



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, MARCH 15, 2000

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

I Call to Order: The meeting was called to order at 9:02 a.m. by Chairman Jeffery W. Smith.

II Roll Call:

PRESENT: Jeffery W. Smith, Chairman
Eugene Pandula, Vice Chairman
Elizabeth Dowdle, Secretary
Sari M. Wilkey, Member
Ann Vanneck, Member
Ann Blades, Member
Nikita Zukov, Alternate Member
Judy Hoffman, Alternate Member
Jack Pyms, Alternate Member
Clay Brooker, Representing the Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Jacqueline Albarran de Mendoza, Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

III Approval of the Minutes of the February 16, 2000 Meeting:
MOTION BY MR. PANDULA FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

IV Administration of the Oath to all persons who wish to testify:
Mrs. Delp administered the oath to all those who were present and stood to be sworn.

V Public Hearings:

A. Application for Certificate of Appropriateness #8-2000,
Landscape/hardscape
Owner/Applicant: Casa Rosada Joint Venture
Address: 323 Brazilian Avenue
Architect: REG Architects & Lang Design Group
Project Description: Request approval of landscape/hardscape and other
associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Architect Rick Gonzalez and John Lang, Landscape Architect, were present on behalf of the applicant. Mr. Gonzalez stated that the suggestions made at last month's meeting relative to the entry gate were implemented. The gate will have a flat top instead of an arch top, and will incorporate the design of the wrought iron on the existing landmark facade. So, the gate will be 6 ft. in height and 11 ft. wide with a flat top. The gate will be placed at the location approved at last month's meeting.

Landscape Architect John Lang presented the landscape/hardscape presenting a colored rendering of the front of the property. The plan is designed to bring attention to the historic wall and downplay the entry gate area to the west. A hedge will be planted on both sides of the wall. Tall cocoanuts will be planted at each side of the landmarked opening. A cocoanut will also be placed at the east end of the landmarked wall for softening. A tree grove will be planted in the front yard to obscure the angled driveway. The front guest parking, once contemplated, has been abandoned and replaced with the tree grove. Cocoanuts will be placed around the pool area, with fishtail palms along the rear. Mr. Lang reviewed the remainder of the landscape/hardscape plan. The existing walkway up to the landmarked entrance wall is currently brick. The walkway (in pedestrian scale) will be done in rubble coquina stone with grass between and will be shaded by an alley of cocoanut palms (with about 12' -15' of trunk at installation). The driveway will be done in stone.

Mr. Smith commented that the driveway set on the noted angle is still a problem to negotiate with a vehicle. Mr. Gonzalez responded that it is a very gentle angle which provides views of the fountain instead of the garage door.

Mr. Pandula commented that the plan presented today highlights the landmarked wall, although he thought that the gate could perhaps use more ornamentation.

The matter of colors for the house and wall was mentioned. The landmarked wall color will be pink as it has been historically. Mrs. Wilkey mentioned that pink is the appropriate color for the wall as the house is named Casa Rosada. The house will be a complementing color, a very light creamy beige.

MOTION BY MRS. WILKEY FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. PANDULA.

MOTION CARRIED 6-1-0, WITH MRS. BLADES CASTING THE NEGATIVE VOTE.

B. Application for Certificate of Appropriateness #9-2000,
Additions, pool, site changes

Owner/Applicant: Mr. and Mrs. Lee Hanley

Address: 250 Jungle Road

Architect: Lang Architectural Group

Project Description: Request approval of the following:

1. New first floor addition of 125 square feet with interior remodeling of kitchen, breakfast & cabana bath
2. New second floor addition of 765 square feet over existing one story east wing For new office, laundry and maid's room.
3. New loggia of 465 square feet connecting existing residence to existing cabana and garage building
4. New swimming pool and patio

5. New circular drive with the elimination of the on street parking on Jungle Road
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that Mrs. Day, Historic Preservation Consultant, had informed him that about two years ago, this property was the subject of an application for tax abatement relative to a project approved at that time. Alterations which are not in accordance with the Secretary of the Interior's Standards could result in the loss of the tax abatement previously granted and perhaps a penalty making the back taxes due. A covenant had been filed by the owner at the time of the original approval. This is a new owner. Mention was made of this because staff has never encountered this circumstance to date, where a tax abatement project was approved, the property changed hands, and the new owner now proposes additional changes beyond the original approval.

