

**Town of Gorham
Planning Board Meeting
March 1, 2021**

ITEM 3 – Public Hearing - Site Plan Amendment Review – Gorham ME 1, LLC, Nonesuch/Burnham Road - a request for approval to allow construction of a ground-mounted 4.875 megawatt photovoltaic solar array. Zoned Rural (R), Map 1, Lot 11. The applicant is Gorham ME 1, LLC and is represented by Dale Knapp, Boyle Associates.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2
3. Staff Review	2-4
4. Waivers	5
5. Findings of Fact	5-10
6. Motions	11
7. Planning Board January 4, 2021 Meeting Minutes	11-13

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application (optional)		NA
Public Hearing		January 4, 2021
Drone site walk		February 1, 2021
Public Hearing		March 1, 2021

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and may not be all inclusive of project requirements. Staff notes are review comments and recommendations prepared by the Town Planner and, if applicable, the Town’s peer review consultant, regarding applicability to The Gorham Land Use Development Code and standard engineering practices.

The Planning Board refers to staff notes during the review process; however it shall be noted that staff recommendations are non-committal and all final decisions are those of the Planning Board and not Town Staff.

George H. Fox, Chairman, Gorham Planning Board

PLACE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.

1. OVERVIEW

This is a request for approval to allow construction of approximately 35 acres of 4.875 megawatts ground-mounted photovoltaic solar array and associated infrastructure including a chain link perimeter fence to be located at 7 Nonesuch Road. This is the second time this application has been before the Board, the first time being January 4, 2021; minutes from that meeting are included on pages 11-13.

2. ITEMS OF NOTE

- A. Public Hearing: This item is on for a public hearing, which will require the Planning Board to open the item for public comment.
- B. The applicant has applied for NRPA and SLODA permits. The applicant has received ACOE permit NAE-2020-02427 as well as the Site Law permit.
- C. The applicant has provided the requested information for review about glare, stormwater, financial capacity and a tree screening plan.

3. STAFF REVIEWS

Assessing Department: No comments

Code Department: February 24, 2021

The applicant needs to show documentation about a possible subdivision creation.

Fire Department: November 17, 2020

I have reviewed the submitted plans for Burnham Road Solar Project dated 08-20-2020 and have the following requirements or Questions

- 1. NFPA 1 - 18.2.3.5.1.1 requires an unobstructed width of not less than 20' road way. This appears to be met at this time.
- 2. The proposed turn arounds need to be 50' long The Y shown is OK.
- 3. The building (If there is one) will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1. All buildings shall be properly numbered in accordance with E911 standards including height, color and location. The plans show cabinets at this time. If changes will need to look at. The project shall receive an E911 address and that address shall be posted at or near the entrance in accordance with applicable standards to include height and color.
- 4. Gate? If a lock is placed on the gate to the access road there will be a Lock Box attached to the gate and a key in the box for Fire Department access to the site. Cost of lock box \$ 90.00 +/- app.
- 5. Any hazardous materials used or stored on the project we need SDS sheets for any product.
IE: Transformer Oil

No other requirements at this time.

Planning Department: February 24, 2021

1. The applicant needs to show documentation about a possible subdivision creation. Legal review of any submission would be necessary.
2. Landscape plan review is pending.

Police Department: No comments

Public Works Department: No comments

Conservation Commission: December 16, 2020

Based on this site's proximity to the Fuller Farm conservation area and the Nonesuch River, we are interested in pursuing a pedestrian trail easement on this site. This could allow us to connect to existing trails and provide more outdoor recreational opportunities for South Gorham.

We would be happy to work with the developer to help define this easement.

