



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MAY 17, 2000 at 9:00 a.m.

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I Call to Order: The meeting was called to order at 9:00 a.m. by Chairman Eugene Pandula.

II Roll Call:

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Ann Vanneck, Member
Jack Pyms, Member
Laurel Baker, Alternate Member
Clay Brooker, Representing the Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Nikita Zukov, Alternate Member (Excused)
Judy Hoffman, Alternate Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

Chairman Pandula welcomed Mrs. Baker to the Landmarks Preservation Commission.

III Approval of the Minutes of the April 19, 2000 Meeting:
MOTION BY MRS. DOWDLE FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify:
Mrs. Delp administered the oath to all those present who wished to testify today.

V Public Hearings:

- A. Application for Certificate of Appropriateness #14-2000, (deferred from April)
Conversion of duplex to single family dwelling
Owner: Estate of Addie Smith
Applicant: Josh Mendelsohn, (Contract Purchaser)
Address: 325 Chilean Avenue
Architect: Scott Disher
Project Description: Request approval for conversion of existing duplex to single family home, to include a two story addition of a master suite, two car garage, lounge and morning room; and demolition of small carport in rear and demolition of storage building in rear, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mrs. Wilkey: Met with both parties on May 4, 2000 and reviewed the plans
Mrs. Dowdle: Met on the site
Mr. Pandula: Traded phone calls with Mr. Paine, but did not actually speak to him
Mrs. Blades: Met with both gentlemen on the site
Mrs. Vanneck: Met with both gentleman on site
Mr. Pym: Spoke to both gentlemen and inspected the site
Mrs. Albarran de Mendoza: Met with both gentlemen at her office

There was a motion at the April meeting to defer this project for re-study of the design.

Mr. Jim Paine, Attorney and Architect, (here as the associated architect) stated that the addition, when considering the two structures to be demolished, represents only a 15% increase in square footage on the site. Also, it is important to note that the new addition is 42' from the property line, even at the closest point.

Mr. Paine addressed the comments from the last meeting, and some made during individual meetings with some of the members. He stated that two comments were made relative to the front elevation. Formerly, the roofline was straight across, and the applicant was asked to break it up. The plans have been revised to drop the roof. There had also been a comment that the three windows on the second floor level represented too much glass, so the three windows have been changed to two. On the west elevation, a pedestrian door and cypress detailing was added to a wall which was thought to be too blank. Also, there was a comment that the bridge looks like it was hanging out into space. To resolve this, the stair was covered with a roof and details were added to this area. On the east elevation, which is very close to the neighbor, a window has been removed. On the north elevation, several changes were made in an effort to try to bring some order to that elevation. The two french doors on the second floor were reduced to one, a bathroom window has been reduced in size, the gable has been articulated, and the balcony was narrowed somewhat. At the pool cabana, windows were changed to french doors and two west side windows were reduced in size.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS REVISED.
MOTION SECONDED BY MRS. WILKEY.

Mrs. Vanneck and Mr. Pandula still had a problem with the way the cabana lines up. They felt its location does not let the project read as a cohesive whole. It was suggested that they study this and come back to the LPC for review of a revised design. Mr. Pandula also felt that the connector roofline is now worse than in the design presented last month.

It was noted that Royal Palms on site will be retained, and/or relocated if need be. Exterior coloring, the automobile gate and landscape/hardscape issues will be reviewed at a later date.

MRS. DOWDLE AMENDED HER MOTION FOR APPROVAL TO INCLUDE SUGGESTING THE STUDY OF THE ROOF AT THE CONNECTOR, THE STUDY OF THE ALIGNMENT OF THE DRIVEWAY AND GATE, AND ADDING ARCHES AT THE CONNECTOR.

MOTION SECONDED BY MRS. WILKEY.

Mr. Frank clarified that the intent of the motion is for approval of the project as presented, with the instruction to the applicant that the study items return at the time the landscape/hardscape is presented for approval.

MOTION CARRIED UNANIMOUSLY.