Mrs. Day stated that this property was one of the first tax abatement projects filed in the Town of Palm Beach. It is the first one in the county which has come up for a second renovation during the time period of the abatement. The covenant was signed by the original owners to keep the property the way it was restored in 1997. So, the LPC must use the Dept. of the Interior's Standards when they look at these changes. The LPC must use due caution as there may be tax consequences for these new owners. The State of Florida is also aware of this situation. Mr. Smith did not see this as an issue because he felt that the LPC always reviews projects with the Secretary of the Interior's Standards in mind. He asked for the presentation to begin.

Architect Don Lang stated that the property was built in 1929 and was designed by Maurice Fatio. He reviewed the elevations and the site plan. Very briefly, the north elevation will remain unchanged. The east elevation will have a second floor addition, and on the south elevation, the existing pool will be removed and a new pool and terrace will be added. Existing off street gravel parking will be removed and be replaced with landscaping. A new circular drive is planned for the site. The former swimming pool had a north/south orientation, but the new pool will be turned east /west with a terrace around it. A new loggia will connect the residence to the cabana/garage building. All windows, shutters, treatments, roofing and colors will match the existing condition.

Mr. Smith commented that the architect has done a very nice job on the floor plans and site plan, but the new loggia does not match the house as there are presently no columns on the house. So, this loggia design introduces an inappropriate element. Also, on the proposed north elevation, the windows should be lined up. On the west elevation, the windows on the second floor have no relation to the windows on the first floor.

Mr. Lang responded that an alternate study had been done for the loggia using square pilasters and Palladian arches instead of round columns with elliptical arches, but the owner prefers the round columns, as shown, for their lightness. Mr. Smith expressed a preference for the square pilasters. Mr. Hanley, the owner, present in the audience, stated that he wants the changes to be true to the intent of the original architect. He actually consulted with Mr. Fatio's daughter, Ms. Taylor, who likewise preferred the round columns. Fatio used the round columns on an addition he did for the Munn residence.

Mr. Frank asked Mr. Hanley if he intends to pursue tax deferment. Mr. Hanley responded that neither he, nor his attorney, David Pressly, was aware of the covenant relative to the tax abatement when he closed on the property. He did acknowledge, however, that he knew that there was some tax benefit associated with the property.

Mr. Moore responded that Mr. Hanley bought an advantage on taxes when he purchased the property, and in fact, has the benefit of that advantage for the balance of the ten year period. He gave Mr. Hanley an example citing the relocation and reorientation of the pool. Does the reorientation of your proposed pool disturb the original credit on the pool given years ago. If so, do you want to and/or can you apply for a second tax deferment? These issues need to be looked at, and we will assist you in this matter. We are trying to prevent you from taking any steps which might jeopardize your current tax abatement. Staff will discuss this issue with the County and the State.

The discussion regarding the loggia resumed. Mr. Zukov asked Mr. Hanley if he would consider a mix of round columns and square pilasters. He responded affirmatively. Mr. Smith commented that there is a problem with the way the corners turn. Mr. Pandula suggested that the architect pop up the roof of the cabana.

MOTION BY MR. ZUKOV TO CHANGE THE COLUMNS TO SQUARE COLUMNS AT THE CORNERS, AND CHANGE THE TWO COLUMNS IN THE MIDDLE TO ROUND, REMAIN WITH THE ROUND ARCHES, AND APPROVE THE REMAINDER OF THE PROJECT.

MOTION DIED FOR LACK OF A SECOND.

Jane Day noted, for the record, that the present tax abatement runs to 2008. In speaking to the Tax Assessor's office, that abatement will stay in place if the LPC agrees that the new proposal does not detract from the old approval which is the subject of the tax abatement. If you would like to file for an additional tax deferment on the additional square footage, you are encouraged to do that, but it must be announced today before any final votes are made. **Mr. Hanley made that acknowledgment that he will proceed with these renovations as a tax abatement project.**

MOTION BY MR. PANDULA TO APPROVE THE CHANGES TO THE HOUSE, AS PRESENTED, WITH THE FRONT WINDOWS IN ALIGNMENT, AND APPROVING THE CHANGE TO THE POOL, TOGETHER WITH CONCEPTUAL APPROVAL OF THE LOGGIA LINK WITH A DEFERRAL OF THE LOGGIA FOR FURTHER STUDY OF THE ROOF FORM AND THE MODULATION OF THE COLUMN SHAPES.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

VI Designation Hearings

Please note that the following Designation Hearings are transcribed verbatim for the most part, but some paraphrased information is included as well. Verbatim portions are noted by the speaker's name at the left margin.