Woodard & Curran: February 25, 2021

TO: Carol Eyerman, Town Planner
FROM: Darrin Stairs, P.E., & Amy LeBel, E.I.T.
DATE: February 25, 2021
RE: Burnham Road Solar Site Plan Application

Woodard & Curran has reviewed the Site Plan Application for the Burnham Road Solar Project to be located at 17 Nonesuch Road, in Gorham, Maine. We have reviewed the project for compliance with the applicable Town of Gorham Land Use and Development Codes and General Engineering practices. The proposed development will consist of a 4.875 MW AC ground-mounted solar array that will occupy approximately 35 acres. The following documents were reviewed:

- Response to Comments Letter attachments, dated January 21, 2021, prepared by BH2M, on behalf of Consolidated Edison Development, Inc.
- Engineering Plans, Sheets C-1.0-C-5.1, dated January 14, 2021, prepared by Boyle Associates and BH2M, on behalf of Consolidated Edison Development, Inc.

We provide the following comments:

General Civil Engineering

- *The proposed ditch turnouts do not appear to align with the treatment buffers shown on the plans; the Applicant should review and revise the proposed grading to ensure that flows from the road are conveyed to the ditch turnouts and discharged to the buffers as sheet flow as intended.* The Applicant revised the grading to include drainage swales along the roadway to direct runoff to proposed treatment buffers. In a couple of locations, proposed grades do not tie into existing grades. Additionally, the grading is unclear south of Turn Out Buffer 4 (between the 142' and 138' existing contours). The Applicant should review and revise the proposed grading as needed, with particular attention to proposed grading at Turn Out Buffers 1 and 2 and existing grading south of Turn Out Buffer 4.

- *The Applicant indicated that NRPA, SLODA and ACOE permit applications were submitted to the Maine DEP and the US Army Corps. Copies of all permit approvals should be forwarded to the Town upon receipt.*

Chapter 4 – Site Plan Review

Section 4-9 – Approval Criteria and Standards

- Please provide the following information regarding Stormwater Management (Section 4.9 F):
 - The Applicant has provided engineering calculations demonstrating post-development peak runoff rates slightly exceed pre-development peak runoff rates at AP-2 and AP-3 in one or more of the design storm events. In cases where post-development peak runoff rates exceed pre-development runoff rates, the Applicant should provide onsite stormwater detention or written easements from the abutting property owners receiving increased stormwater discharge from the Site per Section 4.9.F.1).

Please contact our office if you have any questions.

Portland Water District: No comments

TOWN OF GORHAM PLANNING BOARD
SITE PLAN AMENDMENTS REVIEW AND FINDINGS OF FACT
For
GORHAM SOLAR 1, LLC

March 1, 2021

Applicant/Property Owner: The property owner/applicant is Gorham ME 1, LLC, 7 Nonesuch Road, Gorham, ME 04038.

Property: The lot is identified in the assessor database as Tax Map 1, Lot 11, and located at 7 Nonesuch Road, Gorham, ME 04038.

Consultant: Dale Knapp, Boyle Associates

Project Description: To allow construction of approximately 35 acres with a 4.875 megawatts ground-mounted photovoltaic solar array and associated infrastructure including a perimeter fence to be located at 7 Nonesuch Road.

Site Description: The entire parcel is 125.3 acres in size and is located at 7 Nonesuch Road, off Mitchell Hill Road. There is an existing house on the parcel.

Applicability: The applicant's proposal requires site plan review because it involves construction of a utility.

Zoning: Rural (R); Shoreland Overlay

Variations: None required.

Waivers approved: The following waivers were approved on January 4, 2021 from the submission requirements of Chapter 4:

- a. 1"=50' required scale of plans
- b. 1"=400' required scale of locus maps
- c. Inclusion of two foot existing contour lines

Pursuant to the Application: This is the second review the Board has had for this project.

The projects and plans and other documents considered to be a part of the approval by the Planning Board in this ruling consist of the following:

Boyles Associates, consist of the following:

Sheet C-1.0 – Site Plan – 10/27/20
Sheet C-2.0 – Stormwater Treatment – 10/27/20
Sheet C-3.0 – Pre-Development Stormwater – 10/27/20
Sheet C-3.1 – Post-Development Stormwater – 10/27/20
Sheet C-4.0 – Standard Details – 10/27/20

Sheet C-5.0 – Erosion and Sedimentation Control Details – 10/27/20
Sheet C-5.1 – Erosion and Sedimentation Control Details – 10/27/20
Sheet 1 – Standard Boundary Survey – 10/27/20

