

**In The Matter Of:**  
*Town of Mamakating*  
*Zoning Board of Appeals*

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*Aldo Parisi*  
*2-23-17*  
*February 23, 2017*

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*Jeric Corporation*  
*Court Reporting Services*  
*P.O. Box 385*  
*Narrowsburg, NY 12764*  
*(845) 252-3515*

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
ZONING BOARD OF APPEALS

----- X

Aldo Parisi  
Whitman Road  
Tax Map Section 58; Block 1, Lot 77  
Neighborhood Residential Zone

----- X

Town Hall  
Town of Mamakating  
February 23, 2017  
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- BEVERLY MARTIN, Board Member
- CATHERINE DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, Board Member
- GRAHAM VEST, Alternate Board Member
- STEVEN MOGEL, ESQ., Attorney

Also Present: William Norton, L.S.

JERIC CORPORATION  
Court Reporting Services  
P.O. Box 385  
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1                   - RE: A. PARISI -

2           CHAIRMAN MORDAS: Okay. With that being said, first  
3 on the agenda, I'm going to go with the Parisi application.  
4 They're not on the agenda. I didn't receive paperwork on  
5 it. I hope some of you have it.

6           Cathy, I'm going to lean on you on this application  
7 since I don't have much background on it.

8           Okay. Is Mr. Parisi present? It's time for your  
9 story, sir.

10          MR. NORTON: Come on up.

11          My name is Bill Norton from Mercurio, Norton, Tarolli  
12 and Marshall, here to represent Mr. Parisi on his property  
13 at Yankee Lake.

14          In front of you I have a little site plan here that  
15 shows some of the properties that Mr. Parisi owns along the  
16 shoreline of the lake, almost directly across from Pine  
17 Kill Road, in that area of Yankee Lake. On one of the  
18 larger parcels he's had a small cottage. I believe it was  
19 a little less than 400 square feet. It has a beautiful  
20 stone fireplace on it and it's serviced by an outhouse.  
21 Mr. Parisi would like to add a small addition to it, 14 by  
22 16, to the back of the cottage. We're here because the  
23 existing building and, obviously the addition, are too  
24 close to the side yard lines. We would be applying for an  
25 area variance. The closest the new addition would be to

1                   - RE: A. PARISI -

2 the line is 5.7 feet and the zoning requires 30 feet.

3           Along with building the addition, Mr. Parisi has owned  
4 several other dwellings on other properties. If you're  
5 familiar with him, he's done a very nice job renovating  
6 them and making the neighborhood look a lot nicer than it  
7 did before.

8           Along with the addition we're going to eliminate the  
9 outhouse. We have designed and engineered a new septic  
10 system which will be a nice addition to this cottage, as  
11 well.

12           BOARD MEMBER DAWKINS: So this is the septic here?

13           MR. NORTON: This is the proposed septic. Right now  
14 there's just an outhouse.

15           BOARD MEMBER FINDLEY: Why are there two different  
16 lines?

17           MR. NORTON: The dashed lines are reserve lines. So  
18 we would be putting in at three lines and it's a 50  
19 percent --

20           BOARD MEMBER DAWKINS: And whose lands are these? And  
21 he has an existing well.

22           MR. NORTON: When we design a septic system, that's  
23 really not part of the application, but we have to show a  
24 hundred foot radius from an existing well so we show all  
25 the existing wells. There's one here, there's one here and

1                   - RE: A. PARISI -

2 there's one here on Mr. Parisi's property.