- B. Application for Certificate of Appropriateness #15-2000,
Miscellaneous changes, auxiliary structures, and site work
Owner/Applicant: James H. Clark, James H. Clark & Nancy Rutter Clark,
Revocable Living Trust
Address: 1500 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Request approval of the following:
1. Overall change to replace the existing Florida coral stone with new Florida and Dominican coral stone to match
 2. Construction of a new slat house to conceal visually and provide acoustical control for condensers and pump equipment
 3. Construction of a new pavilion to house outdoor BBQ equipment and service areas
 4. New motor entry/entry drive/motorcourt
 5. Water chain/rill
 6. East terrace, east lawn and sunken lawn terrace
 7. Arboretum Garden (Southeast of residence)
 8. Pool Terrace
 9. Meditation Garden
 10. Secret Garden
 11. Lagoon Garden
 12. Center courtyard, west terrace, grand staircase & lakeview vista
 13. Jungle Garden and North Perimeter screening
 14. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated, prior to discussion, that the application drawings show that the proposed slat house is in violation of the required 30' setback. The slat house was only 15' from the property line. The architect was notified yesterday, and has already corrected the drawings for today's presentation.

Architect Mark Marsh of Bridges, Marsh & Carmo and Mr. Robert Truskowski, Landscape Architect, presented this request. Let the record show that a model of the site was used for the presentation. Mr. Marsh handled the first three items listed above. Since this applicant was last before the LPC, the reconstruction of the service wing has begun. The main house has had extensive

demolition and renovation/restoration in accordance with the prior approval.

Replacement of the coral stone

The owner wants the design team to re-evaluate the existing coral stone which now clads the building. In order to do this, a very tedious documentation process was undertaken to document and catalog every piece of stone on the project. Rubber forms were taken of all the stone profiles. This project was undertaken because in a closer look at the structure, much deterioration was found. Approximately 30 % of the stone may be able to be saved, but the remainder will be replaced to match the existing. Attempts will be made to restore the cornice, quoins and water table. Much research has been done to try to find a source of matching coral stone. It has, indeed, been found - sources: from the Dominican Republic and from the Keys. Mr. Bob Proper of Hedrick Brothers Construction showed a sample of the existing stonework vs. the new stone which has been located. The stones must be quarried, blocked, sent to England for carving, and then shipped back here.

Mrs. Day commented that she had been very concerned about the sourcing of the stone, but now she is very satisfied with the plans for sourcing and the very valuable service which the applicant has performed relative to documentation of the existing stones. She also stated that Florida is having a recurring problem with replacement of coral stone due to the brittle nature of the material. The state is actually working on a substance to apply to the coral stone to help make it less brittle.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE REPLACEMENT OF THE CORAL STONE WITH A COMMENDATION TO THE OWNER FOR "GOING THE EXTRA MILE."

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

New Slat House

As stated earlier, staff informed Mr. Marsh that there was a setback issue relative to the proposed new slat house. It must be 30' from the north property line, and the plans have been adjusted to meet this requirement. The new slat house is 100 square feet smaller than the former slat house. It will house condensing units and pumps and is a T-shaped building. The structure is made of pressure treated wood and will be painted green. It bears no architectural reference to the main house.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE SLAT HOUSE AS PRESENTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

BBQ

The BBQ will occur on the extreme south end of the lower garden on axis with the garden room. It is an informal entertainment area, 14'x14' with two trellised roof areas and coral stone columns. The architecture does reflect the main house as to roof tile, color of stucco and detailing.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE BBQ AS PRESENTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

The remaining items were presented by the landscape architect, Mr. Truskowski.

New motor entry/entry drive/motorcourt

The historic gates, from old drawings, but never built, will now be erected at the site. The existing fountain will be maintained. A water element in the courtyard center will be replaced in coral stone. A new coral stone rill will be run from the South Ocean Boulevard line westward. A harder material may be needed for the inside of the rill to curb erosion. Driveways will be done in gravel. New tree plantings will restore the garden area. Walkways will be done in coral stone. Two large trees will flank the entry. They may be banyans, but could also be another type. A consistent hedge will line South Ocean Boulevard.

Mrs. Vanneck cautioned the applicant to be wary of planting specimens with intrusive root systems which might destroy the new work. Mr. Truskowski stated that measures are being taken to handle the root systems.

East terrace, east lawn and sunken lawn terrace A very simple and understated garden area.

Arboretum garden (southeast of residence) A Floridian private hammock garden on the Atlantic side of the property. Large salt tolerant plant material will be used here.

Pool terrace The pool will be replicated in kind as the existing pool is not repairable. The paving will be modified to include access to the lower terrace and will be done in coral stone.

Meditation Garden Includes a lily pond and is densely planted.

Secret Garden Located between the meditation garden and the lagoon garden.

Lagoon Garden Located at the guesthouse. The lagoon includes fish and water lillies. This is an intimate private space.

