

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254

Regular Meeting and Public Hearing

April 10, 2013

Minutes

Present: Members: Tom Howard, Chair; Peter Jensen, Paul Punturieri,
Josh Bartlett, Bob Goffredo; Russ Wakefield (Selectmen's Representative)
Alternates: Keith Nelson; Natt King
Excused: Member: Judy Ryerson
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Mr. Howard called the regular meeting to order at 7:00 P.M. and appointed Natt King to sit on the board with full voting privileges in place of Judy Ryerson.

II. Approval of Minutes

Motion: Mr. Punturieri moved to approve the Planning Board Minutes of March 27, 2013, as amended, seconded by Mr. Jensen, carried unanimously with Mr. King abstaining.

III. New Submissions

1. Norway Point Trust (243-28)(Norway Point Road)
Major Subdivision and Conditional Use Permit

This was a request for a Major Subdivision and Conditional Use Permit. Mr. Woodruff referred to his staff memo, noting that there were several comments and some issues. He briefly reviewed the Zoning Ordinance Issues, which will require a Conditional Use Permit (CUP) for the proposed fire cistern and gravel access within the 50 ft. wetland buffer. The Conservation Commission has reviewed the proposal and voted unanimously to recommend the approval of the CUP, with a comment that the cistern not be filled by pumping water out of any wetland. He then reviewed the Subdivision Regulation Issues, noting that Norway Point Road is not to be maintained by the town for this application. Mr. Woodruff has reviewed the Lot Covenants & Restrictions provided with the application package. Also noted was the need for waivers relating to off-site geographic facts within 200 ft, road frontage exceeding 600 ft. creating the need for a service road or internal street and required road improvements to Norway Point Road. Miscellaneous Issues were relating to required driveway permits for the five new lots (granted 4/4/13) and a request by the Road Agent that the applicant convey a 50 ft. x 50 ft. turnaround easement next to the end of Ruppert Road for use by the Town's plow trucks.

Mr. Howard commented that with regard to waivers, the board should address the waivers prior to accepting the application. If they approve them for the purpose of accepting the application, in essence, they are approving the waivers. He would like to address the waivers first.

Tim Bernier of TF Bernier, Inc. agent for the applicant spoke to the waiver requests. Mr. Bernier gave a brief description of the property. The first request was relating to off-site geographic features, noting that there are no significant geographic features well beyond the property lines. They have shown driveways were pertinent on the plan. The second request was relating the need for a service road or

internal street. Mr. Bernier stated the Road Agent reviewed the proposed five driveway locations off Long Point Road, which have been approved by the Board of Selectmen. The construction of a frontage road to serve five lots would be a lot of construction for a small purpose. The last waiver was regarding required road improvements to Norway Point Road. Mr. Bernier commented that this has been reviewed by the Road Agent and discussed at the TRC meeting. There is nothing proposed to change with Norway Point Road. It serves four camps that are existing and the proposal will limit the development. There will be no further development on the lakefront lots, which front on Norway Point Road. The road has a very rural character and those who live there would like to keep it that way, which is why they are restricting no further development of the lots. Norway Point Road will only ever serve the four lots, therefore the request for waiver.

Tony Campbell, abutter who owns the lot at the very end of Norway Point Road, stated he did not agree with Mr. Bernier's comments. He purchased his lot from Susan Wallis, and would love to have the Town plow the road and he noted his concerns about the development.

Mr. Howard took each of the waiver requests in order, asking if board members had any issues with the request relative to off-site geographic facts. Hearing none he asked for a motion.

Motion: Mr. Wakefield moved to grant the waiver for not depicting off-site geographic facts within 200 ft., seconded by Mr. Bartlett, carried unanimously.

The second waiver request was relevant to roadway frontage that exceeds 600 ft. creating the need for a service road or internal streets.

Motion: Mr. Wakefield moved to grant the waiver relating to roadway frontage that exceeds 600 ft., seconded by Mr. Punturieri.

