

BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE

Barrington, NH 03825

(approved May 17, 2016) Tuesday May 3, 2016 6:30 p.m. MEETING MINUTES

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

Members Present

Fred Nichols, Chair James Jennison, Vice Chair Richard Spinale Daniel Ayer-ex-officio

Alternate Member Absent

Andrew Knapp-ex-officio

Member Absent

Joshua Bouchard

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the April 19, 2016 Meeting Minutes.

A motion was made by <u>Rick Spinale</u> and seconded by <u>J. Jennison</u> to approve the minutes with the change to line 105. The motion carried unanimously.

ACTION ITEMS CONTINUED CASES FROM APRIL 5, 2016

2. 219-43-GR-16-Sub (Owners: Abigail Mathes Pitou) Request by applicant for a proposal for a Three Lot Subdivision and Waivers from Article 5.3.1 (6) Existing Grades & 5.3.1 (5) Surveyed Property Lines of entire site on a 88.7 acre site on Seavey Bridge Road (Map 219, Lot 43) in the General Residential (GR) Zoning District. (Revised to a Two Lot Subdivision) By: Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825.

F. Nichols gave a description of the proposal for a two lot subdivision.

Daniel O'Lone from Berry Surveying & Engineering explained the subdivision on Greenhill Road and Seavey Bridge Road with a total of almost 89 acres in its current state. There were no structures on the lot. This was going to be a four lot subdivision, but in the past month the client decided to change from a four lot subdivision to a two lot subdivision. The client wanted to take one lot off Greenhill Road and the remaining land on Seavey Bridge Road. They did not perform a full survey and asked for a waiver from Article 5.3.1 (5) Survey of entire property boundary. Lot 43.1 would need NHDES subdivision approval. The front setback by the town zoning was 40'. The applicant proposed a 50' area as a no-cut and no-disturb buffer to Green Hill Road except as needed for driveway construction. No trees or vegetation only dangerous or diseased trees could be removed. This would be a deed restriction for when lot 43.1 is sold in the future. Also no driveway would enter from Seavey Bridge Road without approval by the Town of Barrington Road Agent.

M. Gasses explained to Daniel O'Lone of Berry Surveying & Engineering that the type of waivers were submittal items.

<u>F. Nichols</u> expressed that the waivers would be discussed before accepting the application.

M. Gasses explained to Mr. O'Lone the reason for discussing these type of waivers before accepting the application is because these were submittal items as opposed to parking requirements.

Requested Waivers:

- 1. Article 5.3.1 (6) Existing Grades two-foot contour intervals shown over all subject parcels
- 2. Article 5.3.1 (5) Survey of entire property boundary (88.7 acres)
- 3. Article 5.3.1 (9) Existing natural features, including wetlands on the entire site

<u>F. Nichols</u> asked Mr. O'Lone about the wetlands.

Daniel O'Lone explained wetlands were shown on the area affected.

F. Nichols asked M. Gasses if she wanted to comment on the waivers.

M. Gasses explained that the applicant had provided sufficient data for the board to make a decision on the area affected by the subdivision.

A motion was made by <u>D. Ayer</u> and seconded by <u>J. Jennison</u> to approve the waivers because specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The motion carried unanimously

A motion was made by <u>J. Jennison</u> and seconded by <u>D. Ayer</u> to accept the application as complete. The motion carried unanimously.

F. Nichols opened public comment.

Paul Mausteller of 83 Washington Street stated in 2020 Green Hill Road Bridge would be re-done and asked if this factored into the setbacks, the length of the bridge and engineering.

D. Ayer said that this would be addressed.

M. Gasses expressed the proposed access was from Green Hill Road. The applicant was no longer proposing four lots.

Paul Mausteller asked if the applicant knew that the Green Hill Bridge would be closed for a year.

M. Gasses expressed that she had spoke to Mrs. Pitou so she was aware of this.

F. Nichols closed public comment.

<u>F. Nichols</u> asked Daniel O'Lone about the grade of the driveway.

Daniel O'Lone said that he spoke with M. Gasses and that the driveway will not exceed a 10% grade.

