is proposed now  
7 is to put two residential units virtually looking  
8 over our back fence.

9 I'm still not sure what position we will  
10 take before the Zoning Board on that issue, however,  
11 I wanted to make my concerns known on the record now  
12 and to state that at a minimum, if the renovation is  
13 to proceed, we will seek to have various concerns  
14 met, including but not limited to the following:  
15 We'd like the lot <sup>IN</sup> ~~and~~ back of the Carriage House to  
16 be maintained as open space, and that's also a  
17 concern of our neighbors. We would like parking  
18 since there will be many more cars on the property  
19 to be strictly controlled so that not all of the  
20 cars are parked in the back of the lot near our  
21 property, and the neighbors are also concerned about  
22 that. We'd like a number and size of the windows if  
23 any are necessary at all on the side of the Carriage  
24 House next to our fence to be minimized, and we

1 would like there could be screening of the property  
2 by trees, shrubs and or fences so that our privacy  
3 can be maintained.

4 We understand that we will have further  
5 opportunity to be heard on these issues and other  
6 issues that might be pertinent, but I wanted to  
7 state some of my concerns now for the record. Thank  
8 you.

9 The MODERATOR. Thank you, Mrs.  
10 Atlas. Mr. Chaput, microphone, please.

11 Mr. CHAPUT. Roland Chaput, precinct  
12 12. I believe most of my questions were answered  
13 because that was what I was about to ask; what were  
14 some of the concerns of the neighbors. Perhaps the  
15 Redevelopment Board can enlighten us on any other  
16 concerns that were expressed. And I did have a  
17 question, where is the driveway?

18 The MODERATOR. Mr. Faulkner, can you  
19 respond to that?

20 Mr. FAULKNER. This was one of the  
21 articles which a number of people did show up to  
22 discuss. We held our hearing a number of weeks ago.  
23 The concerns were, as expressed by the neighbors, I  
24 think this is something that we certainly sympathize

1 with, and we agree that those need to be addressed  
2 if the reconstruction or remodeling of this will  
3 property <sup>will occur</sup>. There were concerns expressed about the  
4 density of the housing units on the street, a  
5 calculation shows, however, that in fact, these lots  
6 are very large on Winter Street, and even with an  
7 additional two units on this owner's property, the  
8 property is well above the minimum lot size required  
9 for the district for the R-2 district. Even with  
10 these additional residential units, the density of  
11 houses and therefore for cars and other activity on  
12 the street is well below the average for the  
13 neighborhood.

14 There were also concerns about the  
15 property being retained. This is a historically  
16 significant building, and unless there's revenue to  
17 pay for the rehab, the building is likely to fall  
18 into further disrepair, so one of the concerns was  
19 that this was a mechanism to allow that building to  
20 be brought up to good, excellent condition.

21 The MODERATOR. I think you had a  
22 question, Mr. Chaput, about where the driveway was.  
23 If you could just point them to the map.

24 Mr. FAULKNER. The driveway is, if

1 you look at the house from Winter Street, it's to  
2 the right of the building. It goes in back of  
3 bidding, and there is a large parking area for both  
4 the main house five to seven and the Carriage House  
5 located in back of the main house. Sufficient  
6 parking for both -- for all four units.

7 The MODERATOR. Are you clear, Mr.  
8 Chaput. Does that answer your question? Any other  
9 question Article 14? Yes. The gentleman down here  
10 in the third row in the center, left section.

11 Mr. LEIGH. Bob Leigh, precinct 17.  
12 There's a note at the end of the long paragraph in  
13 the middle of page 20 which states that the  
14 Redevelopment Board was working with the land owner  
15 on the details of an arrangement to work out a  
16 preservation restriction. I'd like to know what the  
17 status of that is and if that was resolved.

18 The MODERATOR. Can you respond too  
19 that Mr. McClennen?

20 Mr. MCCLENNEN. The preservation  
21 restriction has been agreed to. In fact, Mrs. Atlas  
22 has a copy of that as well, so that issue has been  
23 resolved.

24 The MODERATOR. Thank you. Does that

1 answer your question? Yes. Mr. Bartinelli.

