

**POOLESVILLE PLANNING COMMISSION
MEETING OF NOVEMBER 17, 2010**

PRESENT: BOB BACHMAN, CHUCK STUMP, AND GEORGE COAKLEY. ALSO PRESENT WAS TOWN MANAGER, WADE YOST AND TOWN ENGINEER, JOHN STRONG.

Call to Order

Mr. Coakley: The Poolesville Planning Commission meeting of November 17, 2010 is called to order. Present is Mr. Bachman, Mr. Stump, and Coakley and Town Manager, Mr. Wade and the Town Engineer, Mr. Strong.

Announcements

Mr. Coakley: Lets see are there any announcements?

Citizen's Comments on Agenda Items

Mr. Coakley: Ok and on the agenda tonight we have approval of the minutes of October 13, we have request for extensions on the Hartz, Jamison & Rabanales properties. And we have a variance that is requesting I believe a 3 feet total on the height of the townhomes proposed on the property at the corner of Wootton and Fisher. And Conlon Forest Bank, are there any citizens comments on any of the agenda items.

Approval of Minutes

Mr. Coakley: Ok hearing none then we will move on do I hear a motion for approval of the minutes of October 13, 2010?

Mr. Stump: So moved.

Mr. Bachman: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Minutes have been approved.

New Business

Mr. Coakley: All right request for extensions on Hartz, Jamison and Rabanales properties. I would put forth that these are fairly perfunctory based upon our approvals of the other ones based on economic conditions as well as infrastructure being built to get close to the properties in question. Are there any other questions, comments?

Mr. Stump: How long did we extend the previous one for?

Mr. Coakley: Some of them were extended until the infrastructure is in place so they can make a connection, which could mean an undeterminable length of time. And I thought there was another one that we did get a time frame.

Mr. Yost: We did I think it was the 5 year time frame I can't recall off the top of my head who it was.

Mr. Coakley: Bob?

Mr. Bachman: Well the Rabanales and the Hartz requests 5 years I don't see that Mr. Jamison requested a specific time of extension but maybe that was just an omission. Did you mean to request a 5 year extension as well?

Mr. Jamison: If you give me 5 years I will accept it.

Mr. Coakley: Sounds like a sentence hearing. Well for arguments sake lets say 5 years and then they can all be readdressed at a later time.

Mr. Stump: So they are consistent. No problem with that.

Mr. Coakley: Ok do I hear a motion then for approval for a 5 year extension on the three properties in question?

Mr. Bachman: I move that we grant an extension of 5 years for the water and sewer allocations on the identified Jamison property, Alan Rabanales, Jr. property, and Janet and Gary Hartz properties as submitted to the Planning Commission.

Mr. Stump: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: All right next is Variance 002-10 request for a variance for proposed townhouses located at Fisher Avenue and Wootton Avenue for building height limits of 25 feet and or two stories building heights of 28 feet and or three stories.

Mr. Maisel: Good evening my name is Josh Maisel with Benning & Associates. With me is Mr. Frank Jamison we are here with you tonight to discuss the Asuncion property. We originally brought this project before you guys in 1996 and got excuse me 2006 got it approved in late 2009. One of the issues that we inadvertently overlooked was and we had always talked about getting a variance for height. I went back and spent the day here with Wade, John actually got to see me and we all talked about getting a variance for height so that we could include the parking in the structure but unfortunately we never followed up with it. So tonight we are here before you to ask for a variance from the Town standards, Town Code and be able to increase the height 3 feet, 2.5 feet is what they seem to need but I thought it would be smart to give them at least a half foot. The way the Town Code is written now says a townhouse cannot exceed 25 feet and or two stories, so we are also asking for a waiver from the language of two stories so that we can have three stories. This morning I shot some pictures of what would be comparable to the townhomes that are directly behind the project. And they are shown with an English basement a split foyer so technically speaking they are only two stories. I also went and took out the zoning code from Chapter 59 of the Montgomery County Ordinance to give you guys something else to look at from a different jurisdiction and how they define height.

Mr. Stump: And where were Clarksburg entered.