3           BOARD MEMBER DAWKINS: And where his septic?

4           MR. NORTON: I'm not sure. Most of those houses are  
5 old so unless there's something on file ...

6           She just asked me where the neighbor's septic was. I  
7 don't know.

8           MR. PARISI: Too close to my property.

9           BOARD MEMBER RAMPE: What's the existing setback now?  
10 I know you said --

11          MR. NORTON: 5.7 will be this exact same distance.

12          BOARD MEMBER RAMPE: Okay.

13          MR. NORTON: They may not need a variance for the  
14 existing cottage.

15          BOARD MEMBER RAMPE: Right.

16          BOARD MEMBER DAWKINS: And when was the existing  
17 cottage built?

18          MR. PARISI: Probably mid-thirties.

19          BOARD MEMBER DAWKINS: I notice it's not listed on the  
20 county records. Is there some reason for that?

21          MR. PARISI: Pardon me?

22          BOARD MEMBER DAWKINS: The cottage is not listed on  
23 the county records. Is there a reason for that?

24          MR. NORTON: You mean in the tax records?

25          BOARD MEMBER DAWKINS: Yes. It's in town.

1                   - RE: A. PARISI -

2           MR. PARISI:  It's actually listed, the last time I  
3 looked when I was up in Monticello, it actually has an  
4 address, I believe eight.

5           BOARD MEMBER DAWKINS:  It has what?

6           MR. PARISI:  It has an address of 8 or 10 New Whitman  
7 Road.  It just hasn't been used, you know, for years.  I've  
8 been actually working --

9           BOARD MEMBER DAWKINS:  So it's not listed as 4, it's  
10 listed on a different road number than the property that  
11 it's on?  Is it listed as part of one of these other  
12 properties?

13          MR. PARISI:  No.  It's listed on that parcel, but it  
14 actually has an address and I just don't remember.  It  
15 hasn't been used for quite a while.

16          I know that about two or three years before I bought  
17 the property people lived there for years in this cottage.  
18 That, I know for a fact.

19          BOARD MEMBER DAWKINS:  And you're proposing the  
20 addition not on the lake side but on the --

21          MR. PARISI:  On the back.

22          BOARD MEMBER FINDLEY:  Does this cottage have a  
23 foundation?

24          MR. PARISI:  The addition has a foundation.  The other  
25 does not.

1 - RE: A. PARISI -

2 BOARD MEMBER DAWKINS: So the existing is on raised  
3 stone pillars? Is that the ...

4 MR. PARISI: Yeah. Actually, one of the reasons why a  
5 foundation wasn't put in there is because there's just  
6 giant boulders underneath the property. You can't really  
7 -- I mean I would have to literally move the building and  
8 we'd have dynamite. You know, I mean we don't want to have  
9 to dig. But I did take out a couple of very, very large  
10 stones on the back part and did put a real foundation in.  
11 It's like five feet. You know, it's up to code, the  
12 addition foundation.

13 BOARD MEMBER FINDLEY: Oh. So the addition's done.

14 BOARD MEMBER DAWKINS: So is the addition done?

15 MR. PARISI: No.

16 BOARD MEMBER DAWKINS: Has it been started?

17 MR. PARISI: Yes, it has.

18 CHAIRMAN MORDAS: How many square feet for the  
19 original structure?

20 MR. NORTON: Three ninety-two.

21 CHAIRMAN MORDAS: Three ninety-two?

22 MR. NORTON: Yes. The addition will be another, say,  
23 two twenty-four, the addition, so it will bring it up to  
24 six sixteen, total.

25 CHAIRMAN MORDAS: All right. And you are looking to

1 - RE: A. PARISI -

2 upgrade the septic system with the --

3 MR. NORTON: Yes. We've designed the new septic  
4 system. With the addition, the septic system will be  
5 installed.

6 BOARD MEMBER RAMPE: And this is the only building on  
7 this property?

8 MR. NORTON: Yes.

9 BOARD MEMBER DAWKINS: So he's got --

10 BOARD MEMBER FINDLEY: On that lot.

11 BOARD MEMBER DAWKINS: -- one, two, three, four, five  
12 lots, but --

13 BOARD MEMBER FINDLEY: Only one --

14 BOARD MEMBER DAWKINS: One modern house, one house  
15 slated to be demolished, this cottage with the proposed  
16 addition. Are we correct on that?