2 Mr. BARINELLI. That's Barinelli, Mr.  
3 Moderator, precinct 15. Just a question, the  
4 picture on page 20, that's the front of this lot and  
5 apparently the Carriage House is the little thing in  
6 the back, am I correct? We're talking about that  
7 little house in the back on page 20.

8 The MODERATOR. That's correct. The  
9 photograph on page 20 of the report is the house  
10 itself.

11 Mr. BARINELLI. It just seems  
12 inconsistent to have somebody be able to built two  
13 more houses in somebody's back yard, even though  
14 they do own the property. Also it contradicts --  
15 you know, we get into Warrant Article 15 about  
16 keeping the integrity of the neighborhood. How can  
17 you have a couple more houses in the back? That's  
18 all.

19 The MODERATOR. I think the point is  
20 that unless you, the Town Meeting, change the zoning  
21 district to R-6 which permits that level of  
22 development, that he can't put those two units in  
23 the back. Mr. Faulkner do you -- It is an extent  
24 building which would be refitted.

1                   Mr. FAULKNER. That is correct. The  
2 builds is already there. It's a Carriage House. It  
3 would be remodeled. The exterior would remain the  
4 same. It's just that it would be remodeled for two  
5 apartments.

6                   The MODERATOR. Does that answer your  
7 question, Mr. Barinelli?

8                   Mr. BARINELLI. Yes.

9                   The MODERATOR. There's a gentleman  
10 there, yes.

11                   Mr. CRONIN. William Cronin, precinct  
12 20. If indeed the Carriage House wasn't there,  
13 could this person build a home there?

14                   The MODERATOR. Mr. McClennen, just  
15 yes or no.

16                   Mr. MCCLENNEN. No, they could not.

17                   Mr. CRONIN. So it's used as a  
18 Carriage House, what it is now. Just because it  
19 happens to be there doesn't make it a good reason to  
20 make it into a home. It wasn't meant to be a home.  
21 You couldn't build a home if it wasn't already  
22 there. It has no frontage.

23                   The MODERATOR. Mr. McClennen, can  
24 you comment briefly on that.



1                   Mr. MCCLENNEN. The reason that this  
2 article has been submitted and it's taken  
3 approximately a year to get it here is that we stand  
4 in danger of losing part of the historic character  
5 of this town with that Carriage House, and the only  
6 way we can do it is to change the zone to permit  
7 this to happen. Now, if you do in fact vote to  
8 change this district, the building inspector has  
9 indicated that the town and the abutters have two  
10 other shots if they don't like what's going to  
11 happen, because this project will require a special  
12 permit and it will also require variance before  
13 anything is done that to to that Carriage House.  
14 Thank you.

15                   The MODERATOR. Thank you. Yes, the  
16 gentleman right behind Mr. Cronin, green shirt  
17 there.

18                   Mr. FORD. Bill Ford, precinct 18.  
19 I'm just wondering about the two houses that are on  
20 Winter Street, this is really in their back yard  
21 almost. How do those people feel about all this.

22                   The MODERATOR. Mr. McClennen, do the  
23 records of the hearing show they've raised any  
24 objection to it.

1           Mr. MCCLENNEN. I think Mrs. Atlas is  
2 the spokesmen for the people who abut this site.  
3 In her presentation she talked about the fact she  
4 was representing herself and others.

5           The MODERATOR. Is that true, Mrs.  
6 Atlas? Take the microphone, please.

7           Ms. ATLAS. Before the hearing before  
8 the Redevelopment Board, my husband and another  
9 neighbor on Cleveland Street went over to Winter  
10 Street and knocked on the doors over there and  
11 apparently those owners are not resident owners, and  
12 I guess for that reason they didn't really care.

13          The MODERATOR. Thank you. Does that  
14 answer your question?

15          Ms. ATLAS. And they did not appear  
16 at the Redevelopment Board hearing.

17          The MODERATOR. All right. Mr.  
18 Carrigan.

19          Mr. CARRIGAN. Andrew Carrigan,  
20 precinct 21. It seems that we rezoned another piece  
21 of property up in the heights based on what someone  
22 told us they were going to do, and after we rezoned  
23 it, they did what <sup>they</sup> ~~we~~ wanted. I think before we  
24 rezone this, I think we ought to have everything

1 down in writing. This if they want to rezone it  
2 after that, that's fine, but we got burned once  
3 doing this, and I hope we don't get burned again.