Mr. Howard questioned the frontage of the five lots on Long Point Road. Mr. Bernier gave the frontage, totaling 1000 +/- feet. Mr. Howard questioned this distance between the first two lots heading towards Norway Point Road. Mr. Bernier commented just under 100 feet. Mr. Howard asked the Planner if there was any consideration given by the Road Agent and Fire Chief relative to requesting shared driveways along Long Point Road. Mr. Woodruff stated that to his knowledge, that issue did not come up at the TRC meeting and he was not present at the onsite with the Road Agent and Mr. Bernier. He stated that there is no minimum separation between driveways in the residential zone for residential uses. Mr. Howard called for a vote on the motion, which was carried unanimously.

The next discussion was relating to the third request for waiver. Karen McGinley, attorney representing the Norway Point Trust, as a whole, asked to make a brief comment. Ms. McGinley stated that she was involved in the first subdivision of the point that Mr. Tony Campbell now owns. She commented that it was clear when that was done, and there were covenants that were entered into for his lot and the remaining property, that Norway Point Road would remain a private road.

For purposes of discussion only, Mr. Punturieri made the following motion:

Motion: Mr. Punturieri moved to grant the waiver "c" required road improvements to Norway Point Road, seconded by Mr. Jensen.

Mr. Wakefield questioned if the board were to grant this waiver could it be brought up later? Mr. Howard stated the board was making the decision now as to whether they are moving forward accepting the application with the waivers as requested.

Mr. Bartlett questioned if the road stayed a private right of way, would there be no improvements required?

Mr. Wakefield asked Ms. McGinley if the provision for the maintenance of a private road was written anywhere, or was it an agreement by the property owners. Ms. McGinley gave a brief history of the property. It was first acquired in the 1940's, in the 60's it made up the former 60 acres, now 45 acres that are owned by the trust. Until that time there were no covenants on the property. Mrs. Wallis wanted to exit from the trust, so four years ago they came in for a subdivision of the point and some back land to equal out a ¼ of the value of the property. At that time, the four family groups negotiated a set of covenants that went with the property and was on record at the time Mr. Tony Campbell purchased his lot. Mr. Wakefield asked if those covenants specifically stated that Norway Point Road will remain a private road. Ms. McGinley stated right.

Mr. Jensen asked what were the required improvements that the waiver would be for. Mr. Howard stated they were per the Board of Selectmen's Statement of Policy No. 2, Recommended Minimums for Private Roads. Mr. Howard read Policy No. 2 into the record.

Mr. Jensen asked if those were recommendations, or were they requirements for private roads. Mr. Howard commented it was Statement of Policy No. 2, Recommended Minimums for Private Roads. Mr. Jensen said the board was being asked to grant a waiver for required road improvements, and asked where were the required road improvements? This question led to a lengthy discussion regarding recommended versus required. Mr. Woodruff stated that it appeared from reading the policy, they are recommendations, as the Town does not own, have an ownership stake, or maintenance stake in private roads, especially when the private road already exists. They are not proposing a new one. Mr. Woodruff commented the word "required" was a turn of phrase that came out of the TRC, and he carried it forward.

The board continued to discuss whether the Norway Point Road was currently a driveway and would turn into a new private road once the subdivision was approved and whether a waiver was required from Subdivision Regulation 7.2 to upgrade the road or not. They also discussed whether a recorded lot restriction and covenant document was sufficient to ensure perpetual road maintenance and winter maintenance by the property owners.

Motion: Mr. Bartlett moved to grant the waiver for improvements on Norway Point Road, seconded by Mr. King

Mr. Howard felt that the board should deny the waiver and have the applicant come back to the board. Mr. Howard called for a vote on the motion, which failed.

Motion: Mr. Punturieri moved that the board not accept the application as complete and to table the application until April 24, 2013, seconded by Mr. King, passed by a vote of six (6) in favor (Howard, Jensen, Punturieri, Goffredo, Wakefield, King), one (1) opposed (Bartlett) and no (0) abstentions.

2. Michael D. & Bianca T. Dion (65-3)(848 Whittier Highway)
Site Plan Amendment

Mr. Nelson and Mr. Goffredo stepped down from the board at this time.

