

**QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES - July 11, 2017**

Present: Bob McLaughlin
Darin Lamont
Jean Place
Kendall Mason
Marc Gosselin
Carolyn LeBlanc
Trevor Murray, NBCBO, Building Inspector
Violet Brown, Secretary

Absent: Darren Bishop
S. Dwight Colbourne, P.Tech, Municipal Planning Officer

1. Call to Order

Bob McLaughlin called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved By Marc Gosselin
Seconded By Carolyn LeBlanc

MOTION CARRIED

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Marc Gosselin
Seconded By Jean Place

That the Minutes of the June 27, 2017 PAC be received and filed.

MOTION CARRIED

5. Business Arising from Minutes - Notice of Decisions

Moved By Carolyn LeBlanc
Seconded By Kendall Mason

That the Notices of Decision be received and filed.

MOTION CARRIED

- 5.1 Fence Setback Variance - 16 Forrester's Road
By-law 038, Section 6(S)(7)
- 5.2 Day Care Facility - 213 Pettingill Road
By-law 038, Section 6(L)2
- 5.3 Pylon Sign Size Variance - 80 Millennium Drive
By-law 036, Section 13(3) d & e
- 5.4 Fernwood- Phase 2 - Nightingale Lane
By-law 035
- 5.5 Heritage Estates - Off Pettingill Road
By-law 035
- 5.6 Hillside Estates - Off Vincent Road
By-law 035
- 5.7 Kingsview –Phase 20 - Off Carlton Drive
By-law 035
- 5.8 Road Elevation Variance - Ambassador Drive
By-law 035
- 5.9 Amend Developer's Agreement - 215 Pettingill Road
Section 39 CPA

6. Unfinished Business

None

7. New Business

- 7.1 Home Business - Hypnotherapy - 20 Hardwood Cr, PID 30117584
By-law 038, Section 6.(K)

Ross Cline attended seeking approval to operate a Home Business, that of Hypnotherapy Services, from the property of 20 Hardwood Crescent, PID 30117584. As per Zoning By-law 038 Section 8.(A)(1)(b)(i) and Section 6.(K), the Planning Advisory Committee may permit home occupations within a residential area pursuant to the Section 34(4)(c) of the Community Planning Act of New Brunswick.

Notice was sent to property owners within 100 metres. There was one resident who expressed concern mainly for traffic and was under the impression that this application required a change in zone. It was noted that this application does not require a zone change and that there will be little change in traffic. There were no questions from the PAC members and no one attended to speak for or against.

Moved By Jean Place
Seconded By Kendall Mason

To grant approval for a Home Occupation, that of Hypnosis Therapy and Counseling Services, at 20 Hardwood Crescent – PID 30117584 with the following conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;
3. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
4. The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty five (25) percent of the floor area of the dwelling unit, or thirty two (32) square meters;
5. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein;
6. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
7. No equipment or material used therein is stored other than in the dwelling unit;
8. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
9. There is to be no parking on the street or within Town property; and
10. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued or the lands are transferred, the said approvals shall terminate.

MOTION CARRIED

7.2 Over height, over size detached garage - 280 Hampton Rd, PID 30327753

By-law 038, Section 8.(G)(1)(a), (c)

Paul Bonnevie attended seeking approval to construct a 9.1 meters by 12.2 meter detached garage for the storage of property maintenance equipment and potential renter's storage on the property of 280 Hampton Road, PID 30327753. In order to obtain a building permit, a height variance of one decimal seven (1.7) metres is required from the *Zoning By-law No. 038, Section 8.(G)(1)(a)* and an area variance of forty-eight decimal five (48.5) square metres from *Section 8.(G)(1)(c)*.

The suggested condition from staff that stated "esthetics of the building shall resemble residential construction not commercial" was reviewed. Mr. Murray stated that the request was to ensure the garage did not look industrial or commercial and noted that the plans reviewed by the Building Inspector will ensure compliance before approval.

Notice was sent to property owners within 100 metres. No responses were received and no one attended to speak for or against this application.