4 The MODERATOR. Mr. McClennen, did I  
5 understand you to say there is a written  
6 preservation restriction entered into by the owner  
7 and the historical commission?

8 Mr. MCCLENNEN. There is a  
9 preservation restriction that has been agreed to,  
10 and it is understood that that preservation  
11 restriction will go in place at about the same time  
12 the variance and special permits are acted upon.  
13 Because once this goes to registry, that means it  
14 can never ever be removed, and what the owner has  
15 indicated is, and we had discussions with members of  
16 the board also, that we have the preservation  
17 restriction agreed to. We've got rezoning that's  
18 got to take place because the preservation  
19 restriction can't -- I mean, the owner is not going  
20 to put it on if he doesn't get rezoning, and the  
21 protection is that the building inspector has  
22 indicated that before anything can be done to this  
23 property, the Zoning Board of Appeals has to act on  
24 a variance and special permit. And if those happen,

1 then the preservation restriction and the special  
2 permit and the variance will be recorded  
3 simultaneously.

4 The MODERATOR. Thank you. Does that  
5 give you sufficient assurance, Mr. Carrigan?  
6 Microphone please.

7 Mr. CARRIGAN. What if he sells the  
8 property next week?

9 The MODERATOR. Mr. McClennen?

10 Mr. MCCLENNEN. Mr. Carrigan, if he  
11 sells the property next week and it's R-6, the new  
12 buyer has to go get a variance special permit as  
13 well, and the Redevelopment Board has made it very  
14 clear; Mrs. Atlas made it very clear on the record  
15 of this Town Meeting that those variances and  
16 special permits will probably be appealed.

17 The MODERATOR. Okay. Does that  
18 answer that answer your question, Mr. Carrigan?  
19 It's not -- I think there is a distinction between  
20 former times when zoning was voted here and then  
21 people did what we they wanted because they have to  
22 come back again to the --

23 Mr. CARRIGAN. About two years ago.

24 The MODERATOR. Thank you. The

1 gentlemen in the far back row in a white sweater,  
2 microphone, please.

3 Mr. KAPLAN. Alan Kaplan, precinct  
4 15. What is the total floor area ratio of this  
5 Carriage House? I see these plans but I can't  
6 really read any of the writing, and I'd like to know  
7 the total floor area ratio and square footage. How  
8 many people are going to be living there, and in how  
9 much square feet?

10 The MODERATOR. Can you respond to  
11 that, Mr. McClennen? He wants to know the square  
12 feet in the proposed renovated Carriage House and  
13 how many people will be living there. We're getting  
14 the answer. They're adding up the feet I guess.  
15 While they're doing that, Mr. Geary -- You got the  
16 answer Mr. McClennen?

17 Mr. MCCLENNEN. The Carriage house  
18 contains approximately 1600 square feet, and  
19 architect's preliminary design work indicates that  
20 you can put two <sup>living</sup> ~~flowing~~ units <sup>IN</sup> ~~on~~ that Carriage House  
21 on two levels.

22 The MODERATOR. Take <sup>the</sup> ~~to~~ microphone,  
23 please. We can <sup>it</sup> hear you up here. .

24 Mr. GEARY. You say two dwellings,

1 two two-bedroom dwellings.

2 Mr. MCCLENNEN. Mr. Moderator, the  
3 owners are present and perhaps it would be  
4 appropriate the question be asked directly of Mr.  
5 Leone who is a resident the Town of Arlington.

6 The MODERATOR. Okay. Will the Town  
7 Meeting ask that Mr. Leone be recognized. Mr.  
8 Falwell? Mr. Leone, you want to take the  
9 microphone.