17 MR. NORTON: Well, there's more properties, too.

18 BOARD MEMBER DAWKINS: Well, these are the ones in  
19 the --

20 MR. NORTON: Right.

21 BOARD MEMBER DAWKINS: These are --

22 MR. NORTON: I mean he owns this house, also.

23 BOARD MEMBER DAWKINS: Oh.

24 MR. NORTON: He owns a house over here. I mean he's  
25 bought up a nice section of the neighborhood so he could



1 - RE: A. PARISI -

2 pick his neighbors.

3 MR. PARISI: Many years of putting many little things  
4 together.

5 MR. NORTON: And the buildings that were nice,  
6 including this one, he's fixed up.

7 BOARD MEMBER DAWKINS: It looks like the stone  
8 fireplace was added. When was this --

9 MR. PARISI: No. There was a stone fireplace. I just  
10 refurbished. You know, I just --

11 BOARD MEMBER DAWKINS: I was going to say this is a  
12 new fireplace.

13 MR. NORTON: A beautiful fireplace.

14 BOARD MEMBER DAWKINS: And we're sitting in the water,  
15 on the water?

16 MR. NORTON: No.

17 MR. PARISI: No. It's about 25 feet off the water.

18 BOARD MEMBER DAWKINS: When was the --

19 BOARD MEMBER FINDLEY: This states that.

20 BOARD MEMBER MARTIN: That's 25 feet?

21 BOARD MEMBER FINDLEY: I would say it's close, yes.

22 BOARD MEMBER MARTIN: Is this the back of the house or  
23 the side?

24 MR. PARISI: That's the side.

25 BOARD MEMBER MARTIN: And is this the lake?

1 - RE: A. PARISI -

2 MR. PARISI: Yes.

3 BOARD MEMBER DAWKINS: And this is the winter lake.

4 BOARD MEMBER RAMPE: It says 11.9.

5 BOARD MEMBER DAWKINS: So that's about right. That's  
6 about right. Eleven feet, okay. That's about right.

7 MR. MOGEL: It's just the one variance that you  
8 require.

9 BOARD MEMBER DAWKINS: Just a side yard area variance.  
10 So we have to set up a public hearing.

11 MR. MOGEL: Yes.

12 CHAIRMAN MORDAS: All right. Motion to set up a  
13 public hearing for Mr. Parisi.

14 BOARD MEMBER DAWKINS: So moved.

15 BOARD MEMBER MARTIN: Second.

16 CHAIRMAN MORDAS: All in favor?

17 BOARD MEMBER MARTIN: Aye.

18 BOARD MEMBER RAMPE: Aye.

19 BOARD MEMBER DAWKINS: Aye.

20 BOARD MEMBER FINDLEY: Aye.

21 CHAIRMAN MORDAS: Aye.

22 (The motion was approved and carried.)

23 BOARD MEMBER DAWKINS: Next month?

24 MR. NORTON: Sure.

25 CHAIRMAN MORDAS: Mr. Parisi, to avoid any future

1 - RE: A. PARISI -

2 problems, confusion, if you could put your name, your  
3 address and contact information on that pad.

4 MR. PARISI: Okay.

5 BOARD MEMBER DAWKINS: I think your application -- no,  
6 that was somebody else.

7 MR. PARISI: Do you want the post office box?

8 CHAIRMAN MORDAS: Post office box, phone number.

9 MR. PARISI: Okay.

10 BOARD MEMBER DAWKINS: I thought I saw something  
11 that indicated the wrong zone, but it's Neighborhood  
12 Residential, so ...

13 CHAIRMAN MORDAS: Easy access because we're without a  
14 secretary. We need to get these couple of notification  
15 mailers done right.