Other documents submitted consist of the following:

Site Plan Application – 10/27/20
Stormwater Report – 10/27/20
Natural Resources Report – 10/27/20
State and Federal Permits – 10/27/20 (ACOE Permit A-2020-02427; SLODA/NRPA L-28831-PS-A-N; L28831-TF-B-N received)
Fence Specifications – 10/27/20
Letter of Financial Capacity - Thomas P. Sweeney, III, Con Edison Clean Energy Businesses, Inc. – 08/08/20
Letter of Technical capacity - Boyle Associates; BH2M; Krebs & Lansing Consulting Engineers, JD&A for landscaping and buffering – 10/27/20
Waiver Requests – see applicant Exhibit G
Gorham Town Planner Comments – 02/25/21
Gorham Assessor – No comments
Gorham Fire Chief – 11/17/20
Gorham Code Enforcement Officer – No comments
Gorham Police Chief – No comments
Gorham Public Works Director – No comments
Woodard & Curran Comments – 2/25/21
Conservation Commission – 12/16/20

CHAPTER 4, SITE PLAN REVIEW, SECTION 9 – Approval Criteria and Standards

The Planning Board, following review of the Site Plan Amendment Application, makes these findings based on the Site Plan Review criteria found in Chapter 4, Section 9 – Approval Criteria and Standards of the Town of Gorham Land Use and Development Code.

A. Utilization of the Site: The plan for the development will reflect the natural capabilities of the site to support development.

The applicant is proposing to construct approximately 35 acres of 4.875 megawatt ground-mounted photovoltaic solar array and associated infrastructure including a perimeter fence.

The construction will be on the portion of the property that is outside of the 100 year floodplain.

Finding: The plan for the development reflects the natural capabilities of the site to support the development and the natural features and drainage ways are preserved to the greatest extent practical.

B. Access to the Site: Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.

Access to the site is via Burnham Road. There will be very little additional vehicle trips, after construction, proposed with this project.

Finding: *Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.*

C. Access into the Site: Vehicular access into the development will provide for safe and convenient access.

The applicant is proposing access via a 20 foot gravel way off Burnham Road.

Finding: *The plans provide for safe and convenient vehicular access into the development.*

D. Internal Vehicular Circulation: The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site.

The site provides for a two-way vehicle access located on the western side of the parcel. Burnham Road provides frontage and access to the property. The proposed 20 foot gravel way will provide access to the solar array.

Finding: *The layout of the site provides for the safe movement of passenger, service, and emergency vehicles through the site.*

E. Pedestrian Circulation: The development plan will provide for a system of pedestrian circulation within and to the development.

The access drive provides for pedestrian traffic where needed throughout the site.

Finding: *The plans provide a system of pedestrian circulation within the development.*

F. Storm water Management: Adequate provisions will be made for the disposal of all storm water collected on streets, parking areas, roofs or other impervious surfaces through a storm water drainage system and maintenance plan which will not have adverse impacts on abutting or downstream properties.

A hydrologic model was developed to evaluate the existing and proposed drainage conditions on site. The results of the analysis indicate that there is no increase in peak discharge rates between the pre- and post-development conditions.

Finding: *The site has adequate provisions for the disposal of all storm water collected on streets, parking areas, roofs or other impervious surfaces through a stormwater drainage system and maintenance plan which does not have adverse impacts on abutting or downstream properties.*

G. Erosion Control: For all projects, building and site designs and roadway layouts will fit and utilize existing topography and desirable natural surroundings to the fullest extent possible.

Any soil disturbance will require erosion and sedimentation controls that meet the Maine Erosion and Sediment Control Best Management Practices.

Finding: *The plan utilizes existing topography and desirable natural surroundings to the fullest extent possible.*

H. Water Supply: The development will be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the State of Maine for drinking water.

No water supply is needed for this development.

Finding: The development does not require a water supply. Therefore, this standards does not apply.

I. Sewage Disposal: A sanitary sewer system will be installed at the expense of the developer if the project is located within a sewer service area as identified by the sewer user ordinance. The Site Plan Review Committee or Planning Board may allow individual subsurface waste disposal systems to be used where sewer service is not available.