Mr. Maisel: It seems like asking for the variance is much easier than to go back and rewrite the Code as with the original variance we requested from the it seems that some text had been dropped out of the Zoning Ordinance when it got revised and we came before you gentlemen and asked for a variance so that the lots were not excessively large. So basically we are here to ask you guys for a variance from the two stories and the height requirement. Like I said earlier this was kind of hinged on our plan previously on the approved plan that said that they were three stories, one car parking in the basement or excuse me one car parking with a garage, one car in the driveway the excess was out on the cul-de-sac and down the pipe stem that services the property. So unfortunately if we are not able to get the variance we do not have a buildable plan. Montgomery County Code the way we define our height is

and Wade please correct me if I am incorrect we do it from what I believe is the threshold of the first floor to the eave or where the top floor of livable space. Montgomery County does it slightly different they do it out from the centerline of the street and obviously they allow up to 40 feet in height and we are just here to I guess formalize our request that we never followed up with in all the years that we were before you gentlemen and would like to request a variance for the property.

Mr. Jamison: The products that are being built primarily in the Washington Metropolitan Area comport to what we are asking for, we are not asking for 4 feet but the type of product that is being built now has the most plans show a garage in that first level and that does have the impact of elevating to a degree the overall product so even if the products that we have do not have any basements on this site and it was never contemplated to have a basement on this site for various reasons but in Poolesville it is difficult to do any estimations in because of its proximity to bedrock and one it would give us a greater opportunity to decrease the impact of parking on any one site. This site does have excess parking on it by about 5 spaces so we were able to we decreased the allocated number of 19 we had allocation for 19 down to 17 so that we could have this type of density in parking with the garage on that first level. So really what we are asking for is something that comports to what the building industry is now constructing in the Washington Metropolitan Area and allows us to have that garage on that first level to decrease the amount of parking spaces that we would need on the site and give us more of a modern facility to the building while also increasing the number of parking spaces above what we need to meet the Town Code.

Mr. Maisel: And again with this variance I know that a large concern is a precedence for people to come up to you in the future and say well you did it for them and this is the last piece of multi-family home zoned property in Poolesville. So with the development of this there will be no precedence for anybody to come back after us and ask for the same variance.

Mr. Coakley: That is a narrow look at precedence though. The way most people view a precedence they would come in and say well I want to build a zero lot line and you let them build those three story townhouses. Bob do you have any comments or questions?

Mr. Bachman: No I was just reacting.

Mr. Coakley: Chuck.

Mr. Stump: Just in general the three story we would definitely have to address it that was part of the overall plan initially so I don't have any issues with that and the 2.5 to 3 feet again we specifically follow that back when we looked at the original plans but for the 3 feet in that area especially considering what the model was donated and I guess you pretty much have a --- planned expense if you had to redo that so there is no issue with the 3 foot either on the height.

Mr. Maisel: We did discuss with the Town Engineer doing the English basements with a drive down garage but again with the rock issues we have it wouldn't work.

Mr. Coakley: Do you have any reservations Bob?

Mr. Bachman: No the height limit is 25 feet as currently written and your request is for what with the three feet...

Mr. Maisel: 28 is the total Sir.

Mr. Bachman: A total of 28.

Mr. Coakley: Yeah 25 is the Code.

Mr. Bachman: Right.

Mr. Maisel: We need 2.5 but I didn't want to ask for an excess and cause an issue and I didn't want to make it so tight in case there was a Clarksburg issue.

Mr. Coakley: I don't have any problems I don't think it is going to affect our skyline or anything. In that case do I hear a motion?

Mr. Stump: I move that we accept the proposed variance for the Asuncion property.

Mr. Yost: Can you make that a recommendation for approval to the BZA?

Mr. Stump: Sure I recommend that we, sorry move that we recommend approval to the BZA of the proposed variance for the Asuncion property.

