

**MINUTES OF THE MEETING  
PLANNING BOARD  
July 26, 2018  
7:00 PM**

**MEMBERS PRESENT:** Mark Beliveau, Acting Chairman; Robert Smith; David Cedarholm; Lou Ann Griswold; John LaCourse, BOS rep; Howard Hoff, Alternate & Wayne Lehman, Alternate

**OTHERS PRESENT:** Bob Munger; Jill Nooney; John Forti; Scot Grumbling; Jeanne Livermore; John Silva; John Shea; Patricia Jenkins; Elizabeth Salamone; Chuck Cox; Laura Hartz, Orr & Reno; Bob Carey, Orr & Reno; Wayne Morrill, Jones & Beach Engineering; Bill Booth; and Caren Rossi, Planning & Zoning Administrator.

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**An Amended Site Review Application from Jill Nooney & Robert Munger, Bedrock Gardens-45 High Road, Lee NH property is known as Lee Tax Map#24-08-00; 24-08-0100 & 24-09-00. The amended site review application is for the garden tours and associated events. This is an application acceptance hearing and a possible final hearing.**

Robert Smith, Chairman announced that he will be turning this case over to Mark Beliveau to chair the meeting as he has in the past due to Mr. Smith's health issues and he has not been present.

Mark Beliveau, Acting Chairman stated the last time this application was heard was on March 8 and decisions were made on uses at this time, the applicant appeal to the ZBA and they made a decision. He asked the applicants representative to explain the decision of the ZBA and what they are asking for tonight.

Robert Carr, Orr & Reno representing Bedrock Gardens explained that the ZBA (decision in file) agreed with the PB on some aspects but not all. They agreed education, farming gardening activities are allowed.

Laura Spector Morgan, Town Council explained that the ZBA determined that the 50% rule in the zoning ordinance was in violation of state law. Therefore because state law prohibits that, they disregarded this rule. School tours,

education activities visits by the public and the sale of crafts are permitted without meeting this 50% hurdle.

The Board reviewed and discussed the ZBA decision and agreed the use issue has been resolved.

Robert Carr continued to explain that Civil Consultants has completed their review and signed off on the plan set. What's left to discuss, he feels is to balance the neighbors' concerns and the application. They need to create a reasonable balance. If you recall, originally more parking was proposed and that has been reduced. There is just now one single entrance and exit for the parking lot, moving it further away from the neighbors. Keeping the traffic away from the neighbors and down High Rd near Rt. 125. They have improved the signage to help keep people from getting lost and turning around in other people's driveways. They have added language on the website about the speed limits, don't parking on the road, and don't turn around in others driveway as well as maps of the three parcels. (See website) Bedrock Gardens has been talking to neighbors and trying to mend fences with the neighbors. The parking lot will keep people from parking on the road. The parking lot is a gravel parking lot, not paved, no lighting. With a natural buffer of trees. They are not pursuing concerts and weddings. These are not uses that they have applied for, it's not something that they think fits in the definition of ag-tourism at this time. Weddings and concerts are not something they are seeking to do. He understood this to have been a concern but they are not going to do these. What they are proposing is 6 days a week from the last week in April to the last week in October from 9 am to 5pm and one day a week open to 8pm to take advantage of the long summer daylight. Bedrock Gardens feels that if you compress public visits into 3 days you are going to have more visitors, if you eliminate that distinction between public and private things will spread out more and maybe not have the same volume and have it spread out over a longer period of the day. This may help minimize the impact on the neighborhood. The hours we got are from other ag tourism places in town. Flag Hill is 7 days a week 11 am to 5pm. And then weddings, which we are not interested in doing. Coppal house is 6 to 9. Our hours are a little less than what other similar ag tourism places do in Lee. It strikes a reasonable balance. Another topic was that Bedrock Gardens was going to become the next Meadowbrook Concert place. This is 37 acres and only 2/3 is the gardens. Meadowbrook is big, 200 plus acres. We are not before you asking to annex a 100 acres to make a bigger garden. The parking is 109 spots. That is also something that limits the use and the impact. It strikes a balance on how they want to use their property and what the neighbors want. It limits the growth of Bedrock Gardens. The existing parking lot is 35 spaces, this will be for

workers and volunteers or house guests because it's close to the house. The public and private tours will park at the 109 space parking lot. He continued to explain the waiver request. (See file) Parking space size, they are requesting 9' x 18'. This has allowed them to keep a smaller footprint for the parking lot itself. They feel it's consistent with the spirit and intent of the ordinance. The second relates to an access point. The Regs say each landowner gets 1 access per 1,000 feet of road frontage. In this instances, the applicants own all 3 adjoining properties. This access point is at the opposite end of the access to their homes. If they didn't get this access, they would have to come out across from the Silva property and that is what they are trying to avoid. They feel this entire proposal limits the growth of Bedrock Gardens, strikes a reasonable balance and addresses all the concerns.