No sewer disposal is needed for this development.

Finding: The development does not require sewer disposal. Therefore, this standards does not apply.

J. Utilities: The development will be provided with electrical and telephone service adequate to meet the anticipated use of the project.

Electrical wiring will be aggregated into underground PVC conduit. The conduit will be buried in trenches 2-4 inches deep within the array area and will connect into the existing electric pole at Burnham Road.

Finding: The development will provide for adequate electrical and phone service to meet the anticipated use of the project.

K. Natural Features: The landscape will be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and by retaining existing vegetation insofar as practical during construction.

The applicant proposes to remove the landscaping throughout the interior of the site and meadow conditions will be maintained and will not be mowed more than twice a year.

Finding: The development of the site will preserve existing vegetation to the greatest extent practical during construction.

L. Groundwater Protection: The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

The project will not affect groundwater quantity or quality.

Finding: The proposed development will not adversely impact either the quality or quantity of the groundwater available to abutting properties or public water supply systems.

M. Exterior Lighting: The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours.

This project does not require exterior lighting.

Finding: *The proposed development does not require exterior lighting. Therefore, this requirement does not apply.*

O. Waste Disposal: The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.

No hazardous waste will be generated and all solid waste from construction will be collected in a dumpster onsite and transported away via private service.

Finding: *The development will provide for adequate disposal of solid wastes and hazardous waste.*

P. Landscaping: The development plan will provide for landscaping to define street edges, break up parking areas, soften the appearance of the development and protect abutting properties from adverse impacts of the development.

The applicant is proposing to remove the landscaping throughout the site and plant low growth grass mix which will be mowed no more than twice a year. The applicant has provided a Site Buffer Planting Plan, LA S #1 and 2, which shows a mixture of evergreen trees and shrubs along the northeastern and northwestern lot lines.

Finding: *The proposed plan will provide landscaping to soften the appearance of the development.*

Q. Shoreland Relationship: The development will not adversely affect the water quality or shoreline of any adjacent water body. The development plan will provide for access to abutting navigable water bodies for the use of occupants of the development.

A portion of the lot is located in the 100 year floodplain. The arrays and equipment are located outside of the 100 year floodplain.

Finding: *The development will not adversely affect the water quality or shoreline of any adjacent body of water.*

R. Technical and Financial Capacity: The applicant has demonstrated that he has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan.

The applicant has submitted a letter from Thomas P. Sweeney, III of Con Edison Clean Energy Businesses, Inc. dated August 8, 2020 stating that there is financial capacity. Technical capacity is demonstrated by the hiring of Boyle Associates; BH2M; Krebs & Lansing Consulting Engineers and TJD&A for landscaping and buffering.

Finding: *The applicant has the financial and technical capacity to complete the project in accordance with Gorham's Land Use and Development Code and the approved plan.*

S. Buffering: The development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and to screen service and storage areas. The buffer areas required by the district regulations will be improved and maintained.

The applicant is proposing to remove landscaping on site and install low growth grass. On the western portion of the site, in the direction of residential abutting properties, 70 feet of uninterrupted vegetation will remain as a buffer. In addition, the applicant has provided a Site Buffer Planting Plan, LA S #1 and 2, which shows a mixture of evergreen trees and shrubs along the northeastern and northwestern lot lines.

Finding: *The development provides buffering to the project, screen service and storage areas.*

T. Noise: *The applicant has demonstrated that the development will comply with the noise regulations listed in Table 1 – Sound Level Limits and the associated ordinances.*

The uses at the site are required to meet the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7am-7pm) and 50 dBA nighttime (7pm- 7am).