10 Mr. LEONE. Mr. Moderator, ladies and  
11 gentlemen of the Town Meeting, thank you for having  
12 a --

13 The MODERATOR. Mr. Leone, just for  
14 the record could you state your name and address.

15 Mr. LEONE. Sure. David Leone, I  
16 live at 53 <sup>Irving</sup> ~~Auburn~~ Street in Arlington. And I thank  
17 you for the opportunity to address the Town Meeting.  
18 It's been a few years since I've been up here. This  
19 is a very modest proposal. I suppose I could give  
20 you a little background. The Carriage House is  
21 basically, we call it a barn. It used to be a barn  
22 at one time. It sits at the rear of the ~~report~~ <sup>property</sup>.  
23 The property is approximately 19,000 square feet.  
24 It's an L-shaped lot. It's almost -- well, almost

1 four times larger than the average size lots in east  
2 Arlington. At the present time there is a  
3 two-family house on the property. In the two-family  
4 house which my family has owned almost 40 years,  
5 with my daughter and her family and my son and his  
6 family. They've occupied the property for the past  
7 several years.

8 The property has been kept up and we've  
9 done a lot of remodeling work. We approached the  
10 Planning Department well over a year~~ly~~ ago and  
11 explored the possibility of converting the Carriage  
12 House into a small two-apartment dwelling. Carriage  
13 House is in tough shape right now. They got me  
14 calling it the Carriage House. I still think it's a  
15 barn. It needs repair. It's a very nice looking  
16 building. It has all the amenities one would want.

17 When we first talked to the board, they  
18 said, "Well, you have to get historical commission  
19 approval." We went to them, spoke to them. They  
20 said, "You have to have an architect draw us up some  
21 plans to show us what you would like to do, which we  
22 did, at some expense. They didn't like that plan.  
23 Well, time went by, we were waiting for Town Meeting  
24 and maybe five or six months ago, we reactivated the

1 project and we got another architect who did draw up  
2 some plans. We met with the historical commission  
3 on several occasions. They liked what this guy did.  
4 I liked like it too. It's a nice little plan. It  
5 does the front over. We'll do the siding over.  
6 We'll go the whole place over. As I say, it's as  
7 Mr. McClennen said it's only about 1600 square feet.  
8 I suppose if you stretch here and there you may get  
9 two units one on each floor; They'd be small units,  
10 admittedly, but they will preserve and they will  
11 upgrade that piece of property.

12 I heard someone mention what do neighbors  
13 on Winter Street think. Well, my son who lives  
14 right next door to the neighbors did go and speak  
15 with the neighbors, and they had no objection. Now,  
16 I don't know if they're owners or non-owners, and  
17 whether they are or not I think they've lived there  
18 for a considerable period of time, and they  
19 certainly had no problem with what we were  
20 proposing. We showed them the plans; we showed them  
21 the proposals and what we intended to do. I should  
22 add that the barn is probably 35 or 40 feet away  
23 from their house. Now their neighbors next door are  
24 only 15, 20 feet away. So really this thing is



1 quite a bit removed from them.

2 To the rear of the barn is a lot that's  
3 almost 5,000 square feet which is about the size of  
4 the two lots that are in the front of the barn on  
5 Winter Street, 5,000 square feet each lot. So it's  
6 a considerable amount of land that we're speaking  
7 about here. And we're not about to sell the  
8 property next week, Mr. Carrigan. We've owned the  
9 property for a long time. As I say, I've maintained  
10 it. In fact, we've just remodeled the interior of  
11 both <sup>a</sup> departments in the house, for my own family at  
12 a considerable expense, and we are prepared to spend  
13 quite a bit of money to fix this barn over.

14 I really don't know that we would do  
15 anything that would be detrimental to the  
16 neighborhood in any way whatsoever. I realize that  
17 Mrs. Atlas has some concerns, and I'm sure she'll  
18 express them. I don't think that it's going to  
19 be -- The property is not going to be any closer  
20 after we finish the property project to her property  
21 than it is now. It will still be the same number of  
22 feet away.

23 I would be happy to answer any questions  
24 that I would be able to answer. If not, I think I

1 have to trust to your good judgement and to my -- I  
2 hope some integrity in town, having served on this  
3 board for a good number of years and appreciating  
4 the situation in Arlington, having been a resident  
5 of Arlington myself for 40 years, I'm not about to  
6 move. I'm not about to sell that house. It's been  
7 around for a long time and I intend to keep. We  
8 have signed a preservation restriction guideline  
9 that will be recorded with the registry of deeds. I  
10 did have a sticking point with that in what one  
11 respect. They wanted me to do it in accordance with  
12 the statutes and even though I am a lawyer, I do  
13 know what they are obliged for me to do and not  
14 obliged for me to do in this situation. So we have —  
15 ~~a~~ <sup>the</sup> town would have <sup>^</sup> a perpetual easement over the  
16 conduct of that house, which means, that any  
17 attempts to remodel it beyond what the Zoning Board  
18 of Appeals grants us permission to do, would be --  
19 It would be impossible. It just can't be done.

