

MINUTES
Planning Board Meeting
Public Safety Building
774 Franklin Pierce Highway (formerly 249 Route 9)
October 7, 2010 - 7:00 PM
Public Hearings with applicants

Members present: Chairman: John Huckins
Selectwoman: Jacqueline Kessler
Steve Oles
George Calef
Edward Lemos
Dawn Hatch (Alt)

Town Planner: Constance Brawders (Arrived 7:15 p.m.)
The Louis Berger Group: William Rollins, PE

Chairman Huckins called the meeting together at 7:00 p.m. He introduced the members. Huckins said Jim Connick, File SR 10/379 has asked to withdraw his proposal for a campground on Tolend Road. Huckins asked for a vote to accept the withdrawal. Lemos made a motion to accept the withdrawal seconded by Kessler, all in favor.

Huckins said the hearing for Paul Aucella was continued to November 4.

Hatch explained that she had rolled the hearings to put Richard Gibb second, as he was fourth on the scheduled hearing and has been the practice that hearings were moved up so the same hearings were not always last. No one objected to this change. Huckins opened the first hearing.

File # SR 10/383 - Applicant: Aroma Joe's Coffee – 63 Broadway, Dover, NH
Land owners: Craig & Kim Jackson – 371 Rte. 125, Barrington,

Location: 371 Rte. 371 Rte. 125 - Map 238, Lot 49.1 -
Town Center & Stratified Drift Aquifer

The applicant proposes to renovate a 16' by 28' area of the south end of the existing Kim's Kut n' Kurl, located on Route 125 along with other renovations to support a drive thru coffee business. There would be two windows, one for orders and one for pickups.

Randy Orvis, Geometres Blue Hills LLC represented the plan with applicant Marty McKenna. Orvis said the items that the Board had discussed at the review session had been placed on the plan. He said the wetland stamp was on the plan and the owner's signature would be on the final plan.

Orvis said the existing septic system was 20-feet by 39-feet and the new one was designed 25-feet by 40-feet. The new system was designed to be put in the same place as the existing one if it needed to be replaced. Contours, spot elevations, sign graphics, and

parking spaces marked with handicapped spaces were shown.

Orvis said the scoping meeting was held and the Department of Transportation agreed on the parameters of the study. He said an area would need to be striped and one area widened. Orvis said the shoulders were wide and might be able to be feathered out for tight hand turns. He said the applicant did not know if more striping and widening would be needed. Orvis said the left turn was in the Study and that was where we were at this point. He said there were no internal changes.

Oles asked about the 12-foot aisles with 24-feet of total width. He said a person backing out of a parking area would not have room enough without crossing the aisle as there would not be room enough to stay in the through aisle backing out and could cross into the drive through aisle. Orvis said where the parking spaces were angled and parking on one side he thought that it would work. Oles asked Orvis to check on the width to back out without hitting a car in the lane. Orvis said he would check this and if the parking needed to be bumped out he would make the change. Orvis said he thought that the width for one side parking was sufficient. The Regulations state 15 feet for 30 degree angle parking. Orvis said there was no relief for a single loaded aisle. Huckins said we had to go by what the Regulations state. Orvis said he would review the parking design and re-design it if necessary.

Orvis said the owners of the site, Fred and Roberta Knight, had received a variance granted on March 16, 1994, Case 94/309. He said the drainage would be reviewed and the parking modified if necessary. Orvis said he had shown the parking needs for each business on the plan.

William Rollins, The Louis Berger Group said Joe Lowery had attended the scoping meeting with the Department of Transportation to look at and discuss the traffic. The traffic study after the design was done will be sent to The Louis Berger Group for review.

Huckins asked if any abutters had any questions or comments. There were none. Lemos made a motion to continue the hearing to November 4, seconded by Kessler, all in favor.

File # SR 10/384 – Richard and Catherine Gibb

71 Old Mill Road, Lee, NH
Location: 74 Route 125, Barrington, NH
Tax Map 263, Lot 7
Regional Commercial Highway District
Stratified Drift Aquifer Overlay

Change a residence to a child care business for no more than 24 children with a maximum 3 employees

Surveyor Bruce Pohopek represented the plan with the owners, Richard and Catherine Gibb. He presented new packets to the members along with two waiver requests. The new septic system design was shown, the plan showed one of the gravel driveways off Lee Oak Road was eliminated with the second one used for the owner and deliveries only. Pohopek said parents would use the entrance off Route 125. The removed driveway would be loamed and seeded.