Mr. Bachman: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Maisel: Josh Maisel with Benning & Associates along with me is Mr. Frank Jamison. Tonight we are before you for the Conlon property. What Mr. Jamison would like to do to the Conlon property is turn it into a forest bank for several Jamison projects within the Town limits. What a forest bank is is with the Maryland Forest Conservation market there is two parts to it, there is afforestation and reforestation and there is also a conservation threshold. If you have an open farm and you develop it and you have nothing there you would have to afforest and that is based on the zoning and a certain percent of --- to afforest the property. Reforestation is when you have a completely forested property and you come in and develop the property and clear it, you can clear it below a threshold, once you clear below that threshold you have to reforest the property. When you are developing properties that are pretty constrictive like the townhouse development that we just did, we paid a fee in lieu instead of going to a forest bank because one wasn't available. What Mr. Jamison is going to do is create a forest bank for his own properties here in Town, what this does for the Town is it captures its environmentally sensitive areas permanently, Mr. Jamison can't develop them in the future, can't use them for any other projects that he subdivides and again we are asking for two different parts of it. We are asking for the existing area that are existing in forest that are the darker green on your project and then we have planting areas that are in environmentally sensitive areas, people have forest banks say well why can't I do my whole property, there is a whole priority ranking order in the Maryland State Code that our Town follows and the other jurisdictions follow and they have to be environmentally sensitive areas, you just can't come in and say I want a forest on a piece of land that I have, I want environmental value to us and then use it as a credit for some of these projects. So what Mr. Jamison would like to do is what you see here in red is the existing sewer easement and there is some kind of discrepancy with that and we are working with the Town Engineer, we have as built plans and we have a described --- easement, unfortunately they are (inaudible) just down in this general area pretty much everything up here does line up. This is existing used for agriculture (inaudible) across the street there in the Westerly subdivision. Mr. Jamison uses this area to fill in with a machine and pump out water for his agricultural activities on the property...

Mr. Coakley: That is not the Westerly subdivision.

Mr. Maisel: Oh I am sorry. So what we would like to do with your approval is go forward and create a forest bank for Mr. Jamison.

Mr. Coakley: I have a question. You mentioned that the way you phrased it, it would be limited only to properties that Mr. Jamison was developing.

Mr. Maisel: He can sell it to anybody he wants to.

Mr. Coakley: Ok so it is open to...

Mr. Yost: Within the corporate limits.

Mr. Maisel: The corporate limits of our Town and our Town only, nothing for Montgomery County or...

Mr. Yost: And the conservation easement would be in the Town of Poolesville's bank.

Mr. Bachman: Do we have any guidance on the --- of setting this up to read.

Mr. Yost: The state does, we are going to discuss more information on this also, definitely the State has guidance for setting this up, one thing we need to take a look at is having our own guidelines in place for how somebody would buy into this bank, for parameters that we would look at to approve that could do such.

Mr. Maisel: One of the issues is (inaudible) forest conservation so unfortunately I am very fortunate having had to play both sides. When you have an existing forest like this you don't get 1 to 1 credit because you are taking advantage of somebody already having that sort of 2 to 1 so within the townhouse project that 1 acre of afforestation and or reforestation and if he came out and bought this existing area he would have to buy 2 acres so it is 2 to 1. With planting and Park and Planning fluctuates with their time they are working on it too but the planting areas are typically planted, there are at least 5 native tree species, at least 2 native shrub species, (inaudible) for how you plant. So they plant this area and it provides a performance bond that ensures it will stay alive for whatever the Town decides its survival rate is, 1 year or 2 years.

Mr. Stump: What is the --- on that one, 1 year or 2 years, just 1.

Mr. Yost: State guidelines want them to live for 2 years but get a bond for one year.

Mr. Maisel: And you can get half your bond back upon planting so Mr. Jamison provided the bond that says it was \$100,000.00 to plant it. After he planted it you'd have Mr. Strong come out and inspect it if the Town operator (inaudible) jurisdiction, then at that point Mr. Jamison can have 50% of his money returned.

Mr. Jamison: When do I get it all back?

Mr. Maisel: I don't know.

Mr. Coakley: Eventually.

Mr. Jamison: Thanks George.

Mr. Coakley: Well since my knowledge of reforestation and the reforestation bank is next to nothing we are going to have to ask the Town Manager, Town Engineer to get us some information and we are going to decide what kind of regulations the Town is going to come up with and we will go from there.

Mr. Bachman: This is just providing additional information because you have mentioned this before.

Mr. Maisel: The first mention (inaudible) Sir I don't know what happened, Frank and I didn't know about it so John...

Mr. Strong: You were down with injury.

Mr. Maisel: Oh that's right oh my back. I had a bad year. Yeah I fell and I guess Mr. Jamison didn't know about it and it was presented to you guys with John obviously we wanted to be involved and present it to you from our standpoint so there weren't any issues, so just informational tonight. And I know you will have lots of questions because it is a pretty complicated process.

