

**TOWN OF GUILDERLAND
ZONING BOARD OF APPEALS
MARCH 5, 2014**

Members Present: Peter Barber, Chairman
Sharon Cupoli
Mike Marcantonio
Tom Remmert
Sindi Saita
Janet Thayer, Counsel

Chairman Barber opened the meeting and pointed out the emergency exits in the event they were needed.

CONTINUED CASES:

ELISSA SANBORN – 323 FULLER ROAD

Chairman Barber stated that was continued to give the applicant a chance to address the location of the garage and the closeness to the property line.

Ms. Sanborn and her architect presented the case.

Mr. Van Oort stated that this is a much better arrangement; it addresses some of the concerns of the Board. Mr. VanOort stated that this would now be an attached garage, not a freestanding garage. Mr. VanOort stated that it would be a double loaded garage with a door in the back for access to the back yard. Mr. VanOort stated that it would be in keeping with the neighborhood; there now would only be one 2' setback from the side property line. It will be further away from the neighbor's garage. They will move the shed so that no variances would be required on the shed.

Chairman Barber thanked the applicant for working with the Board.

Jackie Siudy stated that there would be required to have a one-hour fire separation on the garage to the residence so the whole garage will benefit.

Chairman Barber asked if there were any questions or comments from the residents. There were none. Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 5 – 0.

Chairman Barber made a motion for approval of:

Variance Request No. 4428

Request of **Elissa J. Sanborn** for a Variance of the regulations under the Zoning Law to permit: **the construction of a new garage and the relocation of an existing shed within required 5ft rear and side yard setbacks.**

Per Articles IV & V Sections 280-34 and 280-51 respectively

For property owned by Elissa J Sanborn

Situated as follows: 323 Fuller Road Albany, NY 12203

Tax Map # 52.16-2-17 Zoned: R10

In rendering this decision, the Board makes the following findings of fact:

A public hearing was duly noticed and held. No residents provided either written or oral comments regarding the application.

This is a Type II Action under SERQA, not requiring SEQRA review.

The Town Planner raised some concerns about the extent of the variances but at the prior public hearing the Zoning Board asked the applicant to look at the plan and see if they could minimize the variances. First the applicant has moved the shed so that it complies with the 5' setback. The Board also asked the applicant to address concerns about adequate fire separation and also providing adequate space for maintaining the garage without trespassing on neighbor's property. The applicant has submitted a revised plan, which shows a two-bay garage that will be attached to the home, and also there is a slight increase in the side yard setback as a result. More importantly, this location is more consistent with properties in the neighborhood and also provides the fire separation required by the Building Code.

Many lots in this neighborhood are undersized with houses and accessory structures that are placed adjacent or practically on the property line. As such, the Board finds the granting of this variance with this modified site plan will not cause any undesirable impact upon the neighborhood.

In **granting** this request, the Board imposes the following conditions:

Adherence to the revised site plan for the attached garage.

The garage shall comply with all code setback requirements.

The Zoning Administrative Office is hereby authorized to issue the permits necessary to implement this decision.

Motion seconded by Sharon Cupoli. Vote 5 – 0.

MATTER OF STEWARTS – 2446 – 2448 WESTERN AVENUE

Chairman Barber stated that since the last hearing, the Board has received a letter from the owner of a neighboring property voicing his concerns about the condition of a fence.

Marcus Andrews presented the case. Mr. Andrews gave a brief summary of the project. Mr. Andrews stated all existing curb cuts will be the same. The existing Stewarts and gas will remain open during construction of the new store. Once the new building is up, the old building will be demolished to make room for the new canopy. Valvoline Instant Oil Change will remain open during construction process. Mr. Andrews stated that it is an approximately 13-week project with the first 8 weeks being the new build and the last four being the gas done completely.

Mr. Andrews stated that Stewarts is fine building a fence along their property line.

Chairman Barber asked if they had heard any comments from DOT.

Mr. Andrews stated that they did receive highway work permit from DOT.

Chairman Barber asked about DEC approval for the bulk petroleum storage.

Mr. Andrews replied that if it is necessary, they will get the approval from DEC.