The two waivers requested were 1 – waive the requirements of Article 3.3 item

#3, two-foot topography of entire lot; and 2 – waive the requirements of Article 3.3 item #13, wetland delineation of entire lot. Pohopek said the structure existed and there would be no changes to the remaining land.

Pohopek said the building elevation sketch was presented. R. Gibb said the sign would be designed the same as the one at the Village Barn. The sign would be lit with LED lighting from the ground. He said there would be a light pole added with a street light. He said this would light the parking lot in the winter and darkness.

Oles said he hoped all lighting would be down-cast to prevent it from extending out on the traveled way. Gibb said the lights would be 40-feet from the street. He said it would be placed high enough to flood the parking lot but not the road.

Planner Brawders said she was concerned about the pine tree that was by the cemetery within the right-of-way off Route 125 across Lee Oak Road. She said she had talked with Jim Driver, NHDOT who stated that the tree belonged to the Town. Oles said neither the owners nor the Board could do anything on abutting property. Brawders said her concern was vehicular safety. Brawders suggested Gibb talk with Edna Feighner concerning ownership of the cemetery.

Brawders said it was good when abutters establish a relationship with owners of cemeteries. She said the Gibbs could have a conversation with Edna Feighner to state that the pine tree would be a safety hazard across the street. Brawders said in 2007 there were 7 accidents; 2008 – 2; and in 2009 there were 5 accidents at the Lee Oak Road and Route 125 intersection.

Brawders said on occasion parents were in a hurry when they dropped their children off and for the safety of the children and parents, vision from the site and out on Route 125 needed to be safe. She said the evergreen tree had coverage 4 seasons and was a problem for north bound traffic. Brawders said Gibb could check for the ownership and who would be responsible to remove it. She said in doing this the applicant was showing due diligence.

Gibb said he had talked with the State person today who stated the tree did not belong to them as the road followed the railroad tracks which was away from his side of Route 125. He said the children and parents coming to the daycare would not enter from Lee Oak Road but further away from the intersection on Route 125.

R. Gibb said probably the brush and bushes along the cemetery created a greater hazard than the tree. Brawders said Rick Walker as Cemetery Commissioner stated there was no record on the cemetery. Calef said the tree was on Town property. Gibb said the Town could cut the tree at any time. He said the bushes could be removed.

Brawders said the daycare would create more traffic. She said he could contact the Road Crew to ask about removal of the tree. C. Gibb said the cemetery was kept up until recently.

Brawders said the site needed review by the Town's engineers along with the traffic study. Pohopek said this was different than what they were told. Oles said the building existed and would remain the same. He asked what was there to be reviewed on the site except the traffic study. Brawders said the Town Administrator and the Selectmen want all plans reviewed to utilize the services of the engineers.

Huckins said when a review serves a purpose he supported it but could not see where in this case the site needed to be reviewed. Oles said there would be no site disturbance just a change in use. He said the applicant had paid an engineer for his design

now he was asked to pay one for a review for an existing building. Brawdres said there would be disturbance with the parking lot changed. She said we were relying on the opinion of the applicant.

Brawdres said the storm water would drain to the prime wetlands along the back of the lot. She said the plan looks good but there could be something missing. Huckins said he agreed with Oles on the review of the site. Lemos said he did not feel that we had to agree with the applicant's engineer. Kessler said she had concerns about the location and safety on Route 125. Huckins said a traffic study would be submitted to Berger Group.

Huckins said the wetlands would not be affected by the use as the parking lot and the structure exists. He said there was no new impact to the site. Pohopek said the septic system would be in kind in place and the wetlands have been delineated above the prime wetlands.

Brawdres said we should discuss this issue of the consulting engineer's duties in a work session. Pohopek said they planned on the traffic study review not a site review. Kessler said she supported the site review and the traffic study. Lemos agreed. Huckins asked for a vote on sending the site to be reviewed by Berger. Role call vote was taken with Kessler voting yes, Lemos voting yes. Calef voting no, Oles voting no, and Huckins voting no. A site review will not be sent. The traffic study will be sent.

The waivers were addressed. Hatch read the waiver requests. The first waiver was Article 3.3 – 13 wetland delineation of the site. Reasons for the request were: this work had been done in 2003 and recreated and verified by Pohopek. Gibb invited the members to view the site and it would be an undue burden to the applicant. Oles made a motion to grant the waiver, seconded by Calef; all in favor.