16 MR. MOGEL: So did you actually vote?

17 CHAIRMAN MORDAS: Yes.

18 MR. PARISI: Thank you.

19 CHAIRMAN MORDAS: Thank you, Mr. Parisi.

20 (Time noted: 7:28 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Application of Aldo Paris, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: March 22, 2017

	11:16;13:25	12:9	13:11	<b>line (1)</b> 9:2
<b>A</b>	<b>boulders (1)</b> 12:6	<b>directly (1)</b> 8:16	<b>front (1)</b> 8:14	<b>lines (5)</b> 8:24;9:16,17,17,18
<b>access (1)</b> 16:13	<b>box (2)</b> 16:7,8	<b>distance (1)</b> 10:11	<b>future (1)</b> 15:25	<b>listed (7)</b> 10:19,22;11:2,9,10, 11,13
<b>across (1)</b> 8:16	<b>bring (1)</b> 12:23	<b>done (4)</b> 9:5;12:13,14;16:15	<b>G</b>	<b>literally (1)</b> 12:7
<b>actually (6)</b> 11:2,3,8,14;12:4; 16:16	<b>building (4)</b> 8:23;9:3;12:7;13:6	<b>dwelling (1)</b> 9:4	<b>giant (1)</b> 12:6	<b>little (3)</b> 8:14,19;14:3
<b>add (1)</b> 8:21	<b>buildings (1)</b> 14:5	<b>dynamite (1)</b> 12:8	<b>H</b>	<b>lived (1)</b> 11:17
<b>added (1)</b> 14:8	<b>built (1)</b> 10:17	<b>E</b>	<b>hearing (2)</b> 15:10,13	<b>look (1)</b> 9:6
<b>addition (14)</b> 8:21,23,25;9:3,8, 10;11:20,24;12:12, 14,22,23;13:4,16	<b>C</b>	<b>Easy (1)</b> 16:13	<b>hope (1)</b> 8:5	<b>looked (1)</b> 11:3
<b>addition's (1)</b> 12:13	<b>carried (1)</b> 15:22	<b>eight (1)</b> 11:4	<b>house (5)</b> 13:14,14,22,24; 14:22	<b>looking (1)</b> 12:25
<b>address (4)</b> 11:4,6,14;16:3	<b>Cathy (1)</b> 8:6	<b>Eleven (1)</b> 15:6	<b>houses (1)</b> 10:4	<b>looks (1)</b> 14:7
<b>agenda (2)</b> 8:3,4	<b>CHAIRMAN (12)</b> 8:2;12:18,21,25; 15:12,16,21,25;16:8, 13,17,19	<b>eliminate (1)</b> 9:8	<b>hundred (1)</b> 9:24	<b>lot (2)</b> 9:6;13:10
<b>almost (1)</b> 8:16	<b>close (3)</b> 8:24;10:8;14:21	<b>else (1)</b> 16:6	<b>I</b>	<b>lots (1)</b> 13:12
<b>along (3)</b> 8:15;9:3,8	<b>closest (1)</b> 8:25	<b>engineered (1)</b> 9:9	<b>including (1)</b> 14:6	<b>M</b>
<b>application (4)</b> 8:3,6;9:23;16:5	<b>code (1)</b> 12:11	<b>exact (1)</b> 10:11	<b>indicated (1)</b> 16:11	<b>mailers (1)</b> 16:15