Moved By Marc Gosselin
Seconded By Carolyn LeBlanc

To approve the variance from Zoning By-law 038, Section 8.(G)(1)(a), for a 1.7 meter height variance and from Section 8.(G)(1)(c) for a 48.5 square meter variance for the construction of an 8.53 meters x 7.93 meters detached garage at 280 Hampton Road-PID 30327753 subject to the following conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The esthetics of the building shall resemble residential construction not commercial;
3. The addition of greenery (cedar hedge, shrubs, etc..) shall be placed in a location that will shield the view of traffic on Hampton Road from the accessory building; and
4. The building is not to be used for business purposes, self-storage rental, for the keeping of livestock or as a dwelling.

MOTION CARRIED

7.3 Deck Setback - 642 Gondola Point Rd, PID 00249235

By-law 038, Section 6.(T)(6)(a)

Ron and Heather Scott attended seeking approval for a 2.4 metre setback variance for the placement of a deck in the side yard of the dwelling at 642 Gondola Point Road, PID 249235.

Notice was sent to property owners within 50 metres. No responses were received and no one attended to speak for or against this application.

Moved By Kendall Mason
Seconded By Marc Gosselin

To approve the 2.4 metre setback variance from Zoning By-law 038, Section 6.(T)(6)(a), for a deck on the right side line at the property of 642 Gondola Point Road, PID 249235.

MOTION CARRIED

7.4 Secondary Dwelling on Lot/Compatible Use - 51 Elliot Rd, PID 30090450

By-law 038, Section 3.(D)(1)

Paul Stackhouse attended seeking approval for a secondary dwelling to be constructed on the property of 51 Elliot Road, PID 30090450, for the purpose of in-family living.

It was recognized that over the past few years, the Town has received several inquires for secondary dwellings as an opportunity to have family, in particular seniors, live close by family and as part of the new Municipal Plan, the Town has researched and is considering provisions for Garden Suites.

A Garden Suite, sometimes called a granny flat or in-family suite, is generally a self-contained, detached dwelling that is owned and installed by the owner of an existing permanent home on the same parcel of land. It is usually located at the rear of the lot, is a one storey building, is smaller than the existing principal home on the property, and contains a kitchen, bathroom, one or two bedrooms and a living space. A Garden Suite is usually intended for individuals or couples over the age of retirement who can live independently, or for people with disabilities where the owners of the principle dwelling can provide the care and support to those living in the Garden Suite.

Mr. Murray noted that this request is similar to what other municipalities have in Canada and the United States. He stated that the Town is reviewing this option in order to ensure that they are legal, built to code, etc. Mr. Stackhouse's application is viable; it is in an appropriate location, lot size is almost three acres, access to both buildings is feasible, etc., and this will work well as a pilot project for the Town. Mr. Murray noted that this will be reviewed as a potential inclusion in the next Zoning By-law revision and that conditions set today such as setbacks, parking, etc., will likely be in the by-law as standard conditions with others added on an individual application process. He noted that the more developed areas will be more challenging for parking, etc. but that we are only reviewing this Rural application at this time. The building itself will be reviewed for code compliance under the Building Inspection Department. The PAC will look at general conditions such as who lives there, setbacks, size, etc.

The option to build Garden Suites as a potential rental unit was reviewed. It was reiterated that the intent of a Garden Suite is for in-family living. Mr. Stackhouse noted that he and his wife are planning on moving into the Garden Suite while his adult children live in the main dwelling and eventually hopes those adult children will move into the Garden Suite to allow their children to keep the main dwelling. It was noted that the cost of doing this second build is significant and, if or when, the family moves on, property owners may wish to rent the building. It was recognized that renters would be permitted but at least one home must be occupied by the property owner. The intent is not for developers to build several Garden Suites on one property and use them all for rental units.

Mr. Stackhouse noted that he intends to use the same well for potable water but will have a separate septic system since the cost for a new one versus an upgrade to the current system is more cost effective. The electrical may be an individual entrance due to requirements from NB Power. He said he was going to build on a slab, but quotes from foundation companies said the cost for a foundation would be less and a foundation would offer storage space and would be more convenient for wiring, plumbing, etc. As the intention of a Garden Suite is for one storey, Mr. Murray noted that a crawl space, as defined as something that isn't habitable, that of six feet or lower, would be permitted. Mr. Stackhouse stated that he was not intending the basement as a finished habitable space, that there was no intention of stairs leading to the basement from within the dwelling and that access for storage would be from the outside only.