ITEM 1: 335 EL VEDADO ROAD

Owner: Ms. Diana S. Wister

Mr. Frank stated that proof of publication and proper legal service were achieved with respect to this matter. He testified that staff has determined that this property meets the following criteria for landmark designation:

(c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable in the study of a period, style, method of construction or use of indigenous materials or craftsmen.

(d) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

JANE DAY: 335 El Vedado Road is a Neo-Classical Revival house that was designed by Clarence Mack in 1940. It was his own personal residence when he built the property, and it's really a beautiful example of the Neo-Classical Revival style, and he added Georgian, Adam, and Italianate design details to this to fully take advantage of the lakefront lot. It's kind of an unusual house because when you approach it from the street side of El Vedado, what you see is a driveway, three big garages toward the street, and the entrance to the house is on the southeast corner of the building kind of tucked away so that you don't really get the full effect of what the house is about. However, and I apologize that we can't see this better because of the lighting, but the lakeside facade of the property is really the facade that is the major one of the building...three stories in height...it's symmetrical in its fenestration. Windows are typical double hung sash shuttered, eight over eight. There is a tennis court to the east of the house and a pool and pool cabana that was added to the property in 1959. Again, Clarence Mack was the architect for that. The house was originally called South Villa. It's a good example of Mr. Mack's Neo-Classical Revival style. This property was brought forward by the property owners who asked for designation of the property, and it fulfills criteria (c) and (d) as Mr. Frank mentioned. Any questions?

MOTION BY MR. PANDULA THAT THE DESIGNATION REPORT BE MADE PART OF THE RECORD.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

There were no other witnesses present to testify.

MOTION BY MRS. WILKEY THAT THE PROPERTY AT 335 EL VEDADO ROAD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED BE MADE A PART OF THE RECORD.

MOTION SECONDED BY MR. PANDULA.
MOTION CARRIED UNANIMOUSLY.

ITEM 2: 120 EVERGLADES AVENUE (deferred from October, 1999)

Owner: Lenore B. Ombres TR HLDR

Tim Frank testified that proof of publication and proper legal service were achieved relative to this hearing. He stated that this property meets the following criteria for landmark designation:

- (a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
- (c) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen

JANE DAY: Thank you, Mr. Frank. Unlike the other house, 120 Everglades Avenue has owner objection to designation. This house was originally identified in the survey that was completed in

1997 and brought forward by the commissioners as something that should be studied. I believe, however, that it is one of the last remaining examples of architecture that is left in the Town from before the Boom times. Although we don't have an original building permit for this property, we do know that it was built sometime between 1910 and 1920, probably in the middle years...because it sits in the Ocean Park subdivision of the Town of Palm Beach, and that was platted in 1919. That was one of the first of the residential subdivisions in the central end of the island to be platted. It's the type of architecture that is called American Four Square. This is one of the few indigenous American styles. It eludes to the major block of the house. This structure is 2.5 stories in height. It has a wide front porch on the south end, as you can see with this photograph, arched. And one of the unusual things about the way the roof is in this house is how the eaves flatten out to give it an almost pagoda-like effect. To the east, toward the ocean, there is a one story projecting porch that you see here, and you can also see that the gable roof has a nice mission style curve to it on the gable end of that roof...on the top story. You can also see the dormers that project from that story. This is typical of the architecture. This is all before the building of the Everglades Club, the popularity of Mediterranean Revival, and all of what Addison Mizner did for the town. There again is one of the dormers that projects and these have hip windows. It also shows you wide roof overhangs that were popular in the days before air conditioning, the bracket detailing is very pleasing and is a nice detail at the roof/wall junction. The garage is separate. It's to the west and to the back of the property. And the front door is centrally located on that porch. It has sidelites. And as I said, this is one of the few remaining examples of what Palm Beach was like before the Boom times of 1920s. As that, it fulfills criterion (a), as it represents a part of our history in the Town, and as a good example of the American Four Square style of architecture that was built in the Town before Neo-Classical Revival that we just saw...Mediterranean Revival and all of the other things that happened in the Booms. Are there any other questions about the report? And then I'll let the owners speak.

MOTION BY MR. PANDULA THAT THE DESIGNATION REPORT BE MADE PART OF THE RECORD.

MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

DOUGLAS OMBRES, ATTORNEY AND SON OF THE OWNER: Good morning. My name is Doug Ombres and I am here assisting and representing my mother with regard to this property. I'd like to offer a letter that she has written. Apparently, she touched base with Mayor Smith...is that right?...and the mayor suggested she write a letter. So, I'm going to read it and give it to you. It's dated March 15, 2000, Landmark Preservation Committee, Dear Friend, I do not want my residence, 120 Everglades Avenue, Palm Beach, landmarked. For over the past year, this has been a stressful ordeal. Thank you, Lenore Ombres. cc: Mayor Lesly Smith. Having said that, I'd like to thank Jane Day. Last year, we met with her at length, and went over the situation and the variations on the theme as to the benefits that might flow to this property should it be landmarked. She did spend a lot of time with us, and I think that between herself and myself, we tried to explain to my mother that there were benefits, but then again, it's her property and she's the one that wishes it not to be landmarked, and I think in part, to whatever extent things can be misunderstood such as this morning's hearings on some of the things that you folks discussed can appear to be extremely intrusive, and she is elderly, and she just, I think is concerned that as one does repairs to the property that it might take a battery of land planners and architects to do that. I don't think that's the case, but she's seen it this morning, and she's fearful. She's elderly, and so, you might take that into consideration, and if she wishes to say anything, she can. But we gave it a go, and here we are again today, and I think you'll all remember that we visited last year. Thank you.

MR. SMITH: Thank you. Any further comments? Any comments from the commissioners?

MRS. OMBRES: I still object, and I'm getting too old to worry about anybody else that might be interested in the house the next year and the next year, and the children are going to inherit the house, so why do I need to worry about it now. So, just leave it alone. Alright? Till next year and the next year. You'll have fun trying each year.

JANE DAY: We appreciate your point of view.

MRS. OMBRES: Please. Please. I don't need any more problems or rules and regulations. Please. Are you listening? No more rules or regulations, and I don't need to worry about it. I've lived here since 1939. I know all about everybody. So ask me and I'll tell you some good stories. Alright? Thank you.

MRS. VANNECK: Jane, how does one, just per se, if we, you know, ...we can't defer it, and we can not, you know, ...if we vote not to landmark it, then, in the future, can we come back. No.

MR. SMITH: No. Only voluntarily.

JANE DAY: Bob, I think we've had something come up before that we've dismissed without prejudice.

MR. SMITH: But that would have to be with owner consent.

JANE DAY: With owner consent. That means that it wouldn't be landmarked now, but it could be brought up at any other time, and Skip isn't here, but ...

ROBERT MOORE: I don't recall, and that's not to say that Jane Day's not correct, and I certainly don't want to substitute my opinion for Mr. Randolph's, nor do I think it's fair to put Mr. Brooker in that particular position today. If that's something you're considering, I think that we would be well advised to ask for a deferral. Mr. Ombres is an attorney, and a very able attorney, and a son as well. I don't think that he would probably object, but he would have to speak to this, to an additional 30 days, while we do take a look at that till next month's meeting. I would not want to give you an affirmative answer and I certainly, unless Mr. Brooker's prepared to give you an answer that you have a right to do that, I would like to ask Mr. Randolph.

MR. SMITH: O.K. But I do believe, Bob, from my recollection, that Skip did say that would be an appropriate thing. We have done that in the past.

MRS. DAY: We have done that in the past. I think that what we all see here is that we've got ...and the Ombres have been lovely, and have come in and discussed with Tim and I, at length, what landmarking means. That we've got a house that does fulfill the criteria as in our ordinance, but we don't want to produce any undue burden on Mrs. Ombres.

MR. SMITH: I think everyone will agree to that. If the owner will agree to that, I certainly could. Otherwise, I have no other choice.

MR. OMBRES: If I may, are you suggesting that it be withdrawn or deferred until next meeting until Skip looks at it.

MR. SMITH: Well, I think we need to have it deferred to next meeting, if you agree to that, so that Skip may agree to what we believe is a ruling that you can agree to have it dismissed without prejudice which means that at any other time in history, the Town can come forward and possibly not be so upsetting to your mother.