The second waiver was for Article 3.3 – 3 – topography of the entire site. Reasons for the request were: Topography was shown on the area that was being impacted by the business, the remaining land would not be impacted or used. Part of the remaining land was in the wetlands and would result in an undue burden to the applicant, and the applicant invited the members to hold a site walk to view the parcel. Oles made a motion to grant the waiver, seconded by Lemos; all in favor.

Brawdres suggested that Gibb talk with Road Agent Peter Cook concerning the cemetery and the tree. Huckins said the Town was only in charge of town maintained cemeteries. The traffic study will be forwarded to The Berger Group. The gravel will be removed in the driveway off Lee Oak Road and Note #26 amended to read, "The applicant shall abandon the use of the existing gravel driveway, as identified on the plan view, by covering it with loam and grading the area to match the surrounding grades". There were no abutters present and no comments from the public. Lemos made a motion to continue the hearing to November 4, seconded by Oles; all in favor.

**File # 10/610 - Fisheye Properties LLC / Wayne Stocker & Paul Thibodeau
PO Box 250, Union, NH 03887**

Location: Young Road / Map 240/Lot 15
Neighborhood Residential District

Create a 14 single family lot subdivision on 46.22 acres – open space - 7.64 acres /16.5 % of total area.

Surveyor David Vincent represented the plan with applicant Paul Thibodeau. He is a Planning Board member but recused himself as he was represented this plan and applicant. Vincent has not sat on the Board for several months due to schooling. He gave new revised plans to the members. Vincent said the lots had been changed to be closer to the road. The wetlands had been in field flagged. The revised plan showed 12 lots, one a backlot. Wetlands were shown on the colored plan. The prime wetland was shown with the required setback and wetlands less than 3000 square feet that were not subject to setbacks.

Vincent said two test pits had been done in all 4K areas. The driveways for lots 15-1 and 15-11 had been pulled away from the curve. Vincent said they had talked with Fire Chief Rick Walker concerning cisterns. He said there could be three-10,000 gallons or one-30,000 gallon cistern. He said they were leaning toward 30,000 gallon size and would meet with Walker to confirm to put it in writing.

Vincent said they were working with the owner of the land across the road to locate the cistern on the opposite side of the road due to the topography and ledge on their side. He said 17 feet of depth was needed for a cistern and it would be easier to fill and install a retaining wall. This would be finalized with the land owner and Rick who would sign off.

Hatch asked about the difference in the boundary line between Matthew Trnovsky, Map 240, Lot 18 that had been surveyed by Berry Surveying and Engineering. Vincent said he disagreed with Berry's survey and was working with Trnovsky.

Vincent said the applicant has received an estimate for \$32,000.00 to remove the existing house and slope the banking. He said they had attended a Selectmen meeting and with the change in Selectmen, removal of the house by the Town was no longer an option. Vincent said the visibility at the curve would be improved when the house was removed and the banking sloped as the right-of-way was deeper into the site.

Hatch said she had talked with Road Agent Peter Cook about off-site fees on Young Road. He said he would talk with the applicant concerning removing the house and sloping the bank in place of off site fees.

Vincent said the width of the open space had been redesigned to create an area to walk. The total amount was 35% of the property. Oles asked about the building footprint on Lot 15-12; was there 35,000 square feet of upland? Vincent said it was 40,000 square feet.

Vincent said they would finalize the cistern size and location with the Fire Chief and meet with Peter Cook to discuss off-site fees. He said the 12 lots met all State and Town regulations. The open space would be owned by a 1/12 share for each lot owner. The open space would be for the use of the lot owners only.

A Home Owner's Association was discussed. Vincent said there was no need of a Home Owner's Association, as there were no roads or amenities that would be private. Brawders asked without a HOA, who would be responsible for what occurred after approval? Who would be responsible to protect downstream? Brawders said the Board might want to require a HOA for protection of the Town.

Vincent said ownership of the open space would be passed on by deed. Paul Thibodeau, owner asked what the responsibility would be. A lender could be wary of a home owner subject to a huge burden; many lenders would not lend money under these circumstances. Thibodeau said this could become a liability to lenders. Kessler asked

why there would need to be a Home Owners Association? Huckins said if there was no road there would be no need of a Home Owners Association.

