

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Public Hearing Minutes
March 15, 2011**

Approved as amended 5/16/11

Members Present: Tim Roy, Chair
Scott Williams, Vice-Chair
Bill Curtin, Member
David Collier, Member
Cindy Balcius, Alternate
Dave Hussey, Selectmen Rep

Others Present: Ken McWilliams, Town of Alton Planner
Randy Sanborn, Secretary, Planning Department
Members of the Public

I. CALL TO ORDER

T. Roy, Chair, called the Public Hearing to order at 6:00 p.m.

II. APPOINTMENT OF ALTERNATES

Cindy Balcius was sworn in as an Alternate for one year.

III. APPROVAL OF AGENDA

Election of Officers for 2011 was moved to the end of the meeting.

D. Hussey made a motion to accept the agenda as amended. B. Curtin seconded the motion which passed with 6 votes in favor and none opposed.

IV. PUBLIC INPUT

There was no public input at this time.

V. REVIEW OF CONCEPTUAL APPLICATIONS AND OTHER MINOR ITEMS

Case #P10-20 Bahre Alton Properties	Map 26, Lots 10-1	Compliance Hearing Major Site Plan Review
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Cindy Balcius and Dave Collier recused themselves from this application. The representative has not shown so the application was put to later on the agenda. C. Balcius and D. Collier returned to the Board.

S. Williams moved to amend the agenda to move Bahre Alton Properties Case P10-20 to latter in the evening. D. Hussey seconded the motion which passed with 6 votes in favor and none opposed.

VI. CONTINUED PUBLIC HEARINGS

Case #P11-04 Wentworth Cove Road Realty, LLC	Map 12 Lot 2	Amended Final Major Subdivision Pearson Road & NH Route 28
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Brad Hunter has an approved nineteen (19) lot major subdivision known as Baywinds. The subdivision plat has been recorded with no security provided for subdivision improvements. On November 16, 2010 the Planning Board extended the case to February 15, 2011 subject to the applicant coming back with an amended application.

Ken McWilliams stated that this afternoon a draft agreement was received from Melissa Guldbransen, B. Hunter's attorney. This was forwarded to Town Counsel to review but he has not heard back yet. B. Hunter is interested in doing the agreement which would preclude lot sales and obtaining building permits until he comes back and either does the road construction and gets inspections or provides security for those improvements.

T. Roy asked if this could be accepted pending approval from Town Counsel.

K. McWilliams stated that it could. The other issue is that he wants to get an additional time extension for when he actually needs to start those improvements.

T. Roy asked if they have to accept the amended application.

D. Hussey made a motion to accept the amended application as presented. C. Balcius seconded it which passed with 6 votes in favor and none opposed.

B. Hunter spoke in regards to selling the lots which he did not intend to do and this would make it official with the Town. He misunderstood that he would have to start the road in the next six months and he was not able to do that, but K. McWilliams explained it to him that that was not the case. So he is back to request the extension.

T. Roy stated that the plans should never have been signed and recorded without the security in place. The agreement is to protect the Town.

B. Hunter requested the time extension co-inside with DES Wetlands Dredge and Fill permit time frame which is April 11, 2013. There are two permits that expire on that date, the Army Corps of Engineers and the DES Wetlands permit. The DES Alteration of Terrain permit expires February 12, 2015.

T. Roy stated that in the regulations it states that there is a 365 days start time. He feels they should stay with that and if he needs more time, to come back again.

D. Hussey made a motion to extend the start of construction for 365 days as and to accept the Covenant Restricting Lot Sales approved by Town Counsel. C. Balcius seconded the motion with 6 in favor and none opposed.

VII. Continued review of Conceptual Application and Other Minor Items

Case #P10-20 Bahre Alton Properties	Map 26, Lots 10-1	Compliance Hearing Major Site Plan Review
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C. Balcius and D. Collier recused themselves from this application.

K. McWilliams stated that when this was approved in September 7, 2010 there were nine conditions precedent that needed to be met before the plat could be signed and before the Planning Board would grant final approval. The notice indicated that they would need to come back for a Compliance Hearing to satisfy the Planning Board that those conditions have been met. He has worked with the applicant's representative and feels that all nine of those conditions have been met. He recommends to the Board that they give them final approval.

T. Roy opened it to the Public.

Walter Dean who represents Huggins Hospital asked what the use of the property was.