Caren Rossi asked what they are proposing for signage? As you know, we have a very strickt sign ordinance and all the tempary signs that they place during events are illegal. She read the ordiance for temporary signs.

**5 Temporary Signs**

*i. A property owner may place one sign with a sign face no larger than six (6) six square feet on the property at any time.*

There was then discussion on directional signs so she then read that into the record direction sign regulations.

**Directional Signs**

*1. Directional signs relating to businesses within the Town of Lee are permitted within all zoning districts provided that said sign shall not exceed two (2) square feet in area.*

*2. Directional signs shall not be placed within 10 feet of the public right-of-way.*

*3. In addition to requiring a permit pursuant to Section II(C) of this Article, directional signs for any one enterprise shall not exceed one (1) in any two mile length of road.*

Bob Carry stated that he doesn't feel they will need any other signs once the new sign is installed.

Caren Rossi then stated that an agriculture sign can be no larger than twelve (12) square feet per side.

Howard Hoff stated that you made a few comments during your presentation that your will no initially be doing weddings and concerts. And some other comments were made that there might be larger plans for the site.

Bob Carry stated he doesn't think you can do concerts. At the ZBA hearing, Sean Jasper was asked if you could do weddings. He said, unless you have grown what you are serving on the property and the decorations are grown on the property, I don't think you can do a wedding there. Weddings is not something we are seeking a variance for now, not sure if we will in the future. Concerts are something that you just can't do under ag tourism. It's not a close enough nexus. He doesn't think weddings have a close enough nexus nor do concerts.

Howard Hoff stated he is just looking for clarity because he feels it has been suggested that there are more plans for more things later on. He was just looking for clarity.

Bob Carry stated any of those things would have to go before the ZBA. He is not aware of any plans for concerts or any immediate plans for weddings. He thinks it's a tough hurdle to get to, based on what Mr. Jasper said.

Wayne Morrill, Jones & Beach Engineers explained that they are the same plans from back in March. No changes have been made, all issues have been addressed from the town engineer. The lot is a 4.7 acre parcel where the parking lot is going. The wetlands were delineated, test pits were performed and witnessed by the town. The lot is 109 spaces, gravel lot. Buffer has been created along High Rd. A 20' section of green space in between the parking sections. A future bathroom building is shown on the plans as well as the existing kiosk will be moved down and put down by the parking lot. The well is shown on the lot with the required well radius. The parking lot itself has been pulled away from Rt. 125 to preserve as much vegetation as possible. They will be replanting the existing trees on the site to achieve a multi-layer buffer. All the disturbance is out of the 75' wet soils buffer. The closest point of the parking lot is 24.1' from High Rd. There will be a gate across the entrance to the lot when it's not open. It will be fenced with the same type of deer fence that is there now. The site plans have been separated from the grading plans at the board's request. The parking lot has been designed to go on top of the bedrock shale on site. Keeping the existing trees in the middle of the lot. At the site walk this was pointed out what is leaving and what is staying. He continued to explain each sheet to the Board. He has added a direction sign on the plans set as well as requested at the last public meeting. The proposed sign is all shown on the plan set and it has a note stating it will comply with all regulations or a variance will be sought. He explained he was also asked for an aerial plan and he provided that. The plans have not changed and he has a

memo from Jay Stephens stating all site plan review issues have been addressed.

Robert Smith asked if these plans were based on 9' x 18'.

Wayne Morrill stated yes, and we do have a waiver request in. We reduced the size to reduce the impact on site.

Caren Rossi stated as Wayne stated Jay Stephens did sign off on the project with the only outstanding issue of the lime lined delineated parking spaces. (See file)

Wayne Morrill stated that they addressed this by adding note #11 on the plans. The spaces will be lined biweekly.