Finding: *The development will comply with the A-weighted hourly equivalent sound level limits of 60 dBA daytime (7am-7pm) and 50 dBA nighttime (7pm-7am).*

Conditions of Approval

1. That this approval is dependent upon, and limited to, the proposals and plans contained in this application and supporting documents submitted and affirmed by the applicants and that any variation from the plans, proposals and supporting documents is subject to review and approval by the Planning Board or Site Plan Review Committee, except for minor changes which the Town Planner may approve;
2. That prior to the commencement of construction of the site plan, the applicant is responsible for obtaining all required local, state and federal permits;
3. That any proposed use on the site shall meet the sound level requirements outlined under Chapter 4, Section 9, T. Noise;
4. That the plans shall be revised to address all staff comments;
5. That a performance bond for the decommissioning of the array project shall be established prior to the pre-construction meeting;
6. That prior to the pre-construction meeting, the applicant will establish the following: an escrow for field inspection meeting the approvals of Town Staff;
7. That prior to the commencement of any site improvements, the applicant, its earthwork contractor, and the design engineer shall arrange a pre-construction meeting with the Town's Review Engineer, Public Works Director, Fire Chief, Code Enforcement Officer and the Town Planner to review the proposed schedule of improvements, conditions of approval, and site construction requirements;
8. That all site construction shall be carried out in conformance with the Maine Erosion and Sediment Control Best Management Practices, Maine Department of Environmental Protection, latest edition and in accordance with the erosion and sedimentation control information contained in the application;

9. That the site plan amendment shall not be released for recording at the Registry of Deeds until the required performance guarantee has been posted meeting the approval of Town Staff, and the site plan is required to be recorded within one year of original approval or the approval becomes null and void;
10. That the Planning Board Chairman is authorized by the Planning Board to sign the Findings of Fact on behalf of the entire Board; and
11. That once the site plan amendment has been recorded at the Cumberland County Registry of Deeds, a dated copy of the recorded subdivision/site amendment plan shall be returned to the Town Planner prior to the pre-construction meeting.

SUGGESTED MOTIONS:

TO POSTPONE APPROVAL:

Move to postpone further review of Gorham ME 1, LLC request for major site plan approval pending responses to remaining issues (and revisions to the plans).

FOR SITE PLAN APPROVAL:

Move to grant Gorham ME 1, LLC request for site plan approval for construction of approximately 35 acres of 4.875 megawatts ground-mounted photovoltaic solar array and associated infrastructure including a perimeter fence for the property located at 7 Nonesuch Road on Map 1 Lot 11 in the Rural zoning district with Findings of Fact and Conditions of Approval as written by the Town Planner and modified this evening by the Planning Board.

TO CONSENT AGENDA APPROVAL:

Move to place further review of Gorham ME 1, LLC request for site plan approval for construction of approximately 35 acres of 4.875 megawatts ground-mounted photovoltaic solar array and associated infrastructure including a perimeter fence for the property located at 7 Nonesuch Road on Map 1 Lot 11 in the Rural zoning district on a Consent Agenda pending responses to remaining issues that include subdivision and landscape plan review (and revisions to the plans, if needed).

PLANNING BOARD MEETING MINUTES

JANUARY 4, 2021
FOR REVIEW ONLY

Ms. Eyerman gave the Board an overview of the project, which will include associated infrastructure of an access way and a chain link fence. She said the applicant has received its Army Corps of Engineers permit and NRPA and SLODA permits are pending. She told the Board that the Conservation Commission is interested in pursuing a pedestrian trail easement on site, based on its proximity to the Fuller Farm conservation area and the Nonesuch River, and that the Commission would work with the developer to define the trail easement. Ms. Eyerman said financial capacity needs to be established and noted that the applicant is requesting three waivers from the submission requirements of Chapter 4 of the Land Use Code, which are as follows:

1. 1" = 50' required scale of plans
2. 1" = 400' required scale of locus maps

3. Inclusion of two-foot existing contour lines

Dale Knapp, Boyle Associates, introduced Chris Byers, and gave an overview of the project. Mr. Knapp said the fencing will not be chain link but will instead be agricultural fence with wooden posts and mesh. Mr. Byers said that the panels proposed are fixed tilt and have no moveable parts. The panels are mounted on I beams which are driven into the ground and no concrete is proposed. The majority of the wiring for the project will be underground. The leading edge of the solar panels will be 36 inches off the ground to allow for mowing, no more than twice a year. Solar projects are generally self-treating and will not generate stormwater; the meadow underneath the panels provides stormwater treatment for the small amount of impervious surface from access roads or pads.