Mr. Stackhouse noted that he was a firefighter during his work career and that he wants to do this second build correctly and with consideration of the safety aspect to ensure emergency people know who lives where. It was noted that if the Town is not

informed of in-law suites in a home, the Emergency Service Providers are unaware of residents in the building which leads to potential and serious injury.

The requirement of a potential subdivision of land was reviewed. In this application, should the test pilot not prove viable, this applicant has sufficient space to divide the property but may require variances at that time in order to comply with setbacks, right-of-way access to the back property, etc.

The size of a Garden Suite was reviewed. The staff's suggestion of 30 to 40% of main dwelling, as observed in other municipalities, may not work for all applications. With consideration of the main dwelling on this application at a size of 1166 square feet, the potential Garden Suite could be less than 700 square feet. The application is for the construction of an 884 square foot dwelling and with consideration of a finished basement in the main dwelling, would be within 40% of the livable floor space.

Notice was sent to property owners within 100 metres. No responses were received and no one attended to speak for or against this application.

Moved By Darin Lamont
Seconded By Kendall Mason

To grant approval for the construction of a Garden Suite as a second detached dwelling unit at 51 Elliot Road (PID 30090450) for the purpose of in-family living, subject to the following terms and conditions:

1. There is a minimum lot size of two (2) acres;
2. The distance from main dwelling is a minimum of seven decimal five (7.5) metres;
3. The rear yard setback is a minimum of seven decimal five (7.5) metres;
4. The side yard setback is a minimum of six (6) metres (including buffering);
5. The maximum height of the Garden Suite is six (6) metres (1 storey);
6. No finished basement is permitted but crawl spaces will be permitted;
7. A maximum floor space of forty percent (40%) of the main dwelling on the property;
8. The Garden Suite must be located in the rear yard;
9. Adequate screening by fencing or greenery is required if the Garden Suite is visible from the main road;
10. Sharing of a well, or other services, with the main dwelling as much as possible;
11. The installation of a separate septic system to service the suite or confirmation that the existing system can accommodate the second unit to be confirmed through a permit application to the Department of Public Safety;
12. Shared driveway with one additional parking space provided;
13. The building must be built to the National Building Code of Canada;
14. The Garden Suite is not to be used as a Bed and Breakfast unit;
15. The property, as a whole, cannot be used as a rental property; and
16. The Garden Suite, or main dwelling, must be occupied by the property owner or family of the property owner.

MOTION CARRIED

7.5 Fence Setback - 17 Matthews Dr, PID 30030993

By-law 038, Section 6.(S)(7)

Emily Colwell attended seeking approval for a setback variance of 60cm for the construction of a fence located on both side lines and the rear lot line of a dwelling at 17 Matthews Drive, PID 30030993.

Emily reviewed a presentation on screen noting the reasons for fence and the variance showing that the regular setback would require several mature trees to be removed. The requested variance would give the fencing company some room to move around the trees and the actual fence may not be right up to the property line but wherever the best location is between the property line and the required setback. She noted that a straight fence line would look better than if they had to construct the fence around the trees. The intent of the fence is to keep the deer out and protect the cedar trees that provide privacy for neighbors and themselves. The slide showed all the evergreen trees and shrubs that would have to be cut down, in particular in the back corner, if the fence was erected at the normal setback of 60 cm. The pictures showed that only one tree would have to be cut down if the fence goes along the property edge. One other tree will likely be cut down anyway as it is dying and there is worry for it landing on their deck or on another property. She noted that both her home and those of Merritt Hill will lose a lot of privacy if all the trees were to be cut down. Emily noted the concerns received from property owners of Merritt Hill for loss of vegetation and stated that there would actually be more loss if the variance is not approved. Emily noted the property pins that were found, the front and back ones along right side, one more along the back between 28 & 30 Merritt Hill and since the subdivision plan and property site plan indicate the distance from that pin to the other corner pin, that pin should be easily found. Emily showed images of the style of fencing, in particular, the chain link and wildlife noting that the wildlife one is pretty much invisible around the trees.