Mr. Jamison: We understand this is going to take some time to work this out on the townhouse project we've already paid our fee in lieu to the Town so that will not be encumbered in this.

Mr. Maisel: It is actually the K.S. Poolesville stuff that we were talking about earlier. We've submitted a formal application package on that and John doesn't want it to be an issue that we are trying to satisfy our forest requirement out here and not have that plan approved. So we are just trying to avoid problems.

Mr. Jamison: And that is why for the Town's we went ahead and paid the fee so that is not encumbered or you are not encumbered either one, they are working independent now.

Mr. Bachman: What is the K.S. Project you refer to.

Mr. Coakley: Basically Westerly.

Mr. Jamison: That is in the Westerly subdivision.

Mr. Maisel: The one by the practice soccer field with the well.

Mr. Jamison: Willard Road, its off of Willard Road and Bodmer.

Mr. Coakley: Bodmer is the one that comes up that originally they wanted to cut through to West Willard and we were saying better to just have the one entrance in Westerly going out.

Mr. Bachman: Was that 3 homes.

Mr. Coakley: No it was 57, 54.

Mr. Jamison: Its 60 allocations and we have a design currently of 57 once we take in stormwater management there is a well on that site that has to be dedicated to the Town so during our land planning we came up with 57.

Mr. Maisel: This plan came in on November 3rd.

Mr. Coakley: 05 right? It's been a while ago.

Mr. Yost: No we are reviewing them right now.

Mr. Stump: So we haven't seen them.

Mr. Jamison: We have had concept plans before.

Mr. Coakley: Yeah that was like 4 years ago or something I think.

Mr. Jamison: Well time flies.

Mr. Stump: It was not too long after I first got on so it was just about 3 possible yeah it has been a long time.

Mr. Bachman: So let me see if I understand this, if you have a forest bank and you also have a developer who wants to develop the property and the developer owns both the forest bank and the property and you can swap forestation between one and the other.

Mr. Maisel: It would be a trade of credit and everything would have to be split into an easement program and credits of something like 1 acre - 1 credit.

Mr. Jamison: Technically this property, this was my grandmother's property, is deeded to a separate entity, it is not owned by Charles H. Jamison, Inc. It is owned

by my brothers and sisters, which is pretty much Charles H. Jamison, Inc. too but this is owned by one of our limited partnerships so in the eyes of the law it would be two separate entities and how we internally are going to work that we are not sure yet but we knew that we had to establish some type of credits and we had this farm over here that it is in the Town, we don't have water servicing this property I could hit the sewer but I don't have public water unless one of these projects that have that long extended life to it whenever public water would be made available, that is in the RDT of Poolesville so we could get I got 129 acres on this property I take that back that is 143 acres on this particular tract so we could get 5 lots off of the property. But it currently is our sod operation and some grain operation but it had this model in here which in the criteria of the state when I deal in Montgomery County and Frederick County this was the perfect criteria, I mean it backs up to a stream, it had existing --- it has the fingers going out that we can easily reforest around, mine are green, so when we looked at it we thought hell this is the perfect storm this is a perfect piece for mitigation purposes.

Mr. Yost: One thing, the owner of the bank itself will have to plant the trees and then expend funds to do that and establish this forest and I think it has to be established for 2 years I believe by State law before credits can be sold or traded in this case. So in essence I mean he is buying his own credits or doing the work himself.

Mr. Maisel: It costs about \$20,000.00 an acre to plant if the people do --- themselves.

Mr. Strong: And the Town would also have to review the type of plantings they choose.

Mr. Yost: Plus an annual inspection.

Mr. Strong: An annual or biannual inspection.

Mr. Jamison: And I think that is really what we have to work out John is what we are planting that comports to what the Town would need and what the criteria is I mean one day the Town is going to be on the site almost daily because there is a well on this site that one day the Town will energize into the water system of the Town but that is really what we have to work out is the logistics of what needs to be planted and when we plan on planting it which our calendar had it in the fall of next year of 11 that we'd get Jamie's boys out there but we could start planting. We have a company up in Pennsylvania that does this for other projects that we have and they are Maryland certified to do it so anyway that is the long and short of it.