PUBLIC COMMENT PERIOD OPENED: Nick Messer said he has just purchased acreage abutting the project and is concerned about the possible impact on wildlife. He is also concerned about clear cutting that may occur on his property.

Ian Clark, 119 Burnham Road, abutter directly across the street from the project, expressed concern in particular about the impact on the area of the project's aesthetics. He asked which way the panels will face and will there be a great deal of reflection.

Sean Callahan, 125 Burnham Road, expressed concerns about buffering and Mitchell Hill Road and Nonesuch Road visual impact.

PUBLIC COMMENT PERIOD ENDED

Mr. Anderson noted that he lives in the area and said he is concerned about the view down Mitchell Hill Road. Mr. Firmin asked what can be done to soften the view along Mitchell Hill Road. Mr. Grassi suggested that a drone site walk for the area would be appropriate. After further discussion among Board members and Mr. Knapp, it was agreed that a drone site walk would be appropriate for this project, especially regarding buffering that may be required. Mr. Knapp said they can provide a video of the site from the ground as well for the Board, and referred to a 3-dimensional model based on LIDAR tree heights showing a projected view shed analysis. Mr. Fox noted that most of the abutter comments appear to be centered about the visual aesthetics of the project on the abutting residential areas, especially at the west most corner where the disturbance comes close to the property.

In reply to Mr. Fox, Mr. Knapp pointed out the setbacks at the different boundaries along the property, particularly the west most corner, and the clearing limits on the site. Mr. Knapp told Ms. Butler-Bailey that they are not aware of any trails in the area that they will lease, just tree harvesting pathways and game trails. Ms. Eyerman said she will facilitate a conversation with the Conservation Commission and the applicant about possible trails. Mr. Knapp told Mr. Grassi that the structure on the parcel is located outside the project area.

Mr. Knapp told Mr. Hughes that there are no batteries proposed with this project, it will connect to the existing 3-phase and deliver locally. Only equipment pads will be located on site. The panels will be silent, the project shuts down at night, all the invertors turn off, and the transformer noise created is similar to a pad-mounted residential air conditioner. No lighting is proposed on site, unless specifically requested by emergency services locally, such as a motion detector light by the gate. Mr. Knapp said that the project will be self-treating for stormwater, and no water would leave the site.

Ms. Durst asked if a landowner would need permission from the Town to clear cut trees from his property. Ms. Eyerman said there is no tree clearing/lot grading portion in the ordinances, but it could be done so long as there is a tree harvesting plan in place through the state.

PUBLIC COMMENT PERIOD REOPENED: Steve Quimby, 166 Burnham Road, spoke about water issues and asked about the flagging that has appeared at his property boundaries. Mr. Knapp said the flags could be as a result of the boundary survey they have had done, but it was agreed that Mr. Quimby and Mr. Knapp would meet outside the meeting to discuss the flagging in further detail.

PUBLIC COMMENT PERIOD ENDED

Regarding the applicant's waiver requests, Steve Blake, BH2M, advised the Board that they have the ability to create 1 foot contours, but a project of this size does not need that level of detail and not a great deal of grading will be required on site.

James Anderson MOVED and Vincent Grassi SECONDED a motion to grant the applicant's waiver requests from the submission requirements of Chapter 4 as follows: 1" = 50' required scale of plans, 1" = 400' required scale of locus maps, and inclusion of two-foot existing contour lines. Motion CARRIED, 7 ayes.

Mr. Fox summarized remaining issues to include scheduling a drone site, the applicant will supply a visual of what the aesthetics look like, the need for a Maine DEP permit, adjustment to the plans based on Town's peer engineer's comments.

James Anderson MOVED and Scott Firmin SECONDED a motion to table further review of Gorham ME 1, LLC's request for site plan approval for the construction of a 4.875 megawatt ground-mounted photovoltaic solar array and associated infrastructure pending the scheduling of a drone site walk and responses to remaining issues. Motion CARRIED, 7 ayes. [8:25 p.m.]