Notice was sent to property owners within 50 metres. Correspondences were received from property owners of 30, 32, 34, 36, 38 and 40 Merritt Hill. Due to the layout of the terrace homes on Merritt Hill, the property owners of 28 to 36 Merritt Hill share the property line with 17 Matthews Drive.

Wendy McCann of Merritt Hill of 38 Merritt Hill attended the meeting to speak in opposition of this application. Wendy first noted the date of the notification sent and the short time frame for reply. The PAC Secretary noted that the application was in prior to the deadline and the deadline is two weeks prior to a meeting date for all applications. Wendy indicated that two weeks, with respect to the Holiday Monday (July 3rd) and summer vacations was not sufficient time for all of the residents in Merritt Hill to meet and discuss the application. Wendy stated that the information provided did not include a site plan as indicated in the letter and she referenced a subdivision plan of Merritt Hill that she had with her. The Secretary noted that the information provided did include a detailed site plan of the applicant's property as well as an Ortho (aerial) view of the property that included property lines for lots 18 to 42 Merritt Hill and that a subdivision plan was not required.

Wendy noted that neither the site plan nor the aerial view showed the elevation of the Merritt Hill properties and noted that the front of those properties has between a 10 and 15 meter slope upwards to the back of 17 Matthews Drive. She stated that the fence would be at the top of the hill which will be viewed from the front of their properties. Wendy noted an underground spring that runs from Matthews Drive onto their property and how the Developer put in boulders to steady the slope but that the ground is still mushy. This led to her concern for erosion if a fence is put there and trees are cut down.

Wendy wanted to know why the applicant is putting the deer fence along the back when the sides are chain link. While noting that other people usually have deer fencing on the back of their properties, she stated that it isn't usually facing the front of other properties. Wendy also noted that there is a covenant that says no fences are permitted on Merritt Hill properties. She stated that she walked the property line and thinks that trees will need to be cut, more than noted, if the fence goes along the property. Bob McLaughlin noted that the fence, if the variance is approved, will be erected fully on the applicants' land, not directly on the line nor on the Merritt Hill properties, and as such would not go against the covenant. Wendy stated that she is not against the fence in general but does not want the deer fence style because six houses will see that fence and that will be impacting a lot of tax payer.

Suzanne Simms of 36 Merritt Hill attended the meeting to speak in opposition of this application as well. She noted that other neighbors sent in correspondences and it was noted by the Secretary that each correspondence was copied for the PAC Members review but that correspondences are not read aloud at the meetings. Suzanne stated that she spoke with a surveyor and they told her that it is illegal for any Authority to grant a residential owner a permit to construct a fence without the owner providing an authentic Survey Report done by a certified surveyor which would include appropriate surveyors' markers being placed above the ground to identify the property's boundaries. She stated that Kierstead Quigley and Roberts Ltd. did the original survey for Merritt Hill and there are 5 markers along their property. She said that these markers should all be identified. While she noted that the secretary replied to her email saying that the owner would find the markers, Suzanne said that it was not sufficient to just find what is already there. It was recognized that the summer students working for the Town put wooden stakes to assist in locating the pins through metal detectors. Suzanne stated that only a licensed surveyor can legally mark the property, Province of NB will not substantiate any markers unless done by a surveyor. She stated that when the application is for 150 feet of fencing that is visible from our front door, the property lines should be properly marked by a surveyor. She said the surveyor talked of variance requests and how the applicant is responsible for any costs of surveyors. Trevor Murray noted that when the Town puts a stake in, it isn't legal, but offering a potential location of original stakes only. It was noted that the surveyor would only be asked to find the applicants pins, not all the other 5 pins of Merritt Hill, should a survey be required. Suzanne asked why they were notified if the PAC was not going to ask for all pins to be located. Bob McLaughlin noted how many trees will be cut down if the fence is put at 60 cm, in particular 4 mature cedars, 2 decorative shrubs and 2 spruce trees on the back of the yard as per the applicant's presentation, and asked her if she would she prefer the trees be cut down. The slide

that had pictures of the trees along the back property line of 17 Matthews Drive was shown again and Suzanne disagreed, saying the picture is inaccurate. She noted that the views of all of the slides do not show what the residents of Merritt Hill are going to see.