Chairman Barber asked if there would be any changes in the hours of operation.

Mr. Andrews replied not that he knew of.

Chairman Barber asked if there were any questions or comments from the residents.

Jerry Houser of Pineridge Drive thanked Stewarts for including a diesel fuel pump in the new station. Mr. Houser stated that he hoped that they would be able to maintain as much of the landscaping as possible.

Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 5 – 0.

Ken Johnson stated that they would be installing a culvert under the sidewalk.

Chairman Barber made a motion of non-significance in this Unlisted Action:
"This Board has conducted a careful review of the application by Stewarts to replace an existing convenience store/gas station with a modernized store and expanded gas canopy. Our review consisted of the comments provided to the Board by the Albany County Planning Board, the Town Planning Board, the Town Planner, and the comments provided to us by the TDE. Based upon that collective review, the comments at the public hearing and the review of the application, I move that a negative declaration should be issued." Motion seconded by Sharon Cupoli. Vote 5 – 0.

Chairman Barber made a motion for approval of:

Special Use Permit/Variance Request No. 4426

Request of **Stewart's Shops Corp.** for a Variance of the regulations/Special Use Permit under the Zoning Law to permit: **the replacement of an existing convenience**

store/filling station with the construction of a new store and gas canopy. Variances are requested for the following: 1) to permit the main structure to be constructed within the 75ft rear and side setbacks; 2) to permit 42 parking spaces for customers, 51 are required; and 3) to permit three price signs on the gas canopy and one building mounted sign, two signs total are permitted.

Per Articles **III, IV & V** Sections **280-21, 280-25, 280-26, 280-51 & 280-52** respectively

For property owned by **Stewarts Shops Corp.**

Situated as follows: **2446-2448 Western Avenue Altamont, NY 12009**

Tax Map # **39.00-3-16** Zoned: **GB**

In rendering this decision, the Board makes the following findings of fact:

A public hearing was duly noticed and held. One letter was received from a neighbor regarding the fence on their property.

The Board adopted a negative declaration under SEQRA by a unanimous vote.

Albany County Planning Board's notification was to modify local approval to include:

- 1) Review by the NYSDEC to determine potential jurisdiction under bulk petroleum storage regulations.
- 2) Although there are no changes to the access to the State highways; NYSDOT should have an opportunity to review the project in case any changes are needed.
- 3) The applicant will need to meet the requirements for redevelopment under the NYS Stormwater Management Design Manual.

The Town Planning Board recommended approval with the following suggestions:

- Provide a detailed landscaping plan.
- Provide landscaped screening along Rt. 146 to screen the 5 parking spaces from roadway.
- Fire department review of truck access route.
- Continue sidewalk to Halfmoon Drive
- Provide stormwater analysis and show snow storage areas.

This Board appointed Ken Johnson of Delaware Engineering as a TDE and he reviewed all of the aspects and has reported back with a detailed letter regarding his findings.

The Board finds that granting the requested parking, sign and setback variances do not have a negative impact upon neighbors or alter the character of the neighborhood.

The revised site plan shows an attractively designed and well-situated building. The site plan has eliminated the proposed parking spaces near Rt. 146, has continued the sidewalk to Halfmoon Drive and has will provide for a stockade fence along the property line to provide a visual barrier for the nearby residential property to the south.

The additional signage for the canopy is consistent with that of other existing gas stations.

For these reasons I move that the application should be granted.

In **granting** this application, the Board imposes the following conditions:

Adherence to the plans as submitted with the addition of the stockade fence along the south side of the property.

The hours of operation shall be as set forth in the prior special use permit.

Compliance with any outstanding recommendations of the TDE.

The Zoning Administrative Office is hereby authorized to issue the permits necessary to implement this decision.

Motion seconded by Sharon Cupoli. Vote 5 – 0.