M. Gasses read the draft Notice of Decision into the record.



Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195

barrplan@metrocast.net barrplan@gmail.com

DRAFT NOTICE OF DECISION

[Office use only	Date certified:	As builts received: n/a	Surety returned n/a

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Proposal Identification: 219-43-GR-Sub (Owners: Abigail Mathes Pitou) Request by applicant for a Three Lot Subdivision and Waivers from Article 5.3.1(6) Existing Grades & 5.3.1 (5) Surveyed Property Lines of entire site on a 88.7 acre site on Seavey Bridge Road (Map, 219, Lot 43) in the General Residential (GR) Zoning District. (Revised to a Two Lot Subdivision) By: Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825

Owner:
Abigail Mathes Pitou
5501 N. Lillehammer Lane #4312
Park City, UT 84098

Applicant (Contact):
Daniel O'Lone
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 2016 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2016, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1) a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add the State Subdivision Approval # to the plan
- 2) Revise the following plan notes
 - a) Note #9 on page 3 to read "No driveway will enter from Seavey Bridge Road without approval of the Town of Barrington Planning Board and Barrington Road Agent.
- 3) Add the following plan revisions to the plans

- a)
- b)
- 4) Add the following plan notes:
 - a) No driveway will be greater than 10% at any point.
 - b) This lot shall count towards any future subdivision of Map 219, Lot 43 for purposes of requirement for purpose of requirement for a cistern by the Barrington Fire Department.
- 5) List waivers granted
 - a) Article 5.3.1(6) Existing Grades two foot contour intervals shown over all subject parcels
 - b) Article 5.3.1(5) Survey of entire property boundary
 - c) Article 5.3.1(9) Existing natural features, including wetlands on the entire parcel
- 6)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (Reference 8.8 of the Town of Barrington Subdivision Regulations)
- 10) Any outstanding fees shall be paid to the Town
- 11) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

1)#

2) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

A motion was made by \underline{J} . \underline{J} ennison and seconded by \underline{R} . Spinale to approve the application with conditions as read by the planner. The motion carried unanimously

ACTION ITEMS

3. 250-82&83-RC-16-SR (Owner: Robert L. Casella) Request by applicant for a proposal to change the use of the existing structure into canine training, daycare and kennel with grooming services at 12 Commerce Way on a 2.02 acre site (Map 250, Lots 82 & 83) and waivers from Article 3.3 Existing Conditions Plan and Article 3.5.1 Grading and General Features in the Regional Commercial (RC) Zoning District. By: David W. Vincent, LLS, Land Surveying Services; PO Box 1622; Dover, NH 03821.

<u>F. Nichols</u> gave a brief description of what the applicant proposed for the Commerce Way site.

David W. Vincent, LLS-Land Surveying Services, explained what the applicant was proposing for the lot on Commerce Way. It was a very flat with a total of 2.02 acres. The site was previously approved and developed in 1998. It had pavement around the structure to the back with area for a dumpster. The applicant was proposing to put in a dog training, daycare, kennel with grooming services and overnight boarding. There were 18 parking including one handicap space for entrance in the front of the building. This lot had an existing sign post in front of the structure that would be used for a proposed 4 x 8 wooden painted sign with ground lighting. The site also had an existing well and septic because of the change of use on the property NHDES would require an updated septic design because it was over 20 years old. David Vincent would take care of this with NHDES after the meeting.

F. Nichols asked if the 5 or 6 parking spaces on the left were included in the 18 spaces.

David Vincent confirmed that these spaces were included in the 18 spaces. They would have 5 employees at a time. David Vincent asked if any other questions about the survey.

<u>D. Ayer</u> asked if there were any comments from the Conservation Commission.

M. Gasses explained that they needed to accept the application as complete with the waivers before asking further questions.

David Vincent explained the waivers. The site had been previously developed and approved in 1998 no wetlands were on the site. All they were really asking for was the wetland delineation, existing conditions plan grading and general features.

<u>F. Nichols</u> asked if they should vote on the waivers now, apparently no wetlands were on the site when approved in 1998.

Article 3.3(13) Existing Conditions Plan – Wetland Delineation

A motion was made by <u>J. Jennison</u> and seconded by <u>R. Spinale</u> to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

Article 3.5.1(8) Grading and General Features

<u>F. Nichols</u> asked what grading and general features were for this waiver.

M. Gasses explained that the only change to the site would be adding the 8' fence. There were no topographic changes proposed.

David Vincent said that the only change would be adding the 8' fence.

R. Spinale commented that they were not doing anything else.

A motion was made by <u>D. Ayer</u> and seconded by <u>R. Spinale</u> to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

J. Jennison if they needed a waiver for the parking.

M. Gasses explained why they didn't need a waiver for parking.

David Vincent said doesn't apply to this type of use. He had used general categories to determine the number of spaces.