20 The Board of Appeals is going to have to  
21 pass on a variance which the building inspector has  
22 stated we would need, and quite frankly, I'm not too  
23 sure what the variance is. I understand he's  
24 calling it an apartment house, we have to seek a

1 variance from the fact that we're building an  
2 apartment. We are asking for what is basically an  
3 apartment house zone, and we also realize that we  
4 need a special permit which imposes on us certain  
5 obligations. We've got to preserve the integrity of  
6 the neighborhood; We've got to preserve the  
7 amenities; we've got to conform to what the  
8 landscaping requirements would be. There are really  
9 a lot of obstacles to us getting a special permit.  
10 If we need meet them, we've met all of the  
11 requirements of the zoning bylaw, so there is your  
12 protect<sup>ion</sup>a.

13 Also, another factor of the perpetual  
14 easement, and that's exactly what it is, is that we  
15 will never do anything to that barn that you are not  
16 allowed to do to a two-family house. So it's going  
17 to be treated as a two-family house in every  
18 respect, in spite of the fact that it would be zoned  
19 R-6, which is apartment house <sup>IN</sup>~~to~~ a sense. But in  
20 the restriction guidelines, it says we can't do  
21 anything to it that you can't do it a two-family  
22 house. We also can't do anything to the outside of  
23 the building. The two-family house that currently  
24 exists there -- And right now I can do anything to

1 the outside of that building. I could put aluminum  
2 siding on it. I could put vinyl. I could change  
3 the shape of windows. But I am restricting myself  
4 to the dictates of the historical commission of the  
5 town or the state by saying that I won't do anything  
6 to the outside of that building, existing two-family  
7 house, without the express permission of the two  
8 historical committees, and also of course the barn  
9 once it's remodeled.

10 I don't know what more I can offer the  
11 town, except to say that I think it's going to be a  
12 good looking building when it's I know its finished,  
13 one I would certainly be proud of. And quite  
14 frankly, I'm going to tell you something, I think  
15 it's going to costs so much money that I'm not going  
16 to make a dime out of it. It's not going to meet  
17 the mortgage payment; I'll tell you that right now.  
18 Why am I doing it? My parents lived there for a  
19 good many years; it's been my house for a long time;  
20 my kids live there now; my grandchildren live there  
21 now, and I certainly want the property to stay. And  
22 I don't think my kids are going to go anywhere.  
23 They can't afford to buy a house anywhere else right  
24 now. If you have any questions, I'll be glad to

1 answer them. I'm sorry I don't mean to <sup>usurp</sup>~~assert~~ your  
2 authority, Mr. Moderator.

3 The MODERATOR. Thank you, Mr. Leoni<sup>e</sup>.  
4 Are there any specific questions for Mr. Leoni<sup>e</sup>.  
5 Now, gentleman over here, Mr. Candura, just if you  
6 have questions for Mr. Leoni<sup>e</sup>.

7 Mr. CANDURA. The only question I  
8 have -- By the way my name is Joe Candura, precinct  
9 13. The only question that I have is what are the  
10 provisions of the parking for the additional two  
11 apartments?

12 MR. LEONI<sup>E</sup>: As I stated this is  
13 almost a 19,000 square foot lot. Now, if you know  
14 what your own size lot is, picture what a 19,000  
15 square foot lot is. Of course the parking  
16 requirements have been discussed with the board.  
17 They would have to be positioned so that they  
18 conform to the requirements of the Zoning Board of  
19 Appeals and of the bylaw. We need to have enough  
20 parking on the lot and in a position that will  
21 satisfy the Zoning Board of Appeals. There is  
22 enough room to park. It's just a question of where  
23 they go. And that's something that will have to be  
24 ironed out with the Zoning Board of Appeals. We

1 have some preliminary thoughts in where the parking  
2 spaces would go, but they may not be in conformity  
3 with the wishes of the board and we certainly have  
4 to be flexible. We can't build this or get involved  
5 with this unless we meet that requirement. I think  
6 we need one and a half parking spaces per each new  
7 apartment.