Mr. Coakley: Ok give us a chance to find out what other jurisdictions are doing and we will try to come up with something good for Poolesville.

Mr. Jamison: Ok thanks gentlemen.

Mr. Sneed: Thank you.

Mr. Coakley: Ok any other business.

Mr. Yost: That is it.

Mr. Coakley: Any thoughts for the good of the organization.

Mr. Bachman: Sidewalks are still looking good. I saw them putting in the sod and some trees on one of the sidewalk pieces going out of town on Fisher. It is a good project.

Mr. Coakley: Any Town Manager, Engineer updates for us?

Mr. Strong: Sidewalks are in you haven't seen them up at Fisher Avenue.

Multiple Conversations Taking Place

Mr. Stump: I'm not sure if this ought to be funny or not. Short naps a good thing right?

Mr. Strong: Lets see what else is going on. The new developments are moving right along. Elgin Road sidewalk from the model down to the church will start tomorrow.

Mr. Bachman: The property owner agreed?

Mr. Yost: Well we worked it out.

Mr. Bachman: I don't want to know the details.

Mr. Yost: Mr. Kettler is actually paying for it as part of his public improvement agreement that he has to do for Brightwell Crossing. So Kettler Forlines is actually installing the sidewalk.

Mr. Stump: What is the plan for the rest of the way down to Fisher to widen that sidewalk eventually, that is one of the older narrow ones right, or I know it has been talked about once or twice.

Mr. Yost: Oh from that point that is State Highway right there. We have been in talks with them trying to get that part of the road actually improved also and once they do the improvements on that road they will do the sidewalk, they are saying they will now there is a new project engineer in there that someone gets along with very well.

Mr. Stump: Any ETA in the near future or long...

Mr. Strong: The budget is not there right now because she came in and she says well this is just repaved and I said it hasn't been repaved and they came out and they looked at it and she said it hasn't been repaved our notes says it has so now it is on the list to be done.

Mr. Yost: Route 107 is planned to be paved next year, its in the CIP and funded from Partnership all the way up to 28. The Partnership intersection do they have a date on that yet?

Mr. Strong: It is going out to bid in mid November.

Mr. Bachman: Partnership to 107 it needs it.

Mr. Strong: Brightwell paved part of Dr. Walling and Bliss, portions of it. Water and sewer...

Mr. Coakley: These are the new paving criteria right?

Mr. Strong: That is correct. And Stoney Springs project is selling homes right now they have submitted a, there is a retaining wall back in the recreation field area and that went through us and now is --- to Town.

Mr. Coakley: I will be embarrassed if it is there but what is the status of the sidewalk in front of St. Peter's church heading down toward Stoney Springs?

Mr. Yost: Nothing right now. If you recall we approved that plan but gave them 10 years to fulfill it and it has been 4 years. We are working with Winchester talked about helping them out with it.

Mr. Bachman: How is their road surfacing over in, are we talking about Winchester where is Stoney Springs?

Mr. Coakley: Both of them.

Mr. Yost: Stoney Springs is...

Mr. Bachman: Stoney Springs is the Winchester right. Are they following the requested standards for their surfacing?

Mr. Strong: They have one portion that is in poor condition that it was before the new standards. They --- this July the new inspection under the new standards.

Mr. Bachman: Oh they did.

Mr. Yost: It was for tearing up the old stuff.

Mr. Bachman: Well Tom Kettler did us a great service by basically stating that he was going to meet or exceed the new standards.

Mr. Strong: That is correct.

Mr. Bachman: That was a great service I thought.

Mr. Strong: It is not that hard of a standard to meet.

Mr. Bachman: Right. Well sure.

Mr. Coakley: Anything that costs more money developers try to avoid which is understandable.

Mr. Yost: Well I know but Winchester is going to be tearing up part of what they did of what they laid the old way of which is going to cost more in the long run.

Mr. Bachman: Well I am glad you are sticking with it because road repairs that is real money.

Mr. Strong: And what else is going on?

Mr. Yost: We got a \$60,000.00 grant to put a tot lot in at Dr. Dillingham Park in the spring probably. I haven't done an RFP yet I probably will as we get closer to the end of the year and put it out there.

Mr. Stump: Is it going to be right next door to the skatepark?

Mr. Yost: Pretty close proximity. There is that flat area right there.