Center courtyard, west terrace, grand staircase and lakeview vista The paving pattern duplicates the existing pattern and four large trees will be planted in the courtyard. One will move down the stairs finding a water element, and then proceed down to a large lawn. At the water's edge there is a water gate which will be perpendicular to the main house.

Jungle Garden Screens the property from the neighbor to the north.

Mr. Truskowski noted that there will be some flowering trees and some fruit trees on the site as well. Mr. Moore reminded Mr. Truskowski that xeriscape plantings are required. Mr. Truskowski indicated that he was aware of this requirement.

MOTION BY MRS. DOWDLE FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #16-2000,

Replacement of Royal Park Bridge

Owner/Applicant: State of Florida Dept. of Transportation

Address: Royal Park Bridge

Architect/Engineer: Florida Dept. of Transportation

E.C. Driver & Associates, Inc.

Project Description: Request approval for replacement of Royal Park Bridge, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mrs. Dowdle did state, however, that she had attended the DOT workshop which had been held previously at the Town Hall.

Mr. Joe Borello, DOT Project Manager for the bridge, introduced Mr. Mario Echagarrua of E.C. Driver and Associates. He stated that the project was started in response to emergency conditions at the bridge. A temporary bridge was constructed, and attempts are now being made to finalize the plans for the new bridge. Complete plans are expected for September of this year. After that finalization, an eight month bidding process will transpire. After that, construction of the new bridge will begin.

Mr. Jim Phillips, also of E. C. Driver, explained that three factors are driving the design of the bridge: Coast Guard requirements for clearance, the attempt to keep the touch down points at both ends as low as possible, and to attempt to arrive at a concept reminiscent of the existing arch structure built in 1929. The center span is a double leaf bascule. The span is made of steel with a concrete deck. The bascule piers are quite large. There will be three spans to the west of the bascule and five to the east, all with varying lengths, in an attempt to keep the bridge low. Pedestrian overlooks will occur at each of the approach piers and bascule piers. Sidewalks will be 8' wide, and a traffic barrier will occur between the sidewalk and roadway. This barrier is crash tested concrete with steel railing on top, and is 37" high.

Bruce Chamberlain, of H2L2 Architects, stated that the bridge tender's house, from the water to 6' above the roadway, is done in pre-cast. Beyond that, the design is more ornamental to offer a more residential feel. Tile was once contemplated for use on the exterior of the tender's house, but now, the material of choice is a natural stone with a clay tile roof. Bulletproof glass with a green tint will be used on the tender's house as well. The railing on the bridge tender's house will match the bridge railing. The existing light structures on the bridge, with their fluted shafts, will be re-used. The bridge railing will be adapted from the light post design. The railing will have a solid base, a fluted shaft, and an ornamental cap, will be 3'6" in height, and will have a simple picket between. Pickets will be 6" apart. The railing will be painted. The bridge will be a warm beige color. Arches will be done in smooth finish, while the bridge above the arches will be done in textured concrete, both painted with a text coat. The bridge abutments on either side of the bridge will be 20' tall and tapered with an ornamented light fixture. (These would replace the former 13' tall abutments.)

Mrs. Albarran de Mendoza commented that the tile on the roof of the tender's house should be a true barrel tile, not an S tile. There was a commitment from the applicant that true barrel tiles would be used.

Mrs. Wilkey wanted it noted, for the record, that the bridge is too high, too big and too wide. Other members indicated that they agreed with Mrs. Wilkey on that point.

Mrs. Vanneck stated that the abutments, as shown, are too contemporary. Mrs. Wilkey added that the abutments do not match the bridge tender's house. Comments were made favoring the original abutments.

Mr. Frank inquired as to whether any provisions are being made for lighting the underside of the arches. Mr. Echagarrua replied that provisions will be made to light the underside of the arches and the pedestrian overlooks. After the bridge is finished, they will softly light the bridge as a test and then return to the LPC for review.

Mr. Pandula commented that the commission needs to see currently revised accurate drawings showing all of the details, as proposed, rather than a mix and match of styles and details as was shown today. He asked them to return with a rendering or series of renderings which are properly and accurately coordinated. The LPC also requested more work on the abutments so they match the architecture of the bridge tender's house, and mimic the original abutments.