Mark Beliveau, Acting Chairman asks the Board if they have any questions.

John LaCourse asks if there is any lighting proposed.

Bob Carry replied, no, we have asked to go 9am to 5pm and one night until 8pm.

Laura Spector Morgan asked what day you would like to go to 8pm.

Bob Carry replied they would like it to float.

Laura Spector Morgan asked them for a specific day.

Bob Carry replied Saturday.

Caren Rossi read an outstanding from the Highway Department that had not yet been read into the record. (In file)

Wayne Morrill stated that the letter was 11/1/2017 and the items have been addressed.

Mark Beliveau, Acting Chairman asked if there was a separate landscaping plan?

Wayne Morrill replied no.

Mark Beliveau, Acting Chairman asked if there was any specific type of plantings specified.



Wayne Morrill replied no, but like we talked about at the site walk they would like to transplant on site and then add others that will create a nice buffer and be educational.

David Cedarholm asked if it's a beautiful day and a lot of people show up and the parking lot fills up, is there a provision for overflow parking.

Bob Carry replied they are turned away, they go home. If the lot is full they go away and then hopefully, come back.

Mark Beliveau, Acting Chairman stated so the plan once the lot is completed, they will no longer park at the school.

Bob Carry replied yes, that's correct and the smaller parking lot which has now been buffered with a fence while the trees are growing, will be for the volunteers, board members employees or house guests of Jill and Bob.

Mark Beliveau, Acting Chairman asked will a fire truck be able to get in and around in the parking lot.

Wayne Morrill replied yes. Same as for tour busses. The parking lot was designed for a bus to come in and drop off at the welcoming kiosk and exit.

John LaCourse asked where the tour busses will go after they have dropped off?

Bob Carry stated that he's not sure but they will not park in the parking lot.

#### Public comment

John Silva, 44 High Rd. Spoke with concerns. If you want something bad enough, don't you have to bend? Isn't that how it works? Why would we give up 6 days from April to October for them and only have one day a week for us? He feels they should have no Sundays, no holidays, every other Saturday, 3 days a week. We still have to live there. We have to give up 6 days of our lives for them? It's almost like there is no more zoning. It's way too much. Evidentially they don't care about us. They have not talked to the neighbors. Giving us 2 weekends a month for ourselves. If they can't bend, they shouldn't have anything. It's all about the money for them, those hours are ridiculous. 9 to 3 is fine, it's awful. This will change High Rd. It will change our lives.

John Shea Harvey Mill rd. Has there been a traffic study done? The entrance to the parking lot is at the corner of High Rd and Rt. 152. We keep hearing that they want to work with the neighbors, no one has approached us. I am not trying to crush their dream but this is too big. You are talking 109 parking spaces and 35 existing. That's too big. It's about working together and respecting the neighbors, we can respect what they want to do but it's too big. Tour busses dropping off people, it's too much. Are they allowed to have 400 people at once? Something is going to get out of hand. If you let this go through, you know what the big picture is. What happens when they decide to move? It's going to cause an issue. What happens to the neighbors?

Mark Beliveau, Acting Chairman thanked them both for their comments and explains that the Board can't force people to talk to each other but we always encourage that they do so. It's always better when they do talk. What's particularly helpful is that people speak at the meetings and specifically address the concerns they have.

Jeanne Livermore, 44 High Rd spoke and provided the Board with handouts printed from Bedrock Gardens website the previous day. It says they want be a dynamic public garden and culture center. She feels this is where they are aiming to do. Also said they host limited events in the garden included, small weddings, concerts, ceremonies, retreats, memorial services and photo shoots. Again printed yesterday from their website. Along with another one that says Bedrock Gardens has hosted many exciting events and will continue to host events including weddings, cultural performances, concerts, art classes etc. I know they have said they are not planning to have weddings and concerts but this is indicative to what they have said. This will destroy the neighbored, the noise, the parking, its way too much.

Mark Beliveau, Acting Chairman stated he thanks her but hopes that they have not had a chance to update their website since the ZBA meeting. But please take comfort in that their attorney has stated publically that they will not be having weddings and concerts. If they ever were to get ZBA approval for these events they would need to come back to the planning board for additional review.