Vincent said the culverts and swale along Young Road would collect the runoff. Brawders said she had talked with the Land Use Attorney at DES concerning this issue. She said Atwood Pierce had made a presentation at the conference she had attended suggesting people that one could talk to. The easement on the John Farrell subdivision was discussed as an example. Lemos said the owners would be responsible for the open space. Huckins said there would be no impact.

Wallace said open space associations' lead to complications, one person might want to cut wood on a common open space lot and others might not want anyone to, it can create problems. Kessler said Home Owners Associations pertain to roads.

Engineering of the site was discussed. Vincent asked what would be engineered. Rollins, The Louis Berger Group said existing drainage along the frontage with the land graded toward the road would create additional water. He said HydroCAD Storm Water Modeling review using what was typical and best judgment would be how a review was done. He said he had taken a site walk with the owner and Cook to look what drainage would be when the culverts were upgraded. He said calculations would be done to address the upgrades.

Oles asked how this would be proposed when the site was not being developed. He said there would be no road cuts, houses or driveways. Again, Rollins said judgment would need to be used. He said it would be an educated guess as there would be a good idea where the foot print would be and contours would be available.

Vincent asked what they needed. Rollins said houses, driveways, and grass could affect drainage and runoff if all headed toward the road. Oles said the houses could be located anywhere on the lot. The 4K areas were for subdivision purposes only. Kessler said according to DES an Alteration of Terrain was not needed.

Brawders said wherever a house was located it had a roof which caused runoff. She said it would not be cost effective to move away from the testpits done for septic systems. Brawders said the Town needed protection. She said members must consider their role and position and the protection of the Town and Board and that an engineer should review all plans. Engineering would establish the amount of water on site.

Vincent said engineering had not been required on frontage subdivisions. It has been brought up by this subdivision and the Board was setting a new precedent. He said the effects of houses would be addressed by the Building Inspector.

Brawders said the Town has regulations that allowed asking for the review of plans by engineers. She said the applicant must request a waiver. Again Vincent asked what the Town wanted for engineering.

Huckins said as this was not a full application we could not vote on the plan. John Wallace of the Barrington Conservation Commission said the prime wetland was not a problem as it was on the back of the lot. He said his concern was for Richardson Pond which was down stream and a conservation easement.

Huckins opened the hearing up to the public. Chris Carr asked if the removal of the house would be in lieu of off-site fees. He said he did not want his taxes to pay this cost. Huckins explained how off site fees work. Carr asked if Barrington would do the work. Kessler said the Town did not have the money to do this project. Hatch said this work would benefit everyone that used Young Road. She said the costs would be much

greater than any off site charge.

Steve Conklin said the water flow through the culvert has washed out the road in the past. He said accelerated runoff needed to be looked at very carefully. Wallace asked if any of the pools were vernal pools. Vincent said not according to the wetland scientist that had mapped the wetlands. Wallace said Vincent should put a statement of “no vernal pools” on the plan.

Wallace spoke on the cistern that was under consideration across the road. Vincent said to backfill and install a retaining wall would be easier than trying to get down 17 feet on their side. Huckins said the design would be reviewed by the Board and the Fire Chief. Wallace said Vincent should put a statement of no vernal pools on the plan.

As there were no additional questions or comments by the Board or the public Lemos made a motion to continue the hearing to November 4, seconded by Kessler, all in favor.

File # 10/528A – The Homestead Subdivision / Peter Daigle / Gerrior Lane Trust

Gerrior Drive from Route 4 to St. Matthews Drive

Map 268, Lots 1.6. & 1.7 - General Residential District

An Amended Plan to relocate and construct Detention Pond # 2 of the development up Gerrior Drive adjacent to the cistern, construction cost estimates for the bond for Phase 2 of the development, and an Amended Grading Plan which calls for two of the five culverts to be plugged.

Michael Sievert of MJS Engineering represented the plan. He went over the items shown on the plan and the bond for the second phase. He addressed the relocation of the second detention pond up Gerrior Drive near the cistern. He said originally it was planned on the lot containing a large pile of rocks and fill. Sievert said the new location would take care of all the run-off from Gerrior Drive to the crest of the hill down the existing swale. Sievert said the cistern interrupts the drainage swale and the new pond would work better. He said he had used the calculations from Appledore.