<b>applying (1)</b> 8:24	<b>confusion (1)</b> 16:2	<b>existing (8)</b> 8:23;9:21,24,25; 10:9,14,16;12:2	<b>information (1)</b> 16:3	<b>making (1)</b> 9:6
<b>approved (1)</b> 15:22	<b>contact (1)</b> 16:3	<b>F</b>	<b>installed (1)</b> 13:5	<b>many (3)</b> 12:18;14:3,3
<b>area (3)</b> 8:17,25;15:9	<b>cottage (9)</b> 8:18,22;9:10; 10:14,17,22;11:17, 22;13:15	<b>fact (1)</b> 11:18	<b>J</b>	<b>Marshall (1)</b> 8:12
<b>avoid (1)</b> 15:25	<b>county (2)</b> 10:20,23	<b>familiar (1)</b> 9:5	<b>job (1)</b> 9:5	<b>MARTIN (5)</b> 14:20,22,25;15:15, 17
<b>Aye (5)</b> 15:17,18,19,20,21	<b>couple (2)</b> 12:9;16:14	<b>favor (1)</b> 15:16	<b>K</b>	<b>may (1)</b> 10:13
<b>B</b>	<b>D</b>	<b>feet (8)</b> 8:19;9:2,2;12:11, 18;14:17,20;15:6	<b>Kill (1)</b> 8:17	<b>mean (5)</b> 10:24;12:7,8; 13:22,24
<b>back (4)</b> 8:22;11:21;12:10; 14:22	<b>dashed (1)</b> 9:17	<b>file (1)</b> 10:5	<b>L</b>	<b>MEMBER (50)</b> 9:12,15,20;10:3,9, 12,15,16,19,22,25; 11:5,9,19,22;12:2,13, 14,16;13:6,9,10,11, 13,14,18,21,23;14:7, 11,14,18,19,20,21,22, 25;15:3,4,5,9,14,15, 17,18,19,20,23;16:5, 10
<b>background (1)</b> 8:7	<b>DAWKINS (31)</b> 9:12,20;10:3,16,19, 22,25;11:5,9,19;12:2, 14,16;13:9,11,14,18, 21,23;14:7,11,14,18; 15:3,5,9,14,19,23; 16:5,10	<b>FINDLEY (8)</b> 9:15;11:22;12:13; 13:10,13;14:19,21; 15:20	<b>Lake (6)</b> 8:13,16,17;11:20; 14:25;15:3	<b>Mercurio (1)</b> 8:11
<b>beautiful (2)</b> 8:19;14:13	<b>demolished (1)</b> 13:15	<b>fireplace (5)</b> 8:20;14:8,9,12,13	<b>lands (1)</b> 9:20	<b>mid-thirties (1)</b> 10:18
<b>Bill (1)</b> 8:11	<b>design (1)</b> 9:22	<b>first (1)</b> 8:2	<b>large (1)</b> 12:9	<b>modern (1)</b> 13:14
<b>BOARD (50)</b> 9:12,15,20;10:3,9, 12,15,16,19,22,25; 11:5,9,19,22;12:2,13, 14,16;13:6,9,10,11, 13,14,18,21,23;14:7, 11,14,18,19,20,21,22, 25;15:3,4,5,9,14,15, 17,18,19,20,23;16:5, 10	<b>designed (2)</b> 9:9;13:3	<b>five (2)</b> 12:11;13:11	<b>larger (1)</b> 8:18	<b>MOGEL (3)</b> 15:7,11;16:16
<b>bought (2)</b>	<b>different (2)</b> 9:15;11:10	<b>fixed (1)</b> 14:6	<b>last (1)</b> 11:2	<b>month (1)</b>
	<b>dig (1)</b>	<b>foot (1)</b> 9:24	<b>lean (1)</b> 8:6	
		<b>foundation (5)</b> 11:23,24;12:5,10, 12	<b>less (1)</b> 8:19	
		<b>four (1)</b>		