Jeanne Livermore stated that the website also has a campaign to raise money for an event center etc. This ag tourism use is much different than the others because they are on a very narrow country road, everything that goes on is within site and sound of the neighbors. That's not true with the other business, they are on much busier roads with the neighbors not as close by as this and fewer neighbors.

Scott Grumbling, 55 High Rd, spoke with concerns of the lack of a buffer. His exposure to the gardens is quite large. There was talk about a deer fence along High Rd but it's not for deer it's for people. He has issues with the number of people at the gardens that random trespass onto his property. They are fencing along High Rd and added a solid fence in front of the Jenison's, he would like something installed that is difficult for people to climb through onto his property.

Mark Beliveau, Acting Chairman asked if he wanted to be specific in his requests?

Scott Grumbling stated he has had a discussion with them regarding fencing and the best they came back with is a fence 4' tall which he doesn't feel will persuade people from stepping over. He is expecting something at least 6 -8 feet tall something that will persuade people from coming over it. If they wanted to put up a deer fence that's fine.

Caren Rossi stated he has mentioned in previous meeting he would like a buffer along that line.

Scott Grumbling stated he would like that because they can see over as well as people take pictures all the time and they have no privacy at all. If a screening is planted that's great and would prefer. But it would have to be from the hilltop to the gravel driveway. He has complained before to Bedrock Gardens and all the things that have happened to stop the problems, he has had to do himself. He has put up signs, boulders etc. But feels Bedrock Gardens should be the ones, not him. He feels a deer fence will work great to keep people from wandering and some sort of buffer would also work great to minimize.

Elizabeth Salome 56 High Rd reiterated that the number of days a week they wish to be open is excessive and hopes that this minimized. No Sundays no holidays. Every other Saturday would be much more reasonable. The other concern is the amount of traffic. When they first started this they had 4 events a year. Now to this. This is a huge impact to the neighborhood.

Chuck Cox spoke in favor. He's pleased it's considered agriculture. They are doing what they are allowed to do. They are an asset to the town. Appreciates what they are doing.

Pat Jenkins Harvey Mill Rd. Has watched Bedrock Gardens grow. Feels their space and their place isn't not right for what they are looking for. Its on High



Rd, it's a scenic road. I agree with everyone is saying. Id like Bedrock Gardens to stay as a garden but the parking lot, the number of days a week they want isn't right. It's easier to do something about it now before it gets too big to do something about. Another thing, the High Rd intersection was moved because the traffic was too much on the intersection was tough. We donated the land to help with this issue. This was a positive thing we were happy to do for the town. Some of the things we did to make it better are now going to be undone by the increase Bedrock Gardens is proposing. I like what they have done, but ii don't like their future plans. I ask you take all of our issues into consideration.

Bob Carry replied that Scott is one of the neighbors we have had productive conversation with and we would be happy to put a deer fence for that stretch he is talking about. There is already a 3 ft. stone wall there but would be happy to put a deer fence up, it's about 7 feet tall.

Mark Beliveau, Acting Chairman stated that they will not be closing the public comment section but will be moving on.

Caren Rossi stated she wanted to point out that there has been some discussion about a traffic study and a traffic study is something that this Board can required under special studies in our regulations.

Mark Beliveau, Acting Chairman stated as Caren mentioned we have heard concerns with traffic, buffer, landscaping, screening, days and hours of operation. We have a couple waivers, the application has a pending ZBA application that will be heard in August, and other additional items. They began the review with the plan set. He continued to say that he'd like to start with the landscaping plan proposed, which is a general note. He likes what Wayne said about transplanting etc. but he would like more detail.

Caren Rossi stated as enforcement, it's much easier to have a specific landscape plan showing what and where is supposed to be planted.

Mark Beliveau, Acting Chairman agrees and states that a landscape plan and sometimes with even colored plans is better. More specific. He read the note on the plan with regards to the landscaping. Do we want to be specific? Or they be more specific?

Robert Smith stated he agreed with Caren as well as its difficult to track with what was done when you transplant. And what do you do if it doesn't survive. He would recommend they band those trees someone to ensure they survive.

Caren Rossi also commented that a sapling isn't a buffer and a buffer is something that is supposed to provide screening from day 1, not eventually.

John LaCourse commented he also feels there needs to be more details on the plantings. What is the expected height as well as what plants will absorb sound. What is the recommended amount of density required? In the past we have recommended the conservation commission to work with the owners to provide a visual and a sound buffer as well as a maintenance plan to ensure that the plants will survive. Also add the deer fencing on the Grumbling line, on the plans to ensure that it stays there and is maintained.