NEW CASES:

MATTER OF JACOB SHANK – 3830 WESTERN TURNPIKE

Tom Remmert read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **III & V** of the Zoning Law on the following proposition:

Special Use Permit Request No. 4433

Request of **Jacob Shank** for a Special Use Permit under the Zoning Law to permit: **the development of a +/-1 acre parcel of land as a storage facility for landscaping equipment. This project will entail the construction of a 30' x 40' garage building.**

Per Articles **III & V** Sections **280-24.1 & 280-52** respectively

For property owned by **Jacob Shank**

Situated as follows: **3830 Western Turnpike Altamont, NY 12009**

Tax Map # **13.00-1-17** Zoned: **RA-3**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **5th of February, 2014** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **January 6, 2014"**

The file consists of the mailing list to 18 neighboring property owners, the Town's required forms for a Special Use Permit for a landscaping/contracting facility along with Short Environmental Assessment Form under SEQRA, a contract for the property, the

Town Planner's comments, plans for the proposed pole barn along with a brief narrative, Albany County Planning Board's notification, the Town Planning Board's site plan review, and a site plan showing the proposed location of the pole barn on the property.

The Town Planner had the following comments: "The applicant is requesting a special use permit to construct a pole barn that will house his landscaping business equipment. The site is an undersized parcel near the western edge of town. I have the following comments:

- The proposed parking area is only large enough to hold two vehicles. The application does not state how many employees will be coming to the site, but adequate parking must be provided.
- A landscaping plan should be submitted to help soften and buffer the parking area.
- There is no indication as to whether all the equipment will be stored indoors. If not, an area of outdoor storage should be shown along with adequate buffering.
- A permit will be required from NYSDOT for the new curb cut.

No objection to approval contingent on the above concerns being adequately addressed."

Albany County Planning Board's notification was to modify local approval to include 1) Submission of an agricultural data statement to the Town as required by Town Law for site plan, special use permit, use variance and subdivision approval within 500' of a farm operation located in an agricultural district, and 2) Review by the NYSDOT for design of highway access, drainage and assessment of road capacity.

The Town Planning Board's site plan review was to recommend with the following conditions:

- Provide a landscaping plan.
- Identify location of any outdoor storage of equipment and materials.
- Provide accurate description of driveway and parking needs.

Jacob Shank, applicant, presented the case. Mr. Shank presented a revised site plan addressing the Town Planning Board's comments.

Chairman Barber stated that there has been landscaping added to buffer the view and moved the storage and outdoor parking area more toward the back of the building.

Chairman Barber asked if there were going to be any employees.

Mr. Shank stated that there would be no employees. Mr. Shank stated he has no intention of having any employees there and for his personal use. Mr. Shank stated that he would go to the site and pick up his equipment and leave and go to the job.

Chairman Barber asked if he would be storing any mulch.

Mr. Shank stated that he had no intention of storing any mulch at this time but possibly in the future.

Chairman Barber stated that the Zoning Board would need to review it again at that point to address the type of mulch, leaching, etc.

Mr. Shank stated at this time it would be just storage of equipment.

Chairman Barber asked if that would be stored in the pole barn.

Mr. Shank replied yes, but he would have maybe a truck parked outside. Mr. Shank stated that about 90% of his equipment would fit in the pole barn.

Mr. Shank stated that he did receive approval from NYSDOT for his driveway.

Chairman Barber asked if there were any questions or comments from the residents. There were none. Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 5 – 0.

Chairman Barber made a motion of non-significance in this Unlisted Action:
"This Board has conducted a careful review of the application of Jacob Shank for a special use permit for a landscaping contracting facility and the construction of a pole barn for property located at 3830 Western Turnpike. In conducting this SEQRA review we received comments from the Albany County Planning Board and the Town Planning Board and have considered those comments, which have led to the amending of the application by the applicant. Based upon that collective review and the revised site plan, I would move that a negative declaration be issued." Motion seconded by Sharon Cupoli. Vote 5 – 0.

Chairman Barber made a motion for approval of:

Special Use Permit Request No. 4433

Request of **Jacob Shank** for a Special Use Permit under the Zoning Law to permit: **the development of a +/-1 acre parcel of land as a storage facility for landscaping equipment. This project will entail the construction of a 30' x 40' garage building.**

Per Articles **III & V** Sections **280-24.1 & 280-52** respectively

For property owned by **Jacob Shank**

Situated as follows: **3830 Western Turnpike Altamont, NY 12009**

Tax Map # **13.00-1-17** Zoned: **RA-3**

In rendering this decision, the Board makes the following findings of fact:

A public hearing was duly noticed and held this evening. No residents provided either written or oral comments regarding the application.