15:23 <b>Monticello (1)</b> 11:3 <b>MORDAS (12)</b> 8:2;12:18,21,25; 15:12,16,21,25;16:8, 13,17,19 <b>more (1)</b> 13:17 <b>Most (1)</b> 10:4 <b>Motion (2)</b> 15:12,22 <b>move (1)</b> 12:7 <b>moved (1)</b> 15:14 <b>much (1)</b> 8:7	14:17 <b>office (2)</b> 16:7,8 <b>old (1)</b> 10:5 <b>one (12)</b> 8:17;9:25,25;10:2; 11:11;12:4;13:11,13, 14,14;14:6;15:7 <b>ones (1)</b> 13:18 <b>only (2)</b> 13:6,13 <b>original (1)</b> 12:19 <b>out (1)</b> 12:9 <b>outhouse (3)</b> 8:20;9:9,14 <b>over (1)</b> 13:24 <b>owned (1)</b> 9:3 <b>owns (3)</b> 8:15;13:22,24	8:14 <b>pm (1)</b> 16:20 <b>post (2)</b> 16:7,8 <b>present (1)</b> 8:8 <b>Probably (1)</b> 10:18 <b>problems (1)</b> 16:2 <b>properties (4)</b> 8:15;9:4;11:12; 13:17 <b>property (7)</b> 8:12;10:2,8;11:10, 17;12:6;13:7 <b>proposed (2)</b> 9:13;13:15 <b>proposing (1)</b> 11:19 <b>public (2)</b> 15:10,13 <b>put (3)</b> 12:5,10;16:2 <b>putting (2)</b> 9:18;14:3	9:5 <b>represent (1)</b> 8:12 <b>require (1)</b> 15:8 <b>requires (1)</b> 9:2 <b>reserve (1)</b> 9:17 <b>Residential (1)</b> 16:12 <b>Right (9)</b> 9:13;10:15;12:25; 13:20;15:5,6,6,12; 16:15 <b>Road (3)</b> 8:17;11:7,10	16:6 <b>square (2)</b> 8:19;12:18 <b>started (1)</b> 12:16 <b>states (1)</b> 14:19 <b>stone (4)</b> 8:20;12:3;14:7,9 <b>stones (1)</b> 12:10 <b>story (1)</b> 8:9 <b>structure (1)</b> 12:19 <b>sure (2)</b> 10:4;15:24 <b>system (5)</b> 9:10,22;13:2,4,4
<b>N</b>	<b>P</b>	<b>Q</b>	<b>S</b>	<b>T</b>
<b>name (2)</b> 8:11;16:2 <b>need (2)</b> 10:13;16:14 <b>neighborhood (3)</b> 9:6;13:25;16:11 <b>neighbors (1)</b> 14:2 <b>neighbor's (1)</b> 10:6 <b>new (5)</b> 8:25;9:9;11:6; 13:3;14:12 <b>Next (1)</b> 15:23 <b>nice (4)</b> 9:5,10;13:25;14:5 <b>nicer (1)</b> 9:6 <b>ninety-two (2)</b> 12:20,21 <b>NORTON (22)</b> 8:10,11,11;9:13,17, 22;10:4,11,13,24; 12:20,22;13:3,8,17, 20,22,24;14:5,13,16; 15:24 <b>noted (1)</b> 16:20 <b>notice (1)</b> 10:19 <b>notification (1)</b> 16:14 <b>number (2)</b> 11:10;16:8	<b>P</b>	<b>R</b>	<b>S</b>	<b>Tarolli (1)</b> 8:11 <b>tax (1)</b> 10:24 <b>thought (1)</b> 16:10 <b>three (5)</b> 9:18;11:16;12:20, 21;13:11 <b>together (1)</b> 14:4 <b>total (1)</b> 12:24 <b>town (1)</b> 10:25 <b>twenty-four (1)</b> 12:23 <b>two (4)</b> 9:15;11:16;12:23; 13:11
<b>O</b>	<b>pad (1)</b> 16:3 <b>paperwork (1)</b> 8:4 <b>parcel (1)</b> 11:13 <b>parcels (1)</b> 8:18 <b>Pardon (1)</b> 10:21 <b>PARISI (38)</b> 8:1,3,8,12,15,21; 9:1,3;10:1,8,18,21; 11:1,2,6,13,21,24; 12:1,4,15,17;13:1; 14:1,3,9,17,24;15:1, 2,13,25;16:1,4,7,9,18, 19 <b>Parisi's (1)</b> 10:2 <b>part (3)</b> 9:23;11:11;12:10 <b>people (1)</b> 11:17 <b>percent (1)</b> 9:19 <b>phone (1)</b> 16:8 <b>pick (1)</b> 14:2 <b>pillars (1)</b> 12:3 <b>Pine (1)</b> 8:16 <b>plan (1)</b>	<b>R</b>	<b>S</b>	<b>U</b>
<b>obviously (1)</b> 8:23 <b>off (1)</b>		<b>quite (1)</b> 11:15	<b>same (1)</b> 10:11 <b>saw (1)</b> 16:10 <b>Second (1)</b> 15:15 <b>secretary (1)</b> 16:14 <b>section (1)</b> 13:25 <b>septic (9)</b> 9:9,12,13,22;10:3, 6;13:2,3,4 <b>serviced (1)</b> 8:20 <b>set (2)</b> 15:10,12 <b>setback (1)</b> 10:9 <b>several (1)</b> 9:4 <b>shoreline (1)</b> 8:16 <b>show (2)</b> 9:23,24 <b>shows (1)</b> 8:15 <b>side (5)</b> 8:24;11:20;14:23, 24;15:9 <b>site (1)</b> 8:14 <b>sitting (1)</b> 14:14 <b>six (1)</b> 12:24 <b>sixteen (1)</b> 12:24 <b>slated (1)</b> 13:15 <b>small (2)</b> 8:18,21 <b>somebody (1)</b>	<b>U</b>
		<b>radius (1)</b> 9:24 <b>raised (1)</b> 12:2 <b>RAMPE (6)</b> 10:9,12,15;13:6; 15:4,18 <b>RE (9)</b> 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1 <b>real (1)</b> 12:10 <b>really (2)</b> 9:23;12:6 <b>reason (2)</b> 10:20,23 <b>reasons (1)</b> 12:4 <b>receive (1)</b> 8:4 <b>records (3)</b> 10:20,23,24 <b>refurbished (1)</b> 14:10 <b>remember (1)</b> 11:14 <b>renovating (1)</b>	<b>S</b>	<b>V</b>
			<b>S</b>	<b>underneath (1)</b> 12:6 <b>unless (1)</b> 10:5 <b>up (8)</b> 8:10;11:3;12:11, 23;13:25;14:6;15:10, 12 <b>upgrade (1)</b> 13:2 <b>used (2)</b> 11:7,15
			<b>S</b>	<b>variance (4)</b> 8:25;10:13;15:7,9 <b>vote (1)</b>