Mark Beliveau, Acting Chairman stated it could also be a condition of the plan that the fence is installed and the location etc. is detailed.

Howard Hoff asked if there is a way to quantified what types of buffer would help with the sound?

Caren Rossi stated that the conservation commission would be a good start but a landscape architect could.

Mark Beliveau, Acting Chairman stated that it seems like there is a conscious about getting more specificity about the landscape plan. We could ask the applicant to propose a plan meeting this criteria. A more fulsome landscape plan describing why this is an appropriate plan. And or have the conservation commission way in as well. The simplest would be to have Jones and Beach propose something.

Caren Rossi stated for sound and visual?

Mark Beliveau, Acting Chairman stated yes.

Robert Smith spoke with concerns of the reduction of parking spaces to 9 x 18. There is so many, other places where we allowed them to reduce was maybe 15 spaces. My concern is even though they are lined every other week, they wear. Before they are lined again there won't be much of a line. People don't tend to follow the lines. I have seen abuse of the space. I also want to have significant space because they won't be marked. He would be opposed to waiving it.

David Cedarholm spoke with concerns with the 5 handicap access. I don't understand the connection with the parking lot and the gardens and how is a handicap person going to get to the gardens? Is there a gravel path and if there is, it should be defined. It should be shown on the plan how the parking lot connects with the gardens.

Jill Nooney spoke and said that the gardens really are not handicap accessible. Occasionally motorized wheelchairs get around. Mostly handicap people don't come passed the driveway. They are usually just up to the kiosk.

David Cedarholm stated that there are laws on handicap access.

Lou Ann Griswold stated that if a person has a mobility issue, and or has someone willing to push them, that makes it accessible.

David Cedarholm stated he understand stands that but the plan doesn't show how the gardens connect to the parking lot, he wants this shown on the plan. Add it to both C-2 and C-3. Show the paths on the plan so it's evident that the parking lot connects to the paths.

Robert Smith stated he would like to request a traffic study from the Rt. 152/High Rd intersection and High Rd down.

There was discussion of the GPS issue of them sending people down Birch Hill Rd to the gardens. There was discussion of assigning the gardens a separate number seeing if that helps. This is an option.

Caren Rossi stated she knows that they applied for a curb cut but hasn't received anything back.

Bob Carry stated that was withdrawn.

Caren Rossi stated she is referring to the second application, this was April of 2018.

Bob Munger stated before they acted on it they wanted a traffic study, its in limbo.

Laura Spector Morgan asked if they have commissioned that traffic study?

Bob Munger not yet.

Bob Carry stated he would talk to his clients but he feels it may be withdrawn if the access is on High Rd there will not be a need for it.

Caren Rossi asked for clarity on the traffic study. What exactly do they want?

The Board discussed a traffic study and agree to have one done. They want the traffic expert to present to representatives assigned, Caren Rossi and Robert Smith, and anyone else who would like to approve it. What there suggestion is that will give the Board the information they are looking for. Also ask the traffic engineer to confirm that the site distance is adequate for the parking lot.

Mark Beliveau, Acting Chairman summarized the discussions so far. Focusing on the buffer and the screening, between Grumblings and Bedrock Gardens. The Board would like to have the property owner's work together to resolve this issue. It will then be added to the plans. As well as a detailed landscape plan that provides details on the types of plantings and something that shows them visually as well as the types of plants with some explanation as why they are a good visual and sound reduction barrier. As well as a maintenance plan to ensure they grow etc. Show the walking path and how that connects to gardens to the parking lot.

Mark Beliveau, Acting Chairman continued with days and hours of operation. They are proposing to be closed on Mondays with 9 to 5, and 8pm on Saturday.

John LaCourse asked for a formal description of private programs. What is inclusive in this definition?

Bob Carry replied private is like a garden club is someone who wants to come look at the plants and you book them as a special private tour, certain day, certain time. We would like to withdrawn this distinction. 6 days open to the public. We can still have a private tour but the public can come at any time.

John LaCourse stated he feels Sundays should be closed and federal holidays closed as well. And the one day a week open to 8pm should be on Friday consistent with the race track.

Bob Carry spoke against taking away holidays. If you take Sundays, it will eliminate a family day.