Kendal Mason noted that he logged into Service New Brunswick mapping during the conversation and it indicated that only two property pins are adjacent to Merritt Hill and only those would need to be located since Matthews Drive was created first, with two pins on the back property line and the other pins were put in at a later date. He also stated that the surveyor would only have to locate the pins already in, and not be required to put new ones in. Suzanne reiterated that the line are joined, the survey must include all pins and since they don't want the trees cut, a proper survey will need to show the trees that have to be cut and the property lines of everyone concerned.

Emily was asked to step back to the podium for final comments. She noted the hill, but added that the property is level from pin to pin along the back property. She added that 28-34 Merritt Hill have a decent embankment, including two metres of level ground before the slope. She noted that deer fencing is less visible and looks better in the vegetation whereas chain link is more visible. She thought it would look better for all residents that can view it. Emily had also spoke with a surveyor and was told by Hughes Survey Ltd that 11 years ago the pins were there when Merritt Hill was developed. Emily was told that it is about \$700 to \$900 for a survey and would prefer to dig out the pins themselves.

While no one else attended the meeting, Mr. Turner of 40 Merritt Hill called the PAC Secretary to say that he did not have a problem with the fence, not the design or the location, and felt that it would barely be visible. Other correspondences received included, other than noted above, a concern for noise increase due to the reduction in vegetation, a preference for a particular color of fence and the fence being required for dogs which will allow them to be outside and their barking will then be a nuisance.

Moved By Darin Lamont
Seconded By Carolyn LeBlanc

To approve the setback variance from Zoning By-law 038, Section 6.(S)(7) of 60 centimetres to the side and rear lot lines for a fence of 150 centimeters in height on the side lot lines and 180 centimeters in height on the rear lot line at 17 Matthews Drive, PID 30030993, subject to the following conditions:

1. Proper survey pins must be either located by the property owner, or established by a licensed surveyor to confirm the exact location of the side property lines;
2. The fence is installed so as to effect the minimum amount of trees being cut down in order to lessen the impact to the neighbors; and
3. All work is to take place on the applicant's property.

MOTION CARRIED

7.6 Tentative Subdivision Plan – Brunswick Nurseries Phase 8 - 308 Model Farm Rd

By-law 035

Mike Loughery attended requesting approval of a tentative subdivision plan for the creation of one new building lot to be subdivided from the parcel of land at 308 Model Farm Road. Since the proposed lot does not meet the minimum lot width of 54.0 metres of road frontage at the line of setback, a lot width variance of 44.0 metres is required.

The easement for the second driveway was reviewed and it was noted that Duncan has another exit for the business and the driveway for the adjacent property goes more to the center then heads in the other direction from this newly proposed lot.

Notice was sent to property owners within 100 metres. No responses were received other than one request to confirm the number of lots and no one attended to speak for or against this application.

Moved By Marc Gosselin

Seconded By Carolyn LeBlanc

To grant approval to the Brunswick Nurseries Ltd. Tentative Subdivision Plan subject to the following conditions:

1. A lot width variance of 44.0m that results from the long narrow access to the flag shape lot;
2. The lot is to be used for residential and incidental related uses; commercial activities are not permitted unless approved by the Town;
3. The main dwelling unit must be located on the lot such that a minimum side lot line setback of thirty (30) metres from at least one (1) side lot line is maintained, unless a variance is granted by the PAC;
4. Final Subdivision Plan to contain a note regarding the creation of the Right-of-Way in favour of Duncan Kelbaugh and Elizabeth Pugh property;
5. The driveway is to be constructed such that there is proper ditching on each side to control surface drainage and reduce erosion of the driveway. The completion of the driveway and proper ditching is to be inspected as part of the final building inspection to ensure it is completed properly.
6. The Final Subdivision Plan to correct the spelling of “Duncaqn Kelbaugh”;
7. Lot 2017-1 is to be serviced by an onsite private well;
8. Lot 2017-1 is to be serviced by an onsite sewerage septic system with appropriate approvals in accordance with the Public Health Act to be submitted to the Town;
9. The land transfer agreement between Brunswick Nurseries Ltd. and 629248 N.B. Ltd. must be finalized prior to Final Subdivision Plan approvals;
10. Subdivision Filing Fees in the amount of One Hundred Dollars (\$100);
11. LPP requirement is finalized before approval of the final plan; and
12. Final Subdivision Plan to be signed by necessary Public Utilities and Property Owner(s).