M. Gasses expressed she believed the number was adequate.

A motion was made by <u>R. Spinale</u> and seconded by <u>J. Jennison</u> to accept the application as complete. The motion carried unanimously

Chad Alden, Sentinel Canine Academy explained the proposed:

Hours of operation

Sunday-Saturday 6:00 a.m. to 12:00 a.m.

Daycare; Dogs to be outside 6:00 a.m. to 6 p.m. (up to 40 Dogs per day)

Overnight Kennels; 20

There will be running, training, daycare and grooming services.

M. Gasses asked about the hours of operation.

Chad Alden explained that the 6:00 a.m. to 12:00 a.m. is for shift change or drop off and pickup.

<u>F. Nichols</u> asked that there would be no more than 40 dogs outside between the hours of 6:00a.m. to 6:00p.m. and no more than 20 dogs overnight.

Chad Alden stated that they have a limited amount of dogs per employee allowed out at any given time.

Fred Nichols asked about the waste disposal.

Chad Alden explained that the waste disposal was put into shaving boxes then into bags and put in the covered dumpster.

<u>F. Nichols</u> asked if a covered dumpster was used.

Chad Alden said that the disposal would be in a covered dumpster.

Chad Alden explained any liquid in the inside would also be put into shaving so no run off would occur.

F. Nichols asked if removed bi-weekly.

Chad Alden expressed it was.

M. Gasses asked if the waste outside was disposed of the same way.

Chad Alden explained that both the inside and outside was handled the same way.

M. Gasses asked about the urine outside and inside where the Conservation Commission questioned it. Chad stated that droppings would taken care of as soon as possible and urine was practically sterile.

<u>F. Nichols</u> asked Chad Alden how long he has been doing this. Chad Alden explained Sentinel Canine Academy had been in business since the end of 2010 early 2011. He had worked with dogs for 20 years.

F. Nichols asked if he knew of any urine causing a problem.

Chad Alden expressed not from anyone that works in the business.

<u>F. Nichols</u> opened public comment.

Gerry Cote Association President of Commerce Way, wanted to know if anyone was staying overnight or if there were sleeping quarters in the building?

Chad Alden stated that no one was sleeping in the building. There would be shift change but no one better be sleeping in the building. There would be three shifts to take care of the dogs.

Paul Mausteller asked Chad Alden when he first came to the town on the kennel and Chad stated not sure of the date but about a year and a half ago.

M. Gasses explained that we had kennels in town. We did not have kennels on the table of uses so they had come in under personal service establishments in the past.

F. Nichol closed public comment.

D. Ayer asked about the placement of the fence.

Chad Alden explained that the fence would be setback 3'-6' off the property line.

R. Spinale asked if the dogs would be out at night.

Chad Alden expressed the dogs would be in the building at night. The outside did have lighting.

R. Spinale asked if the lighting was for safety.

Chad Alden said yes, for safety and for drop off.

M. Gasses read from the draft Notice of Decision.



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barrplan@metrocast.net barrplan@gmail.com

DRAFT NOTICE OF DECISION

[Office use only	Date certified:	As builts received: n/a	Surety returned n/a			
"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.						

Owner: Robert L. Casella, LLC
24 Serenity Way
Barrington, NH 03825

By: David W. Vincent, LLS
Land Surveying Services
PO Box 1622
Dover, NH 03821

Applicant: Chad Alden
Sentinel Canine Academy
12 Commerce Way
Barrington, NH 03825

Barrington, NH 03825

Dated: May 5, 2016

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 2016 meeting **CONDITIONALLY APPROVED** your application referenced above.

List Waivers Granted:

- 1. Article 3.3(13) Existing Conditions Plan Wetland Delineation
- 2. Article 3.5.1(8) Grading and General Features

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to

Barrington Planning Board Meeting Minutes/bi May 3, 2016/pg. 9 of 14

commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by XXXXX, 2016, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan notes
 - a) Best Management Practices must be practiced for outdoor runs and pens with droppings picked up on a daily basis and incorporated into the disposal method. Outdoor runs and pens should be sited on flat areas avoid areas subject to surface runoff.
 - b) Lot 82 and 83 are to be merged as part of this approval
- 2) Revise the following plan notes
 - a) Correct the address of owner of 250/81
 - b) Add the NHDES Subsurface Bureau

c)

- 3) Plan Revisions
 - a) Label the fence shown as existing, proposed on the plan
- 4) The applicant must receive a certificate of occupancy from the Code Enforcement Officer.
- #5) Any outstanding fees shall be paid to the Town
- 6) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

General and Subsequent Conditions

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall

mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

A motion was made by <u>D. Ayer</u> and seconded by <u>R. Spinale</u> to approve the application and sign with conditions. The motion carried unanimously

4. 261-3, 3.1-GR-16-(2) Sub (Owners: Michael & Donna Groover) Request by applicant for a proposal to subdivide into 2 lots one lot being 3.52 acre site with an existing house, well and approved septic from the mid 70's and lot two will be 1.83 with a drilled well and approved septic and a waiver from Article 8.8 Granite Monumentation on 455 Hall Road and Sherborne Road (Map 261, Lot 3) in the General Residential (GR) Zoning District.