The Board discussed different options of days and hours. Several Board members agreed no Sundays. They are trying to find a balance, this application is unique as to its location etc. compared to other business in town. There is also discussion of closing earlier allowing people to enjoy their yards late afternoon. Or possibly limiting the number of days open and leave them until 5pm. Also closing earlier on Saturday will allow for the neighbors to have company etc. This issue needs more discussions. No formal decision was made.

The Board discussed the waiver request for the additional curb cut.(In file) they determined that they would like to know what is the total length of frontage and what is the distance between each of the access. They then all read the waiver request for the reduced parking spaces as if this is denied, it may change their plans.

Lou Ann Griswold stated that this is always a tricky one for her. Places that its been approved, she feels like she is squeezing in, open the door, squeezing out so she doesn't bang into the car next door and grumbles every time or parks far away.

John LaCourse agreed.

Caren Rossi stated typically when reduced sizes have been approved it's been a paved and lined parking lot. Seth Peters, recently approved gravel parking lot was 10 x 20.

Robert Smith commented that we have never approved this many at one parking lot, never.

Laura Spector Morgan explained that even though it's easy to comment on other sites granted, you need to really focus on the application and the ordinance. Specifically the criteria for granting a waiver. Will granting the waiver still carry out the spirit and intent of the ordinance?

John LaCourse replied that he doesn't see the hardship in maintaining stick compliance. He doesn't see the difference in measuring out a 10 x 20 or a 9 x 18. Its just lime that you put out there. Paragraph 3, in the request, how much bigger would the lot have to be if we stayed with 10 x 20?

Wayne Morrill explained that the entire thing would be pushed out 30' towards the abutters.



Lou Ann Griswold stated or few parking spots.

Mark Beliveau, Acting Chairman feels that they have made a good case in granting the waiver. He doesn't feel granting the waiver would be contrary to the spirit and intent of the ordinance. Over the decades he has been on the Board, as much as he doesn't like the 9 x 18 size, they are quite common. The developer community has spoken, they don't care about their customers cars. They want to jam people in. He would be incline to vote in favor of this request. The by weekly lining also drastically increases the visibility of the spaces.

David Cedarholm agreed. This is something we have discussed a lot. Developers usually make 2 arguments, one is cost and the other is also the environmental impact that is generated by the larger parking lot. If I was the engineer I'd come back next time with a bigger parking lot.

Howard Hoff spoke with regards to the parking. He is unsure who it's going to work, counting cars when they come in and out. People are going to park where they want. What about 10 x 10? This would help both giving more width but also reducing.

Wayne Lehman commented that width is an issue if you have a truck like his but not in something like a Prius.

Mark Beliveau, Acting Chairman asked Laura Spector Morgan if someone was incline to make a motion for a different size, can we do this?

Laura Spector Morgan replied yes, I think you can.

David Cedarholm motion to approve the waiver as requested.

Mark Beliveau second.

Vote: yes, David and Mark

Opposed: Lou Ann; Howard; Wayne; John and Robert

Motion failed

John LaCourse stated he feels that he is more in favor of the 10 x 18' waiver, not the 9 x 18, giving a bit more of width.

John LaCourse made a motion to approve a wavier of 10' x 18'.

Wayne Lehman second.

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Discussion: Lou Ann Griswold commented then they can come back, and say we will go with this and then expand the parking, decreasing the trees or they can choose to come back with less spaces.

Robert Smith stated or they can come back with meeting the regulations, spaces 10 x 20'.

Vote: Yes: Robert; John; Wayne, Howard; Lou Ann  
No: Mark; David

Motion carried.

Dave Cedarholm asked if they are not happy with this, can they go to the ZBA?


Laura Spector Morgan replied, no because it's in your site review regulations so they would need to go to court.

Mark Beliveau made a motion to continue the application to August 30, 2018 and the revised plans will be sent to me by August 21, 2018 at 12 noon and Caren will forward to the Board.


John LaCourse second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:

  
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Caren Rossi, Secretary

MINUTES APPROVED BY:


  
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Robert Smith, Chairman

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Mark Beliveau, Acting Chairman

  
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Wayne Lehman, Alternate

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Howard Hoff, Alternate

  
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John LaCourse, Selectmen's Rep.

Lou Ann Griswold



David Cedarholm