This is an Unlisted Action under SEQRA and this Board adopted a negative declaration by a unanimous vote.

Pursuant to the Zoning Code, a landscaping contracting facility is listed as a special use in a rural agricultural district. The Town Board's identifying of this use as a special use is tantamount to a finding that the use is compatible with the surrounding neighborhood and is consistent with the character of the zoning district.

In their site plan review, the Town Planning Board recommended approval with suggestions regarding parking, landscaping and outdoor storage.

The Albany County Planning Board also expressed comments regarding the need for DOT review of the curb cut and an agricultural data statement.

In response to the comments by both the Planning Board and the Town Planner, the applicant has amended the site plan to provide for more than enough adequate parking and has added substantial landscaping at the front to shield any impact.

The Board also considered the factors for granting the special use permit and finds that the application meets all the criteria.

For these reasons, I move that the Board grant the application for a special use permit.

In **granting** this application, the Board imposes the following conditions:

Adherence to the revised plans submitted by the applicant.

The use of the property is limited for the pole barn and storage of equipment for a landscaping business. The property cannot be used for stockpiling, dumping or processing construction or demolition debris or any solid waste material such as mulch or similar materials without the Board's permission. Only the equipment that is owned or operated by the applicant shall be stored there.

As stated in the application, the property is for a storage building for landscaping equipment with no deliveries and no employees. Vehicles will be picked and dropped off during the day.

The landscaping that is proposed shall be maintained to buffer the view of the equipment from Rt. 20.

DOT approval of the curb cut.

The applicant shall work with the Zoning Administrator in terms of addressing the agricultural data statement as requested by Albany County Planning Board.

The Zoning Administrator is hereby authorized to issue the permits necessary to implement this decision.

Motion seconded by Sharon Cupoli. Vote 5 – 0.

MATTER OF SIGN STUDIO – 1758 WESTERN AVENUE

Sharon Cupoli read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **IV & V** of the Zoning Law on the following proposition:

Variance Request No. 4438

Request of **Sign Studio Inc (Ron Levesque)** for a Variance of the regulations under the Zoning Law to permit: **1) a total of 64sf of signage, 50sf is permitted and 2) to permit a freestanding sign within 20ft of the street right-of-way.**

Per Articles **IV & V** Sections **280-26 & 280-51** respectively

For property owned by **Doo Young Pai**

Situated as follows: **1758 Western Avenue Albany, NY 12203**

Tax Map # **52.09-5-17** Zoned: **LB**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **5th of March, 2014** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **February 11, 2014"**

The file consists of the mailing list to 30 neighboring property owners, the Town's required forms for a variance from the sign ordinance, a depiction of the sign along with a site plan showing the proposed location, a narrative provided by Ron Levesque regarding the justification of the variance, Albany County Planning Board's notification, an exchange of e-mails between the applicant and DOT which culminated in DOT indicating that they had no issue with the proposed location of the sign with regard to the planned sidewalk installation occurring in the next year.

Albany County Planning Board's notification was to defer to local consideration with an advisory note that the ZBA should consider the precedent setting nature of allowing significant variances to the sign code in the commercial district.

Ron Levesque of the Sign Studio presented the case. Mr. Levesque stated that they are requesting a variance for the square footage and for the street setback. Mr. Levesque stated that they are proposing a 64sf multi-tenant sign. Mr. Pai would only occupy 36sf of that sign with a remainder of 29.25sf for other tenants. Mr. Levesque stated that Mr. Pai's location in the building is actually downstairs in the back of the building; there are two levels, a street level at the front elevation of Western Avenue and then the lower level. The only sign he is going to be requiring is on the new tenant panel sign. Because there is no existing tenant panel sign, they are here requesting a variance for a larger sign.

Chairman Barber asked why Mr. Pai would occupy more of the square footage on the sign.

Mr. Levesque replied that it is based upon what they occupy as far as square footage in the building.