16:16	11:9			
<b>W</b>	<b>400 (1)</b> 8:19			
<b>water (3)</b> 14:14,15,17	<b>5</b>			
<b>wells (1)</b> 9:25	<b>5.7 (2)</b> 9:2;10:11			
<b>What's (1)</b> 10:9	<b>50 (1)</b> 9:18			
<b>Whitman (1)</b> 11:6	<b>7</b>			
<b>whose (1)</b> 9:20	<b>7:28 (1)</b> 16:20			
<b>winter (1)</b> 15:3	<b>8</b>			
<b>without (1)</b> 16:13	<b>8 (1)</b> 11:6			
<b>working (1)</b> 11:8				
<b>wrong (1)</b> 16:11				
<b>Y</b>				
<b>Yankee (2)</b> 8:13,17				
<b>yard (2)</b> 8:24;15:9				
<b>years (4)</b> 11:7,16,17;14:3				
<b>Z</b>				
<b>zone (1)</b> 16:11				
<b>zoning (1)</b> 9:2				
<b>1</b>				
<b>10 (1)</b> 11:6				
<b>11.9 (1)</b> 15:4				
<b>14 (1)</b> 8:21				
<b>16 (1)</b> 8:22				
<b>2</b>				
<b>25 (2)</b> 14:17,20				
<b>3</b>				
<b>30 (1)</b> 9:2				
<b>4</b>				
<b>4 (1)</b>				