8 The MODERATOR. Thank you. Mr. Geary  
9 is next. Microphone, please.

10 Mr. GEARY. Tom Geary, precinct  
11 seven. We have now, R-2 and you want to make it  
12 R-6. Would this allow the existing five and seven  
13 Winter Street be used as a four-family residence if  
14 you pass this?

15 Mr. LEON<sup>E</sup>. Not at all, not at all.

16 Mr. GEARY. I'm asking the moderator.

17 The MODERATOR. Well, I think I'll  
18 defer to Mr. McClennen on that. The R-6 zone does  
19 allow a more intense level of development but as I  
20 understand it under the preservation agreement  
21 that's been entered into, the houses would be  
22 limited to R-2 uses. Is that correct, Mr.  
23 McClennen?

24 Mr. MCCLENNEN. Yes, it is.

1                   The MODERATOR. Does that answer your  
2 question, Mr. Geary? Thank you. Mr. Barinelli,  
3 second time.

4                   Mr. BARINELLI. Joe Barinelli,  
5 precinct 15. Mr. Leon<sup>e</sup>, nice to see you again.  
6 Just one question, why do you have to change to  
7 apartment house zoning if the intent is to have a  
8 two-family?

9                   Mr. LEON<sup>e</sup>. Well, we can't do it any  
10 other way. I mean, you can't put more than two  
11 families in an R-2 district, and this would be four  
12 families when we're finished; two in each building.  
13 And there isn't any in between zoning as far as I've  
14 been able to find. It's the only way to do it.

15                   Mr. BARINELLI. Because it's on the  
16 same lot, you have to change the lot. The entire  
17 lot has to be changed to R-6?

18                   Mr. LEONI. Correct.

19                   Mr. BARINELLI. The other way to do  
20 it would be to possibly subdivide the lot?

21                   Mr. LEONI. I can't subdivide the  
22 lot.

23                   Mr. BARINELLI. Thank you.

24                   The MODERATOR. Mr. Nelson,

1 microphone, please.

2 Mr. NELSON. Andrew Nelson, precinct  
3 eight. Mr. Moderator, are we at the point where  
4 we're asking questions to Mr. Leon<sup>e</sup>, or are we under  
5 open discussion?

6 The MODERATOR. We are under open  
7 discussion. I just thought if anyone had any  
8 specific questions to towards Mr. Leon<sup>e</sup>, it would be  
9 go it good if is ask him while he's there. However  
10 if you wish to ask other aspects --

11 Mr. NELSON. Before you rule me out  
12 of order then, my intent in standing up was to call  
13 the previously question, to call the question to the  
14 chair first.

15 The MODERATOR. Motion by Mr. Nelson  
16 to terminate debate. Is there a second.

17 (Motion seconded)

18 The MODERATOR. All right. (After  
19 putting the motion)

20 FROM THE FLOOR. Mr. Moderator?

21 The MODERATOR. Take the microphone,  
22 please.

23 FROM THE FLOOR. Before he made his  
24 motion to terminate debate, he spoke on the --



1                   The MODERATOR. No, sir, he did not.  
2 He raised a point of order which I think is  
3 legitimate. He did not participate in the debate or  
4 otherwise urge us to terminate debate. I think that  
5 was a two-thirds vote. We'll now on the the article  
6 itself.

7                   (After putting the question) Clearly  
8 two-thirds vote, but we must have it standing  
9 because of the requirement. Same Tellers.

10                   (A standing vote was thereupon taken  
11 and the Tellers returned the count.)

12                   The MODERATOR. 143 in the  
13 affirmative, 23 in the negative. It is approved.  
14 Article 14 is closed. We will now take a ten-minute  
15 recess.

16                   (Whereupon a recess was taken.)

17                   Zoning

18                   The MODERATOR. Town meeting please  
19 come to order. Article 15 is now before us. Would  
20 everyone please take their seat. Article 15 is  
21 before us. The Redevelopment Board recommends a  
22 vote as set forth in their report starting on page  
23 23. Mr. Faulkner. Would everyone please stop  
24 private conversations and take their seats. Would