Chairman Barber asked why they needed more than 50sf of signage and why the signs cannot be on the building instead of being freestanding.

Mr. Levesque replied that it would be more visible.

Chairman Barber stated that he does not recall seeing other signs of Mr. Pai's in this loud yellow color. Chairman Barber stated that he would like to see the sign toned down in terms of color and in terms of the size.

Chairman Barber stated that people come to this business because they sign up for classes; they know where they are going.

Chairman Barber stated that they would also look to see what are the comparable setbacks of other sign poles.

Chairman Barber asked if there were any questions or comments from the residents. There were none.

Chairman Barber made a motion to continue the public hearing for two weeks (March 19). Sharon Cupoli seconded the motion. Vote 5 – 0.

MATTER OF DALE OWEN – 140 MOHAWK DRIVE

Chairman Barber recused himself from this application.

Acting Chairman Remmert read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Article V of the Zoning Law on the following proposition:

Interpretation Request No. 4439

Request of **Dale Owen** for an Interpretation under the Zoning Law to: **determine if the keeping of up to 10 laying hens is consistent with the purpose of a single-family zone.**

Per Article V Section **280-56**

For property owned by **Dale & Lily Owen**

Situated as follows: **140 Mohawk Drive Schenectady, NY 12303**

Tax Map # **39.07-4-60** Zoned: **R15**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 5th of March, 2014 at the Guilderland Town Hall beginning at 7:30pm.

Dated: February 14, 2014"

The file consists of the mailing list to 50 neighboring property owners, a Short Environmental Assessment Form, a map showing the location of the property, an aerial view of the property and pictures of the property. The file also contains several written comments both in opposition and in favor of the case.

Dale Owen, applicant, presented the case. Mr. Owen stated that his family grows a substantial amount of their own vegetables; most of his family is vegetarian. Raising the hens would also serve to teach his children some responsibility.

Mr. Owen argued that it is consistent with the residential character of the neighborhood. There would be minimal disturbance to the neighboring properties. Mr. Owen stated that there would be no rooster and the noise level would be minimal and does not feel that it would create undue disturbance to neighboring properties.

Mr. Owen stated that the primary odor would be from waste and he would be putting it in the compost pile. As far as predators, Mr. Owen stated that he plans on having a predator proof coop. Mr. Owen stated that no coop has been built as of yet and it would not be able to be seen from the street.

Acting Chairman Remmert asked if the chickens would be in the coop 100% of the time.

Mr. Owen replied that there would be a run in the back and they would be out of the coop part of the time.

Acting Chairman Remmert stated that the Board would like to see drawings of what the coop would look like as well as a plot plan of their property showing the location of the coop, the run, etc.

Acting Chairman Remmert asked if there were any questions or comments from the residents.

Sue Mosher of 332 W. Highland Drive spoke in favor of the application. Ms. Mosher stated that it does not reduce property values, it is healthy lawn care and it is a great source of nutrition.

John Marotta of 129 Mohawk Drive spoke in opposition to the application. Some of his concerns were the noise, predators, odors, and property values.

Sheila Das, daughter of the Owen's next-door neighbor spoke against the application and stated that her parents were also against the chickens.

Gerry Houser of Pineridge Drive read a letter in support of the application. (in file)

Joseph Kaine of 121 Mohawk Drive asked what the size of the coop and run would be and also where it would be located on the property.

Terri Conroy of Hurst Road, a chicken owner, spoke in favor of the application.

Acting Chairman Remmert made a motion to continue the public hearing until April 16, 2014. Motion seconded by Sharon Cupoli. Vote 4 – 0.