Huckins asked how this change would impact the Town line. Sievert said it was close to the line, a drainage swale runs by the lot. He said the lot had been sold and an easement would be needed from the lot owner in writing. Huckins said even if there was an existing easement it would need to be changed to the new owner. He asked if the pond would affect the buildable area. Sievert said there would not be any change.

Sievert said the stock pile of materials was in the pond area and it would be easier and work better if the pond was relocated. He said the paved pull off was not on the original plan because of the stock pile.

Huckins said moving the pond kept it closer to where the water was coming from and going. Sievert explained the flow of water toward the culvert which continued toward Mendums Landing Road. Kessler said the plan showed the area of the pond which showed no changes at the corner of the property. Sievert said a drainage analysis would be presented.

Huckins said all easement language would need to be run by the Town Attorney. He said the Town needed rights if the road ever was taken over by the Town. Huckins said the changes might need to be run by the Attorney as the first location had already been addressed. Rollins said he had no calculation comments at this time. He said the

material would be received and reviewed.

Sievert said the second issue was the outlet structure and Pond One. He said they were blocking two of the five culverts that were in the outlet area. He said he hoped that this would address the abutters concerns and the sediment down stream.

Huckins said the number of culverts had been increased to five to maintain and not overflow the road. Sievert said it was designed for a 100-year storm; the pond was made larger and 1½ foot lower. He said all of the five culverts were in use at this time.

Sievert said there was small storage below the culverts which act as a flow restriction to hold some of the water back. Huckins asked if two culverts were blocked would the pond overflow. Sievert said the model of the pond was expanded with the five culverts and would remain expanded with three.

Hockings asked Rollins for his comments. Rollins said he would like to review the post calculations to the corner on the road as the issue was for lots that pitch toward the road to drain in the ditch line to the pond. He said there was no accounting for the houses and roads, and the pond with water which are all impervious. Rollins suggested adding this information to the calculations to see if the three culverts would handle the flowage. He said there would be an increase in the calculations and flood elevations. Rollins said the calculations were good for the expanded pond which was designed to the size shown.

Sievert said the figures were checked pre and post for the proposed culvert change. He said there was a 2000 square-foot difference when the culverts were reduced from five to three. Hatch asked if the culverts would be blocked or removed. Sievert said the two culverts would be blocked.

Huckins said the calculations needed to be checked and reviewed before a final decision could be made. He said we would not want to have the road break because of overflow.

Huckins asked if anyone wanted to speak. Abutter Steve Conklin, 352 Hemlock Drive said the proposal had been a great experience over the past five years. A packet of information had been given to each Board member for review. Conklin showed pictures of the flooding and erosion down stream of the development.

Conklin said there was written history of the project with an engineering report by Appledore Engineering. He said Mendums Pond residents had received a grant for a Mendums Pond Study and Sediment Study for the time period of 1988 and 1989. Conklin said there was information from 2005 available. He said there was pedigreed numbers that could be used in the review. He said professionals and DES had reviewed the available information. Conklin said there was good data from Harry Stewart.

Conklin suggested that the Board reconsider looking at the flow data, the flow capacity of the brooks, and the erosion that has been channeled. He said the recent happenings of the destruction of the spawning beds has been looked at by Fish and Game and DES who have not decided whose responsibility it was to clean up.

Conklin said the numbers of the flow should be run backwards to establish the changes in flowage and the effects downstream. Conklin said the problem had been Engineer Michael Roy who represented there would be no increase in drainage from what existed before the development. Conklin said he had stated that if the culverts were removed he would go away as it would help to correct the downstream problem. He said there needed to be more science put in the review and work.

Conklin said the nutrient levels had increased in Mendums Pond with the increase coming from Wood Road Brook. He said the condition in the pond and brook needed to be established with a sampling program. Conklin said he had data from all of the feeding brooks. He said there were no changes in 1988 and 1989. He said the nutrient overloading had been traced back to the development. He said we should be interested in the response from Fresh Water Final Nutrient Assessment.

Conklin said an Administrative Order had been put on the site by DES 2½ years ago. Oles said the 1988 pre CFS in the brook was before construction of the development. Calef said he was not familiar with this project and had not seen the pictures for what the remedy was.