MR. OMBRES: Yeah. Let me, just so you understand....I am more than a little versed with how these boards work. A couple of years back, I was on the County Land Use Advisory Board, Local Planning Agency Chairman for four years of the ten years I was on it. It was a fifteen member board and we really had some exciting meetings. I got to tell you. I understand how staff functions, how the boards function, how the elected officials function in these type of situations. My sense is that when I was on that board, and staff would come with something that was well intended, but obviously they had missed something along the line, we would vigorously suggest that, perhaps, another day. And I think that's what's happened here. I don't have any objection to landmarking. I think it's, you know, beneficial, but by the same token, I don't own it. My mother does. And I would be more than willing to recommend to her it be deferred, and not only that, that a dismissal with prejudice, excuse me, without prejudice be an appropriate motion for this board at a later date. And then, should you wish to bring it back at a later time, then that could be done.

MR. SMITH: It appears to me that this board would agree to that and possibly we can have it worked out during the month and maybe...

MR. OMBRES: O.K. Anyway, if you accept my word on that or do you want my...

MR. MOORE: No. Doug. Yours is sufficient.

MR. OMBRES: I mean I don't want to find out that somebody said well...O.K., I think that's a pretty good resolution, and it leaves latitude at a later time to come back and revisit this, and I think that the criteria is going to probably remain the same, if you understand.

MRS. DAY: It's a great house.

MR. OMBRES: Thank you.

MR. SMITH: So, we need a motion on the floor and we need the owner to agree...

MR. MOORE: Defer it to next month's meeting.

MR. DOWDLE: I MOVE THAT WE DEFER TO NEXT MONTH'S MEETING.

MR. PANDULA: SECOND.

MR. SMITH: And the owner agrees that

MR. OMBRES: Yes. We agree to this.

MOTION CARRIED UNANIMOUSLY.

MRS. OMBRES: I've lived here too long. I'm ready to leave. I've been here since 1939. That's a long time, and I try to go by the rules, and now, all of a sudden, we have so many rules coming up that I don't need to stress...be stressed with it. Please. Alright? I have other problems you don't

know about. I'm not too cooperative today. Maybe next time.

MR. OMBRES: I don't know. This is a speech for public office or something.

MRS. OMBRES: Well, thank you. See you next time.

VII Other Business:

A. Preservation Celebration

Mr. Frank stated that after the last meeting, when we spoke about the Everglades Club turning us down as hosts for the Preservation Celebration, he received a call from Mr. Wes Blackman, the Projects Coordinator from The Mar-a-Lago Club offering to host the event.

Mr. Smith stated that he respects the kind invitation, but finds it to be a conflict as the Mar-a-Lago Club appears before the Landmarks Preservation Commission so often. Mrs. Dowdle thought staff should respond with a letter thanking the club for their offer, but likewise thought it was inappropriate for the event to be held there. Other members were in agreement as well. The members commented, however, that when the majority of the work is done at the Mar-a-Lago Club, the LPC will take them up on their offer.

Members were asked for suggestions as to other suitable locations for the event. None were heard today. Suggestions will be taken at next month's meeting.

B. Election of Officers

Mr. Smith passed the gavel to Mr. Pandula to nominate a slate of officers. Mr. Moore, however, stated that it would be more appropriate for Mr. Brooker to take nominations for the Chairman. Mr. Brooker requested nominations for Chairman.

Mrs. Wilkey nominated Mr. Pandula as Chairman. This nomination was seconded by Mrs. Dowdle and carried unanimously. Mr. Smith nominated Mrs. Dowdle as Vice Chairman, which was seconded by Mrs. Blades and carried unanimously. Mr. Smith nominated Mr. Zukov as Secretary, but it was pointed out that Mr. Zukov is an Alternate Member, and as such, cannot be an officer. Mr. ~~Pandula~~ ~~Wilkey~~ nominated Mrs. Blades as Secretary, which was seconded by Mrs. Vanneck, and carried unanimously.

C. 160 Wells Road - Consideration of possible landmarking

Mr. Pandula passed the gavel.

MOTION BY MR. PANDULA TO PLACE 160 WELLS ROAD UNDER CONSIDERATION FOR LANDMARK DESIGNATION.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

VIII Adjournment:

The meeting was adjourned at 10:25 a.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY, April 19, 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

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									
Eugene Pandula	P	P	P									
Elizabeth Dowdle	U	P	P									
Sari M. Wilkey	P	P	P									
Jacqueline Albarran de Mendoza	P	P	E									
Ann Vanneck	P	P	P									
Ann Blades	P	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									
Judy Hoffman	P	P	P									
Jack Pyms	P	P	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											
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)