MATTER OF MADELAINE TARULLO – 6275 JOHNSTON ROAD

Sindi Saita read the legal notice:

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **III, IV & V** of the Zoning Law on the following proposition:

Special Use Permit/Variance Request No. 4435

Request of **Madelaine & Dan Tarullo** for a Variance of the regulations/ Special Use Permit under the Zoning Law to permit: **the conversion of an existing single-family residence to a beauty shop. Variances are requested (1) for a new entry deck to project up to 10ft from the front property line, a 35ft setback is required and (2) for the development of 9 parking spaces, 12 spaces are required.**

Per Articles **III, IV & V** Sections **280-19, 280-25, 280-51 & 280-52** respectively

For property owned by **Madelaine & Daniel Tarullo**

Situated as follows: **6275 Johnston Road Albany, NY 12203**

Tax Map # **52.13-2-15** Zoned: **BNRP**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **5th of March, 2014** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **February 10, 2014"**

The file consists of the mailing list to 40 neighboring property owners, the Town's required forms for a special use permit along with a Short Environmental Assessment Form for an Unlisted Action, a letter from ACDPW indicating that they have concerns regarding the capacity of the existing stormwater management which is at capacity, a letter from the stormwater management officer Ken Darpino raising the same concerns, Albany County Planning Board's notification, a narrative provided by the applicant, the Town Planning Board's site plan review, and a letter from an adjacent property owner which owns a hair salon expressing concerns about parking.

Albany County Planning Board's notification was to modify local approval to include

- 1) review by the ACDPW for design of highway access, assessment of road capacity and drainage, and
- 2) any approval by the Town should include the condition that the property owner not be allowed to pave the proposed parking area without providing on site drainage accommodation. The County will not allow any additional drainage from private property to the Johnston Road drainage system.

The Town Planning Board's site plan review was to recommend with the following **condition**: revise the parking plan to provide a paved handicapped parking space with access aisle and direct paved access to the building and with the following **suggestion**: consider paving required parking spaces and access modifications.

Dan and Madelaine Tarullo presented the case.

Chairman Barber stated that the letter received from ACDPW requires that if they are going to have additional impervious surface (paved parking) they will need to provide expert proof from a stormwater engineering indicating that stormwater can be handled on site.

Mr. Tarullo stated that CT Male will be assisting them.

Mr. Tarullo stated that they would like to change the existing residence to a beauty salon. They would increase the parking to 14 spaces on the property.

Chairman Barber asked if they would be paving all 14 parking spaces.

Mr. Tarullo stated that they would be paving all the spaces.

Chairman Barber stated that they would no longer need the variance if they could provide the 14 spaces.

Chairman Barber stated that there would only be one stylist to start out.

Chairman Barber asked what is the maximum number of stylists they would feel comfortable with.

Ms. Tarullo stated possibly 7, Mr. Tarullo stated 5.

Chairman Barber asked if they would have adequate parking if there were 5 stylists.

Mr. Tarullo stated they would have enough parking.

Chairman Barber asked about the entry deck.

Mr. Tarullo stated that the angle of the deck has been changed so it will not be closer to the road than the current house is.

Jackie Siudy stated that the applicant would be minimizing the variance.

Chairman Barber stated that it seems very straightforward; the concern of handicapped parking as required by the Planning Board has been taken care of.

Chairman Barber stated that stormwater management is a serious issue but the engineer knows that there are ways to handle it on site so they should have no problem getting over that hurdle.

Chairman Barber stated that they would like to have the engineers review the stormwater issues.

Chairman Barber asked if there were any questions or concerns from the residents. There were none.

Chairman Barber made a motion to continue this matter for two weeks and in the interim appoint Ken Johnson to review Skip Francis' analysis if Ken Darpino is unable to handle it. Motion seconded by Sharon Cupoli. Vote 5 – 0.

The case of Carman Realty was rescheduled to the March 19, 2014. Vote 5 – 0.

The Board approved the minutes of 11/6/13. Vote 4 – 0.

OTHER:

The Board approved sign permits for Hannaford. Vote 5 – 0.

The Board approved signs for the Yoga Studio at 1800 Western Avenue. Vote 5 – 0.

The Board continued a request by Cumberland Farms for the pump toppers to determine if they are signs. Vote 5 – 0.

The Board approved a sign for Natural Way Café at 2568 Western Ave. Vote 5 – 0.

The Board appointed Delaware Engineering for the proposed Johnston Road cell tower. Vote 5 – 0.

Chairman Barber stated that there would be a balloon test on Prospect Hill Cemetery property this Friday and Saturday.

Meeting adjourned at 9:45pm.