Mr. Stump: Is that where the dog park was being thought about or is that...

Mr. Yost: Well the Parks Board is still tossing that around and I am trying to talk to them about it.

Mr. Bachman: You are going to put dogs near a tot lot?

Mr. Yost: Well the tot lot is going to break up between the dogs and the skateboarders.

Mr. Bachman: Tough love right.

Mr. Coakley: Just a suggestion. You may not want to put the tot lot too close to the skateboard park because playing tennis at Halmos Park I have come yay close a number of times to ask some of the kids to tone down their language that are playing basketball and a lot of F bombs being dropped and stuff and everything that...

Mr. Yost: Good point. And we are talking about having a pavilion next year so we have not really looked at how we are going to place everything in there.

Mr. Coakley: I haven't hung out at the skatepark yet so I don't know what, it's a slightly younger crowd I think.

Speaker: They are actually pretty good at the skatepark.

Mr. Coakley: Really?

Mr. Strong: The permit for the electrical power came in yesterday. Montgomery County decided that after (inaudible) a 6 foot square pervious area was not a large stormwater impact.

Mr. Yost: December 3 is the Holiday Lighting Ceremony here on Whalen Commons.

Mr. Bachman: Saw the postcard real nice.

Mr. Yost: It was real nice wasn't it?

Mr. Coakley: A lot of sponsors too.

Mr. Yost: Yep. Should be really nice. In fact this Friday we are going to start putting the decorations up.

Mr. Stump: Jump back to the electric in the park just refresh my memory. So we are bringing electrical over but we are not putting lighting up right?

Mr. Strong: That is correct.

Mr. Stump: Ok I thought that's what it was.

Mr. Bachman: On the skateboard park?

Mr. Strong: That is correct.

Mr. Bachman: I think that is real smart.

Mr. Strong: As I was driving in this evening I drove back there and there are kids climbing the fence. In the dark but they get enough light off the McDonalds light. I came back up there and the kid was like hanging on...

Mr. Coakley: Maybe he won't see me.

Mr. Bachman: It's a cool sport.

Mr. Yost: Its always packed.

Mr. Bachman: Is it always packed?

Mr. Yost: It is the most utilized park we have.

Mr. Stump: How are they doing on the trash lately, I drove by a week or so ago and it was not great but not terrible.

Mr. Yost: On the weekends that is the way it is usually but during the weeks the kids clean it up and police it themselves, but the weekend crowd does come in and they will leave some stuff but not bad like it was.

Mr. Yost: Good I know in my nephews case --- there day remind them like remember what happened before if you police yourselves we won't have to police you and I am glad that is sticking.

Mr. Coakley: What happened to all the competition we heard about, the meetings and everything when they were trying to get a skatepark together, like they were talking about having making it a certain level so they could have competition.

Mr. Yost: Spring and summer Cathy is working with Pitcrew I think it is out of Frederick, they do some competitions and so this spring and summer we are going to start doing some. Pitcrew did come out and have a competition when we did the grand opening and really that is all we have done so far but it is packed all the time and we are going to start planning a couple.

Mr. Bachman: How many skateparks are there in Montgomery County? Does the County have any?

Mr. Yost: The County does, they have Olney that we went and looked at, Rockville has one, Gaithersburg, Gaithersburg is actually putting in what they call pocket skateparks and they are just like a prefab little ramps and stuff that they place in some of their parks and leave them open all the time, its a fairly new concept.

Mr. Strong: At the Germantown Police Station there is one there.

Mr. Yost: Yeah wooden ramps that the cops made for them.

Mr. Bachman: But in terms of comparison ours compares pretty well with those three in the County.

Mr. Yost: Very well and there is actually a Poolesville Skatepark Facebook and you see people talking about the park all the time how the different components and

how it all flows nicely so yeah people talk about how nice it is all the time. I don't know that much about it but I did read that.

Mr. Bachman: No that is a real compliment that it flows that is a big deal.

Mr. Strong: (Inaudible) we had one of the best surface areas.

Mr. Coakley: Easy on the face. Ok anything else? Do I hear a motion to adjourn?

Adjournment

Mr. Stump: I move we adjourn.

Mr. Bachman: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Stump: Everybody have a very nice Thanksgiving.

Mr. Coakley: Thanks you too.