Mark Sargent from Richard Bartlett and Associates stated that at this date they don't have any set uses but it will probably be something in the retail business. There is one piece of property with several pads. There may be a bank on one of the pads but it is not set in stone.

B. Curtin stated that they had no idea what was going to be built but once they do they need to come back before the Board.

W. Dean asked if before they approve a Site Proposal shouldn't they know what the use is going to be.

S. Williams stated that it was for the highest use possible.

W. Dean asked if any Health Care use was going in there.

M. Sargent stated that that has not been discussed.

W. Dean asked if they could be notified if any Health Care uses are going in there.

S. Williams stated that they would be notified as an abutter when it has been decided.

Public Input was closed.

S. Williams moved to accept the nine conditions subsequent as being met and grant final approval for Case #P10-20 on Bahre Alton Properties. B. Curtin seconded the motion which passed with 6 votes in favor and none opposed.

VIII. COMPLETENESS REVIEW OF NEW FINAL APPLICATIONS AND PUBLIC HEARINGS ON NEW APPLICATIONS (If applications are accepted as complete):

Case #P11-05 Peter Holmes	Map 6Lot 43	Final Minor Subdivision Stockbridge Corner Road
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Mr. Holmes is proposing to subdivide 98 acres into eight (8) lots in the Rural Zone. Seven (7) of the proposed lots have frontage on Stockbridge Road and range in size from 2.00 acres to 3.46 acres. The remaining land totals 82 acres.

K. McWilliams spoke regarding the meetings with the applicant and their representative. He believes that they have a complete application and recommends that the Board accept the application as complete.

B. Curtin asked if there were any waivers. They were detailed in the Planner Review.

S. Williams asked why storm water management and erosion control has been asked to be a waiver because there is a lot of wet area there.

K. McWilliams stated that the reason he supports the waiver is they are talking about driveways and construction of homes and that is the extent of the soil disturbance. There are no roads or major soil disturbance there.

S. Williams asked what the Road Agent's comments were.

K. McWilliams stated that the only comment from the Road Agent was regarding the driveway locations in which he stated that they seem to be in the best locations possible.

D. Hussey asked if there was any idea of the disturbance of the driveways as far as length.

C. Balcius feels that the driveway plans that show the proposed wetlands crossings do show some sediment and erosion control in those sensitive areas so perhaps it is a partial waiver they need to ask for. She suggested a partial waiver from doing some erosion control plans for all the house lots except the ones that are immediately going to be impacting the wetlands.

D. Hussey suggested that they don't give them the waiver but reduce the amount of work they have to do on the waiver.

T. Roy asked if that was inclusive of the drainage plans as well, storm water management.

C. Balcius stated that if there is no road development they are not required to do storm water drainage plan.

C. Balcius made a motion to grant the waivers for the following numbers: 7.2.20 Details on abutting properties; 7.2.29 Future Development; 7.2.31 Descriptions; 7.4.5.1 Drainage Plan and Study; 7.5.1.1 Fiscal Impact Study; 7.5.1.2 Environmental Impact Study and 7.5.1.3 Traffic Study and 7.2.9 and 7.2.21 Boundary Survey Details. D. Hussey seconded the motion which passed with 6 votes in favor and none opposed.

C. Balcius made a motion to have applicant submit Sediment and Erosion Control Plans for Lot #7 and Lot #1 & Lot #2. D. Hussey seconded the motion which passed with 6 votes in favor and none opposed.

K. McWilliams asked for clarification if they are looking for more than the Wetlands Permit application for the driveways for those lots.

C. Balcius asked for everyone to look at the wetland application plan. It shows sediment erosion control on that plan so if they could make that part of the full application.

S. Williams moved on Case P11-05 Map 6 Lot 43 for Peter Holmes that the application as submitted is complete with waivers. B. Curtin seconded that motion which passed with 6 votes in favor and none opposed.

Paul Zuzgo representing Peter Holmes spoke in regards to the application. The large back lot is under a purchase and sales agreement with Fish and Game. Twenty three hundred feet of road frontage from the Town Line all the way to the subdivision on Lock Circle has already got the driveway permits and the wetland crossings for driveways on Lots 2 and 7 have been applied for a week ago.