MOTION CARRIED

7.7 Tentative Subdivision Plan –Schryer Subdivision - 329 Model Farm Rd

By-law 035

Davis Schryer attended seeking approval of a tentative plan for the subdivision of a parcel of land creating two building lots at 329 Model Farm Road, PID 30232797.

It was recognized that this application was approved by the PAC on August 9, 2016 and has since expired. Nothing has changed other than the requirement of addition time. It was also noted that none of the previous conditions were completed.

Notice was sent to property owners within 100 metres. No responses were received and no one attended to speak for or against this application.

Moved By Kendall Mason

Seconded By Jean Place

To grant approval of the tentative plan for the subdivision of a parcel of land creating two building lots at 329 Model Farm Road with approval of the shared driveway access from By-law #038 Section 6.(N)(1), the lot width variances of 26.71 metres for Lot 16-1 and 26.33 metres for Lot 16-2 from By-law # 038 Section 25.(K), and the foundation elevation variance of two decimal five (2.5) metres from By-law #038 Section 6.(F)(1) subject to the following conditions:

1. The preparation of an Easement for the owners of Lot 16-1 for egress and ingress over Lot 16-2 and the owners of Lot 16-2 for egress and ingress over Lot 16-1 must accompany the final subdivision plan and be registered with each deed;
2. The preparation of a “Hold Harmless” agreement to ensure the Town is protected against liability arising from potential drainage problems in the future;
3. The “Hold Harmless” agreement to state that any work put into construction of the driveway and maintenance thereof is the sole responsibility of the owners of lots 16-1 and 16-2;
4. A site drainage plan must be submitted and approved by the Building Inspection Department to ensure that surface drainage is being directed away from the structure;
5. Documentation and approval from the Department of the Environment for waterfront developments is copied to the Town before building permits are issued;
6. On-site septic approval prior to issuing a building permit;
7. Cash in lieu of Land for Public Purposes in the amount of \$750 for the creation of two (2) new lots; and
8. Subdivision filing fees in the amount of \$100.

MOTION CARRIED

7.8 Detached garage beyond front line of dwelling - 15 Rynlon Cr, PID 30065916

By-law 038, Section 8.(G)(1)(b)(i)

Paul Tracey attended seeking approval to locate a 7.9 meter by 7.9 meter detached garage 9 metres beyond the frontline of the house at 15 Rynlon Crescent, PID 30065916.

Paul Tracey attended seeking approval to locate a 7.9 meter by 7.9 meter detached garage 9 metres beyond the frontline of the house at 15 Rynlon Crescent, PID 30065916.

Notice was sent to property owners within 50 metres. No responses were received and no one attended to speak for or against this application.

Moved By Jean Place
Seconded By Marc Gosselin

To approve the variance from Zoning By-law 038, Section 8.(G)(1)(b)(i) to permit the garage to be located 9 meters (6ft 3in) beyond the frontline of the main building on the lot at 15 Rynlon Crescent, PID 30065916 subject to the following conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and
2. The building is not to be used for business purposes or for the keeping of livestock or as a dwelling.

9. Information Items and/or Discussion

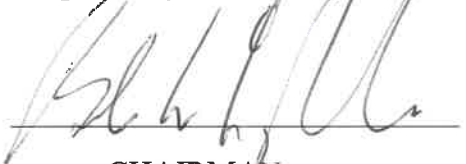
None

9. Adjournment

The Planning Advisory Committee meeting was adjourned at 8:48 p.m.

The next Planning Advisory Committee meeting is scheduled for August 8, 2017.

Respectfully Submitted,



CHAIRMAN



SECRETARY