Conklin said the information was straight forward and the field data was pedigreed. He said the best way to calculate the information would be to work backwards. Calef asked if the information was for a 100-year storm. Conklin said the river gauge was used, precipitation data, flow conditions – time dated, rain fall, and determine from the amount of what the storm was. Calef asked what the experience used was. Conklin said a Storm water Study done by Thomas Ballestero, University of New Hampshire was used. Conklin said Article 10.3 of the Subdivision Regulations – no water off site - reopens an opportunity for the Board to do additional work.

Rollins said he was waiting for the revised model with the contributing water to the system. He said he needed the existing conditions and would revisit the site. Huckins said there were many factors that led to the flooding which occurred in many locations.

Conklin explained his pictures. He said they were from the 10-year flood which produced favorable flooding conditions. He said the Wood Road Brook had no extra capacity. He said the Board could go on line and review supporting Administrative Rules. He said the spawning bed needed to be fixed but he would not pay for the costs.

Lincoln Pierce, Mendums Pond Association, said Mendums Landing abuts the Conklin land and the Association maintains an interest. He said the Lake was monitored through the Lay Lakes Monitoring Program in 1987. He said in 1988 the lake was pristine, in 1998 it had slipped with a higher phosphorous level and chlorophyll level that increases weed growth. There was an algae bloom. Pierce said the Association was concerned with the quality of the water. He said other streams had not contributed to the problem. Pierce said the problem expanded into Nottingham and has affected many people.

Paul Howe of Beechwood Acres, the original subdivision said fertilizing of lawns affects water quality and a water test should be done where it enters Woods Brook. He said the paving of Gerrior Drive created a greater runoff from the pavement to the gravel. Howe said gravel had been put on his road to prevent washouts.

Huckins said the new pond change should pick up the water from the hill to the cistern. Seed and fertilizer on the sides of the roads add to the increase in nutrients to the brook. There is a problem of erosion and siltation from the road to the water. Conklin said the design should be corrected so there was no excessive erosion. Wallace said in June he viewed the brook and said the erosion was fresh with no grass growing.

Ellen Conklin asked if the down stream flooding was corrected where would the runoff from Phase Two. Huckins said the runoff should not leave the site at a higher rate pre- or post-development. Sievert said there was no pond designed for Phase Two of the project. Lemos said there should be an engineering review before the development went

anywhere. Conklin said now the water was channeled toward the brook. It should be shown how the water would flow. Sievert said other water flows toward the beaver ponds.

Clayton Carll said if the five installed culverts did not work properly, changing to three must be based on scientific engineering numbers and what makes it work. Huckins said if the post flow was no more than the pre there would be no damage but if it increased that would be a problem.

Wallace said the easement had been addressed. He said the easement donation of \$2000.00 and \$500.00 per house for four lots has never been received. He said he could not find any minutes that this was agreed to but discussions were found along with a letter to Michael Daigle. Sievert said this cost was included in the information on the wetland agreement project.

Wallace said the Conservation Commission was concerned with any disturbance in the easement. Howe said it was difficult to say how much water came from St. Matthews and or Gerrior Drive. He asked where we go with abutters. He said he was under the impression that closing two culverts would end the problem. Conklin said the wetlands permit had expired and the issues should not be skirted around. We should look at the original wetlands permit.

Huckins said the problem in the past had been the issues were not addressed by professionals. He said the applicant had used professionals and the Board had professionals review the information. Wallace said the studies had been done by professionals, including Thomas Ballrestros. He said he would think that this information would be acceptable as from a professional.

The bonding was discussed. The bond for completion of Phase Two would be \$1.4 million, including maintenance of 20% of the total bond. The relocation of the second pond and the top coat of pavement would be a separate bond to complete Phase One. Hatch said a Developer's Agreement and the two bonds would be needed. Huckins said they would need to be reviewed by the Town's Attorney along with all easement language.

The type of bond was discussed. The Town and the developer would agree what type of bond would be required. The bond estimate would also be reviewed by The Louis Berger Group. As there were no further comments or discussion Huckins asked if the applicant wanted to be continued to November 4. He asked about completion of the second pond and top coat on Gerrior Drive.

Lemos made a motion to allow the applicant to complete these items with the bond in place for Phase One, seconded by Calef; all in favor.

The next meeting of the Board will be held on October 14 in the Library at the Elementary School.

The first Law Lecture Series will be held on October 14.

Oles made a motion to adjourn, seconded by Lemos; all in favor. Meeting adjourned at 11:00 PM.

Dawn Hatch, Clerk