B. Curtin asked if the Town of New Durham is on the abutters' list. K. McWilliams noted they are.

B. Curtin asked if they were planning on taking the property out of current use before they get the seven lots. P. Holmes did not know what the rules were on that. B. Curtin stated that if they don't they are going to pay a big price. There was a disagreement on the rules between B. Curtin and D. Hussey. B. Curtin stated that if this subdivision goes through right now they are going to get taxed on seven lots. He stated he knows a person with a three lot subdivision and they are on a town road and they are assessed at 80,000 and nothing has been done to them. He went back in and they said they could do nothing about it. Richard Uchida, Orr and Reno stated that they changed the law on that a couple of years ago so that when construction commences they need to take it out of current use.

T. Roy asked if the applicants had a copy of the petition and if they would like to make a comment on it.

P. Holmes stated that he would prefer not to do an easement on that particular lot which is Lot #1 because it tightens up the lot. They want a 50 foot easement down a stone wall that abuts their back yard.

B. Curtin suggested a 50 foot no cut zone.

P. Holmes stated that the lot has been cut and he will be doing no other cutting. He feels he has done enough for the neighborhood without putting restrictions on the lots. He does not want to put any type of easements or restrictions on any of the lots.

T. Roy opened the meeting up to the public.

Richard Cook, Land Agent for the Fish and Game Department spoke in regards to their plan to purchase the property. They will be purchasing it with Federal Funds which guarantee that they will not be using the property for any use other than wildlife habitat and recreation. The funds come from the sale of fishing and hunting licenses and tax on guns and ammunition so it is restricted to the uses associated with those above. He stated that they will try and work something out with the snowmobile clubs.

C. Balcius asked about the snowmobile trail and if someone has spoke to the snowmobile clubs.

P. Holmes is giving them free range of the trails. He will speak to them again before next season. They left a fifty foot strip with frontage on the road with the 82 acre lot. Maybe it would be possible to move the snowmobile trail into that fifty foot strip. He was going to work with R. Cook to move it.

C. Balcius feels that the snowmobile trail should not be shown on the plans if they are planning on selling that lot and would have a difficult time approving it with that on the plan.

R. Cook explained how snowmobile clubs get permits to go through Fish and Game property.

C. Balcius explained that they cannot approve the subdivision without an easement through that property if that trail remains on the plans.

T. Roy closed public input.

The Board agreed that there was no need for the fifty foot easement requested by the petition.

D. Hussey made a motion to approve the subdivision with the following conditions precedent:

- 1. A copy of any necessary Federal, State, and/or local permits shall be received by the Planning Department and the permit numbers shall be added in a note on the plat prior to plan signing.**
- 2. A note shall be added to the plat prior to signing the plat stating that Best Management practices shall be utilized during any timber cutting on site.**
- 3. All "To Be Set" (TBS) notes shall be removed and all monumentation shall be set prior to signing the plat.**
- 4. A note shall be added to the plat prior to signing the plat stating the total acreage of each current Use Category for each lot where applicable.**
- 5. The following note shall be added to the plat prior to signing the plat: This subdivision contains a total of four (4) sheets, which in its entirety along with the wetland application for driveways cited below constitutes the subdivision plan as approved by the Town of Alton Planning Board. Sheets numbered one (1) and two (2) are recorded at the Belknap County registry of Deeds; the remaining sheets are on file at the town of Alton Planning Department. In addition, the Wetland Application for Driveways on Lots 1, 2 & 7 on land of Peter Holmes Subdivision dated March 4, 2011 are on file at the town of Alton Planning Department.**
- 6. The following note shall be added to the plat prior to signing the plat: This subdivision plan is subject to the Conditions of Approval itemized in the march 15, 2011 Notice of Decision file at the Town of Alton Planning Department.**
- 7. Provide NHDES State Subdivision approval number for subdivision approval for septic systems and NHDES Dredge and Fill permit number for wetlands encroachment for driveway construction on Lots 2 and 7 per Section 8.1.2.1.1. These permit approvals are required before signing and recording the subdivision plat.**
- 8. A note should be added to the plat about the need for building and site development to comply with the provisions and requirements of Floodplain Development Overlay District.**
- 9. A note should be added to the plat about the need for building and site development to comply with the provision and requirements of the Aquifer Protection overlay District.**
- 10. The snowmobile trail should be removed from the plan before signing.**
- 11. The Wetland Buffer will be marked before signing.**

1. As proposed by the applicant, a sprinkler system shall be designed and installed in each of the new homes to be built in the subdivision. The sprinkler system shall be functional before a certificate of occupancy is issued for each new residence.
2. The applicant shall comply with all of the Town of Alton's Subdivision and Site Plan Regulations.
3. The approval is based upon the plans, specifications and testimony submitted to the Planning Board. Any alterations, additions or changes to the plans are not authorized and require additional Planning Board approval.
4. A subdivision plat which has been filed and approved, conditionally or otherwise, may be revoked, in whole or in part, by the Planning Board when an applicant or successor in interest to the applicant has performed work, erected a structure or structures, or established a use of land, which fails to conform to the statements, plans, or specifications upon which the approval was based, or has materially violated any requirements or conditions of such approval.