<u>F. Nichols</u> gave a brief description of the proposal.

Michael Groover, applicant explained his two lot subdivision. The new lot would be the back portion of the existing lot. The lot had 400' of frontage. He did topography of the complete lot and test pits. John Hayes did a walk though and no wetlands were found. The only thing not shown was where the driveway would be. He saw no problem putting in the driveway showing 200' of clear sight distance. They had received state subdivision approval.

A motion was made by <u>D. Ayer</u> and seconded by <u>J. Jennison</u> to accept the application as complete. The motion carried unanimously

<u>D. Ayer</u> explained that the Conservation Commission had no problem. He took a drive by and was concerned about the sight distance.

Michael Groover said they would show the driveway on the plan.

M. Gasses said it would be on the Notice of Decision, she had the same concern as D. Ayer.

Michael Groover explained the request for a waiver from Article 8.8 Granite Monumentation

Michael Groover said all the pins were marked with re bar, and was requesting all monuments be pinned with re bar instead of granite.

M. Gasses explained that this was an older subdivision using re bar.

A motion was made by <u>D. Ayer</u> and seconded by <u>J. Jennison</u> to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

F. Nichols opened and closed public comment.

M. Gasses read the draft Notice of Decision into the record.

Date certified:



Planning & Land Use Department Town of Barrington PO Box 660 333 Calef Highway Barrington, NH 03825 603.664.0195

> barrplan@metrocast.net barrplan@gmail.com

Surety returned

DRAFT NOTICE OF DECISION

[Office use only	Date certified:	As builts received:	Surety returned		
		n/a	n/a		
"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this					
application and to his/her/its agents, successors, and assigns.					
Proposal Identification: 261-3-3.1-GR-16-(2)-Sub (Owners: Michael & Donna Groover) Request					
by applicant for a proposal to subdivide into 2 lots one lot being 3.52 acre site with an existing					
house, well and approved septic from the mid 70's and lot two will be 1.83 acres with a drilled well					
and approved septic and a waiver from Article 8.8 Granite Monumentation on 455 Hall Road and					
Sherborne Road (Man 261, Lot 3) in the General Residential (GR) Zoning District					

As builts received:

Owner/ Applicant:	Dated: May 5, 2016
Michael & Donna Groover	
455 Hall Road	
Barrington, NH 03825	
-	
Professional:	
David W. Vincent, LLS	
Land Surveying Services	
PO Box 1622	
Dover, NH 03821-1622	

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 2016 meeting CONDITIONALLY **APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2016, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1) a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
- 2) Revise the following plan notes

a)

- 3) Add the following plan revisions to the plans
 - a) Show potential driveway location with 200' of clear sight distance.
- 4) Add the following plan notes:
 - a) The driveway for lot 3-1, must comply with Article 12.3.2 of the Subdivision Regulations
 - b) Waiver granted from Article 8.8 Granite Monumentation
- 5)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (Reference 8.8 of the Town of Barrington Subdivision Regulations)
- 6) Any outstanding fees shall be paid to the Town
- 7) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

1)

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

A motion was made by $\underline{J.\ Jennison}$ and seconded by $\underline{D.\ Ayer}$ to approve the application with conditions. The motion carried unanimously

COMMUNICATIONS RECEIVED

<u>D. Ayer</u> put in a request to lower the speed limit on Route 125.

M. Gasses explained that this was on the list of improvements in the state plan.

REPORTS FROM OTHER COMMITTEES

Sign Regulations – <u>D. Ayer</u> and <u>R. Spinale</u> had been working with M. Gasses on the sign regulations and were progressing toward developing a rough draft.

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

5. Copy of Riggins Rules.

This has been continued to the next meeting of May 17, 2016.

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

Next meeting will be May 17, 2016 6:30 p.m. Early Childhood Learning Center

Meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Barbara Irvine