Mr. Moore pointed out that the LPC has the legal right to regulate what happens on the bridge from the east edge of the span eastward. Their review is governed by ordinance. Review of the West Palm Beach side of the bridge, although requiring meeting with various city groups, is not governed and required by ordinance. So, Mr. Moore suggested that the bridge representatives take the message to the West Palm Beach advisory bodies telling them that the Town's LPC, governing body, wants to see bridge abutments which match the architecture of the bridge house, for example.

Mrs. Polly Earl, Director of the Preservation Foundation, raised her concern over the proposed height of the proposed bridge abutments. The original abutments were 13' high; and 18' at the north bridge; and 20' proposed here.

Mr. David Risinger, Landscape Architect, stated that since the last meeting with the LPC, he met with Mr. Jorge Sanchez, Landscape architect. Today he distributed a revised plan resulting from that meeting. The new plan shows re-located parking areas, and a revised planting plan. As for the two large canopy trees at the end of the bridge, Banyans had been contemplated, but problems with their root systems were noted. Public Works also objects to large banyans on a hurricane evacuation route. Mr. Risinger proposed the use of live oaks due to their exceptional survival rate and good availability, and also, green buttonwoods. A search for the right specimen and size tree is now underway. The LPC later stated that banyans be eliminated as a choice for the trees, in favor of live oak or green buttonwood, with a preference for green buttonwood.

A lengthy discussion ensued relative to the bridge median and the proposed treatment of same. The plan, all along, has been to have a lawn at the area where the bridge reaches landfall. Westward of that point, however, the proposed design scheme includes cast stone pavers and curb, pre-cast stone urns spread 20' apart, and topiary framed greenery. Mr. Risinger distributed copies of a proposed colored rendering of the bridge median. The total width of the median is 13', a 5' central portion flanked by a 4' section on each side. There were concerns about the weight of the urns, especially when the soil is water soaked. The DOT representatives indicated that maintenance of the plantings would be the responsibility of the Town, and in fact, the Town Council has already agreed to this. It was noted, that due to traffic and lane requirements on the West Palm Beach side of the bridge, no urn/landscaped median can be implemented. There was some discussion relative to the appropriateness of the urns as shown for the Palm Beach side of the bridge. Various suggestions were offered for a change to that plan.

Mrs. Polly Earl of the Preservation Foundation stated that she has been meeting with the bridge

representatives for about a year as part of a sub-committee. She stated that the Preservation Foundation feels that some sort of greenery beautification is needed on this large concrete span. She also expressed a concern relative to the parking spaces to the south of the bridge on the Palm Beach side, as they affect the users of the bike path. She inquired as to whether the parking could be moved. She noted that fifteen parking spaces are shown on the plan, and it was questioned whether fifteen spaces are actually needed.

Mr. James Bowser, Town Engineer, stated that the existing Lake Trail goes through this Public Works parking lot. The plan presented today, he felt, separates the parking area from the bike path and its users, which is an improved condition. Fifteen spaces is an appropriate number for the Town's use. Mrs. Albarran de Mendoza commented that this is the time to do a very adequate screening of the bike path from this Town utility area.

It should be noted clearly in this record that the LPC repeatedly requested more comprehensive, accurate and up to date drawings of the bridge elements as proposed. These should no longer include any elements, details, or design schemes which have been abandoned. The LPC also wants to see an overall plan of the bridge, including both sides of the bridge.

Discussion returned to the median greenery, how much or how little, and how far out over the water it should continue. Mr. Echagarrua stated that the amount of greenery will affect the weight loads for the bridge, and as such, is an important factor determining the design. Mr. Pandula commented that the worst case condition is the urn motif as shown today, and the engineers can do their calculations based on that.

Mr. Risinger summarized what he thought the LPC was requesting for the median: Development of one major urn feature located near the bridgehead and three smaller ones moving westward, with simple lawn area at the bridge entrance.

Although the applicant was interested in receiving a conceptual approval of the plans to date, Mr. Moore suggested that the LPC consider a deferral since so much more information and plans have been requested. Attorney Clay Brooker commented that many of the statements made today are vague, and he cautioned the LPC that any approvals given today are binding and the applicant can rely on them.

Mr. Moore also stated, for the record, that the sub-committee which has been meeting with the bridge representatives is not an official committee. The LPC is the official reviewing body for this project.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL TO THE JULY MEETING, WITH THE RECOMMENDATIONS GIVEN.

MOTION SECONDED BY MRS. WILKEY.

Mr. Pandula stated, for the record, that the LPC recognizes that the DOT is proceeding with the project, but the details are still pending. The LPC is not holding up the DOT in this project.

MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness #25-99, (deferred from Oct., Nov & December 1999)
Landscape Hardscape, etc.
Owner/Applicant: Mr. and Mrs. William Meyer
Address: 334 El Vedado Road
Architect: Jeff Blakely, Landscape Architect
Project Description: Request approval of landscape and hardscape, to include driveway, dock and seawall, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

There was a motion at the October, 1999 meeting for approval of the project as presented, with the proviso that the applicant returns with an elevation of the front gates, and with the proviso that the piers are removed, and that the path leading to the driveway is done in cast stone. Motion at the November, 1999 meeting for deferral to December, and motion at the December meeting for deferral to the May, 2000 meeting.

Please note that the owner has requested another deferral of this matter.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL TO THE JULY MEETING.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

VI Other Business:

A. Preservation Celebration

As a site for the celebration has not become available to date, staff recommended deferral of the celebration until next year. Mrs. Blades stated that she may have a possible site for a future celebration, 250 Barton Avenue. The owner of that property is considering allowing the celebration guests to tour the home. If staff would care to preview the property, arrangements can be made with the owner.

B. Comments by Mr. Moore - proposed change to LPC ordinance

The Town Council passed, on first reading, an ordinance that would require the LPC to have at least two architects, but no more than three architects, seated on the commission. This is the same requirement that is in the Architectural Commission ordinance. The Town's staff strongly supports architects on the LPC.

Mr. Randolph has been instructed to inquire to the State Ethics Commission relative to this subject and the appropriateness of allowing the architects who serve on the commission to present in front of that commission. Mr. Moore noted that the Town's status as a Certified Local Government requires architects as members of the LPC.

If not permitted to continue to operate as we are, there are two options:

1. Appoint architects to the LPC who practice architecture, but do not practice in the Town or do not present to the Town's LPC.
2. Appoint a staff architect. (Staff is not in favor of this option.)

Mrs. Vanneck commented that she finds it "extremely necessary" for Palm Beach architects to be seated on the LPC. Other members were in full agreement. Mr. Moore assured the Commission that Mr. Randolph will defend this position to

the fullest degree.

Mrs. Polly Earl commented that recently *The Shiny Sheet* did a story on Voting Conflicts. She corrected the published article's quoting of numbers of conflicts declared by individual members. The paper quoted the number of incidences of conflict for given members, as opposed to quoting the number of conflicts by project, which is the way they are counted. She also stated, for the record, that the Preservation Foundation fully supports having skilled Palm Beach architects on the LPC, and specifically those who practice in the field of preservation. She has contacted various persons at the state level in support of the architects serving. She also noted that there are 43 Certified Local Governments in the State of Florida, and on all of these preservation commissions, architects serve without any question of ethics.

Mrs. Earl also noted that the Society of Architectural Historians is meeting in Miami from June 14 to June 18 at the Biltmore Hotel. The Preservation Foundation has information on this meeting at their offices.

VII Adjournment:

MOTION BY MRS. VANNECK TO ADJOURN AT NOON.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on WEDNESDAY, **June 21, 2000** in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,



Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

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TOWN OF PALM BEACH

ATTENDANCE RECORD (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith	P	P	P	***Resigned***								
Eugene Pandula	P	P	P	P	P							
Elizabeth Dowdle	U	P	P	P	P							
Sari M. Wilkey	P	P	P	P	P							
Jacqueline Albarran de Mendoza	P	P	E	P	P							
Ann Vanneck	P	P	P	P	P							
Ann Blades	P	P	P	P	P							
Jack Pyms	see below-----			P	P							
ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov	P	P	P	P	E							
Judy Hoffman	P	P	P	P	E							
Jack Pyms	P	P	P	(appt. as regular member)								
Laurel Baker	n/a	n/a	n/a	E	P							

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (2000)

MEMBERS	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Jeffery W. Smith		VPD2										
Eugene Pandula	V1			V1 VPD1								
Elizabeth Dowdle												
Sari M. Wilkey												
Jacqueline Albarran												
de Mendoza												
Ann Vanneck												
Ann Blades												

ALTERNATES	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00
Nikita Zukov												
Judy Hoffman												
Jack Pym												

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has been declared at a previous meeting, and the changes being reviewed are part of an ongoing renovation project. ONLY COUNT ORIGINALLY DECLARED CONFLICT FOR ONGOING PROJECTS PER JOHN C. RANDOLPH, TOWN ATTORNEY)