S. Williams asked K. McWilliams if he had spoken with the assistant fire chief regarding subsequent condition #1.

K. McWilliams stated that he had and they had received a letter stating such that the applicant is volunteering.

R. Uchida stated that they submitted a letter that Mr. Holmes is volunteering to install the sprinklers. The letter is on file in the Planning Department.

The motion made by D. Hussey was seconded by S. Williams which passed with 6 votes in favor and none opposed.

K. McWilliams stated that Mr. Holmes came in back in September of 2010 with basically the same application for an 8 lot subdivision. It was determined to be incomplete by the Planning Board at that time. He did not return to the Board. At this time he is starting up that application at this point again. P. Holmes feels that he should not have to pay the per lot application fee again (not the notification or notice that goes in the paper) It is \$150.00 per lot and that is \$1200. K. McWilliams feels that is a reasonable request because he did not go through the hearing process in September of 2010.

S. Williams moved to return \$1200 to the applicant for his application fee. D. Hussey seconded it which passed by 6 votes in favor and none opposed.

Case #P11-07 A. Eason, C. Mitchell & Roberts Cove Inc.	Map 48 Lot 48 and Map 19, Lot 8-1	Lot Line Adjustment Ledge Hill Road
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The proposal is to add 1.00 acres to the 1.06 acre Eason/Mitchell property to result in a 2.06 acre parcel. The Roberts Cove lot would decrease from 74.0 acres to 72.99 acres.

K. McWilliams suggested the first thing they need to address is the waivers that have been requested because this checklist is the same as the major subdivision and many things are not necessary for this type of application. He does not see an issue with the request for these waivers.

T. Roy asked if this lot is becoming conforming from nonconforming which requires a minimum lot size of 2 acres. K. McWilliams indicated it was.

D. Hussey moved that they grant the waivers: 7.2.27 Elevations; 7.2.29 Future Development; 7.2.30 Flood Plain Data; 7.2.31 Descriptions; 7.2.32 Reserved Areas; 7.2.33 Wetlands; 7.2.34 Zoning and District Bounds; 7.2.14 Building Lines; 7.2.23 Natural and Cultural Features; 7.2.24 Soils; 7.2.26 Existed and Future Improvements. D. Collier seconded the motion which was passed with 6 votes in favor and none opposed.

D. Hussey made a motion to accept the application as complete. S. Williams seconded the motion which passed with 6 votes in favor and none opposed.

Christopher Berry, a principal member of Berry Surveying and Engineering represented the applicants. It is a very simple Lot Line Adjustment in which they are revising the line between Roberts Cove Inc and Amanda Eason to make her lot conforming with the minimum lot size of 2 acres. They tried to do this in a manor that was square and cleaning up angular lot lines that exist on the lot today.

T. Roy opened it up to the public.

There was none at this time.

T. Roy closed it to the public.

B. Curtin mentioned a letter from Mary and Frank Crotty regarding this application dated March 9, 2011 addressed to the Chairman.

C. Berry wanted it noted in the record that he had not received that letter.

K. McWilliams stated that a letter was received by Neil Hussey regarding the roosters.

C. Berry requested that the letter be read into the record. He stated that the rooster issue does not pertain to this application.

B. Curtin read Mr. Hussey's letter into the record:

Dear Members of the Alton Planning Board,

I had a very positive meeting with Amanda Eason on February 26th concerning her roosters. She has agreed to accept my offer to use my relationship with the SPCA to help her place her 5 roosters in a farm setting where they will no longer disturb any neighbors. Based on this agreement to relocate all her roosters and her promise not to raise any more roosters in the future there should be no further neighborhood issues. Therefore I have no objection to any lot line adjustment that will allow Amanda to fully enjoy her property.

Very truly yours,

Neil Hussey
143 Roberts Cove Road
Alton, NH

B. Curtin also read into the record the letter from Mary & Frank Crotty.

Dear Sir:

In regards to the above application, we are submitting written testimony as to why we are not in favor of this request.

We bought our vacation cottage in 1987 and have spent many years and invested a significant amount financially towards taking care of it with the intention of retiring in the peace and quiet of the vacation spot we've been coming to since the 1940's.

Unfortunately, that changed in 2007 when the roosters and chickens moved into the neighborhood.

Our coveted peace and quiet no longer exists on our road, which is a vacation area, not a farm area. Three out of the six homes on our road are seasonal cottages.

The fact is that the roosters and chickens are a public nuisance. The only time they are not crowing is when they are in their 'house' which is only for a few hours at night, as they are outside and average of 16 hours a day, sometimes not being put away until 9 p.m. and sometimes as late as 9:45 pm when the owners have not been home. They are then put out again in the very early morning when they start crowing again. And it's worse when they fight amongst themselves, which happens quite often as well.

The roosters are often loose, along with the dozens of chickens, and we're concerned about the health issues related to them being able to wander wherever they want, including onto our own property.

For years, we've asked for some respect to the hours that the roosters are allowed to be out and crowing, but those requests have fallen on deaf ears, time and time again.

Our daughter has stopped coming to stay with us with our small grandchildren because the crowing of the roosters wouldn't allow them to nap in the middle of the day or sleep past the crack of dawn in the morning.

The value and attractiveness in terms of resale value of our home has dropped because of the noise pollution. Since we also have the right to preserve our peace, we respectfully ask that this application for a Lot Line Adjustment be denied so that we may once again enjoy our peaceful spot in the woods. We hope that you find this request to be reasonable considering the unpleasantness we have had to endure the past four years.

Thank you for your time and attention to this matter.

Mary & Frank Crotty

D. Hussey asked if there aren't two issues here. They are doing a lot line adjustment which has nothing to do with the rooster issue. That is a code enforcement issue.

T. Roy said there is an issue as far as nuisance.

D. Hussey stated that there is no nuisance. This is a lot line adjustment application that has nothing to do with the rooster issue.

T. Roy asked Amanda Eason if what Neil Hussey wrote is accurate.

A. Eason stated that he put her in touch with Nevins Farm in Massachusetts. She is not sure that will be an adequate placement for the roosters but they are talking about it and they are working through it.

D. Hussey stated that he feels they should not be discussing this at this meeting.

S. Williams made a motion Case #P11-07 Map 48, Lot 48 and Map 19, Lot 8-1 of Eason C. Mitchell and Roberts Cove Inc. to approve the Lot Line Adjustment with conditions precedent:

1. All "To Be Set" (TBS) notes shall be removed and all monumentation shall be set prior to plan signing.

2. A note shall be added to the plat prior to plan signing stating the total acreage of each Current Use Category for each lot where applicable.

3. The following note shall be added to the plat prior to plan signing: This lot line adjustment plan contains a total of two (2) sheets, which in its entirety constitutes the subdivision plan as approved by the Town of Alton Planning Board. Sheet number two (2) is recorded at the Belknap County Registry of Deeds. Sheet number one (1) is on file at the Alton Planning Department.

4. The following note shall be added to the plat prior to plan signing: This lot line adjustment plan is subject to the Conditions of approval itemized in the march 15, 2011, Notice of Decision file at the Town of Alton Planning Department.

5. Tax map and lot numbers should be added to notes 3 and 3A on the plan prior to signing the plan.

Subsequent conditions are:

1. The applicant shall comply with all of the Town of Alton's Subdivision Regulations.

2. The approval is based upon the plans, specifications and testimony submitted to the Planning Boards. Any alterations, additions or changes to the plans are not authorized and require additional Planning Board approval.

3. A subdivision plat which has been filed and approved, conditionally or otherwise, may be revoked, in whole or in part, by the Planning Board when an applicant or successor in interest to the applicant has preformed work, erected a structure or structures, or established a use of land, which fails to conform to the statements, plans, or specifications upon which the approval was based, or has materially violated any requirements or conditions of such approval.

Provided all listed conditions and subsequent conditions are satisfied, this approval will remain valid for implementation 365 days from date of original approval, unless extended by the authority of the Planning board after petition by the applicant. D. Hussey seconded the motion which passed with 6 votes in favor and none opposed.

C. Berry requested a clarification and point of order. He wants to make it clear for the record that the application may or may not be approved without prejudice to any agreements that Ms Eason might have with Mr. Hussey.

IX. OTHER BUSINESS

A. Old Business

There was none.

B. New Business:

K. McWilliams presented a Voluntary Lot Merger of preexisting lots by David and Patricia Smith. The Planning Board needs to authorize the Chair to sign the merger and then it can be sent to the Registry of Deeds to be recorded.

S. Williams moved to have the Chairman sign the Voluntary Merger. D. Hussey seconded the motion which passed by 6 votes in favor and none opposed.

K. McWilliams spoke of the organization of the agenda packets one week prior to the meetings. The Board Members noted they liked this approach.

X. Election of Officers for 2011

D. Hussey made a motion to keep the officers as is. S. Williams seconded the motion which passed with 6 votes in favor and none opposed.

XI. CONTINUED OTHER BUSINESS

C. Correspondence

K. McWilliams reported that Don Roberts is requesting to change the location of the handicap access to his building at 141 Main St. Instead of being located on the side of the building it will be on the front.

S. Williams moved that the handicap ramp is acceptable by the Planning Board. D. Collier seconded the motion which passed with a vote of 6 in favor and none opposed.

S. Williams mentioned the letter from the Christian Conference Center. The site needs to be stabilized. He read the letter into the record:

Dear Ken,

This letter is to inform the Town of Alton that the Board of Directors of the Alton Bay Campmeeting Association has voted to suspend our building project on the Beacon Hill reconstruction area. The infrastructure cost to replace the 44 burnt out cottages came in at \$1.4 million and at this time we are not proceeding with this project. In light of the present economy and with the current second home market not projected to rebound anytime soon rebuilding is not a feasible option for us at this time. I would like to thank the entire community for their gracious support of the rebuilding effort and I look forward to working with them again in the future.

I look forward to meeting with you to discuss our next steps for the Beacon Hill area. We need to outline the correct course of action to maintain the land in a proactive manner that will protect the site as well as help with the beautification process.

Sincerely,
Jon C. Taber
Executive Director

S. William asked if this site plan expires. He stated if they do not do this they will lose their grandfathered rights to the density on that property. He asked K. McWilliams to alert them to that.

T. Roy asked him to schedule an appointment with The Christian Conference Center to discuss their next steps in stabilizing the land.

S. Williams stated that he heard they were going to sell material and if they excavate the material and don't go forward with the project it becomes a mining operation which they can only move 1,000 yards a year without permitting.

T. Roy asked what was accepted for vesting in the project.

S. Williams asked Ken to review with them what was accepted for vesting.

D. Approval of Minutes

January 11, 2011 –

Page 8 – Down towards the bottom third paragraph up where Terry Hussey is it says “T. Roy explained that zoning is being looked at at this Bay” strike Bay completely.

W. Curtin made a motion to accept the January 11, 2011 minutes as amended. D. Hussey seconded the motion which passed with 6 in favor and none opposed.

January 26, 2011 –

Page 4 – Second full paragraph “Mr. Carrier” should be Mr. Currier.

Page 8 – Up towards the top third paragraph Scott Williams third line down “cover state” should be cover sheet.

Page 9 – Second paragraph third line should be an s after “need”.

B. Curtin made a motion to approve the January 26, 2011 minutes as amended. S. Williams seconded the motion which passed with 4 votes in favor and two abstaining (Cindy Balcius & D. Hussey).

February 15, 2011 –

Down the bottom “C. McCauley asked questions regarding Planners request to put the driveway permit on and change the page numbering but she has already had the mylars have already been delivered” should be numbering but she has already had the mylars delivered to the Planning office.

Page 3 – Where “Catherine Broderick spoke” “Swade” should be Slade.

Down towards the bottom where “Mike Garrepy stated that he believes that since the plans have changed the Planning Board should reopen the public hearing and not limit it to those issues.” There was a question if it was reopened to the public after that statement. Recorder needs to double check the tape to verify when it was reopened.

Page 7 – Down towards the bottom “C. Collier made a motion” should be D. Collier.

The Board decided to table these minutes.

XII. ADJOURNMENT

D. Hussey made a motion to adjourn. S. Williams seconded the motion which passed with all in favor.

The public hearing adjourned at 7:50 p.m.

Respectfully submitted,

Randy Sanborn
Recorder