This was a request for a site plan amendment for a previously approved Landscape/Maintenance Contractor with on-site office; and storage of business related vehicles (plowing and landscaping) and materials / inventory (mulch, loam, sand, stone, RR ties, shrubberies, etc.) Mr. Howard noted the request for waivers dated March 21, 2013, from David M. Dolan Associates, PC. Mr. Dolan stated the purpose for the request for waivers was that these items were addressed or provided with the prior Site Plan application submitted in May 2012. It was noted the waiver request was not necessary for the amendment. Mr. Woodruff stated that the waivers were previously accepted and approved and no conditions have changed, and they are moot.

Motion: Mr. King moved to accept the application **Michael D. & Bianca T. Dion (65-3)** and to schedule a hearing for this evening to be Hearing #2, seconded by Mr. Jensen, carried unanimously.

Mr. Nelson and Mr. Goffredo returned to the board at this time.

3. Tedeschi Food Shops (142-1)(268 Whittier Highway)
Site Plan Amendment

This was a request for a site plan amendment and there were no waiver requests submitted.

Motion: Mr. King moved to accept the application of **Tedeschi Food Shops (142-1)** and to schedule a hearing for this evening to be Hearing #3, seconded by Mr. Jensen.

Mr. Woodruff spoke briefly referring to his staff memo. He noted the Zoning Ordinance Issues, Site Review Issues, Miscellaneous Issues and his recommendation.

Mr. Howard called for a vote on the motion, which passed unanimously.

IV. **Boundary Line Adjustments**

V. **Hearings**

1. Public Hearing and possible vote to approve amendment of Site Plan Regulations

Mr. Howard suggested that the Public Hearing for the amendment of the Site Plan Regulations be taken up as the last public hearing this evening, allowing the applicants, agents and the public to proceed first.

Motion: Mr. King moved that the Public Hearing for the amendment of the Site Plan Regulations being moved to the end of scheduled hearings this evening, seconded by Mr. Wakefield, carried unanimously.

2. Michael D. & Bianca T. Dion (65-3)(848 Whittier Highway)
Site Plan Amendment

Mr. Goffredo and Mr. Nelson stepped down from the board at this time.

Dave Dolan presented the application for Mike and Bianca Dion, who were present in the audience for the hearing. Mr. Dolan stated it was an application for a site plan amendment. He briefly described the location of the lot, 848 Whittier Highway, Tax Map 65, Lot 3. The lot is approximately 5 ½ acres. The site was approved about a year ago, May 9th, for a Landscape/Maintenance Contractor business with an on-site office, storage, proposed future storage, with a proposed driveway to an abutting lot. The reason for the change is to request an additional use, which would include retail sales of bulk materials, (mulch, aggregates, stone). They are to be stored in additional bins, three 14' x 24'. The mulch, stone, sand, loam, etc. will be picked up by customers. There are no changes in hours. Mr. Dolan noted most of the changes are noted in red on the plan. They have relocated the dumpster to accommodate the storage bins. A note will be added to the plan that there will be a pervious pad beneath the dumpster and screened as necessary. The dumpster was relocated, shifting it to the left, with a net result in the loss of one parking space. Note 10 was revised reflecting a total of 13 parking spaces, including one handi-capped proposed, where 10 spaces are required based on the proposed use. Mr. Dolan commented that this was originally

proposed to be a gravel surface. It will be paved in a phased sequence. They initially, as submitted, proposed to pave the lot over a ten year sequence. The staff has recommended five years. The Dion's would like to propose the paving over a seven year sequence, starting at the back, about 3,000 SF initially. Then about 2,875 SF per year, over the next subsequent six years, basically working from the back to the front. The idea is to get the paving under the storage area as it is easier to maintain. Mr. Dolan noted a few comments from the staff memo regarding items still shown on the plan as proposed. Some have been built and the well has been installed. The driveway is in the approximate location. Mr. Dolan's intent in leaving the word proposed on the plan was to make clear that this was not an entire as-built plan. He stated that he would remove the word proposed where appropriate and label others approximate locations. They have been asked to add a note to the plan to delineate the parking areas, whether on the gravel or asphalt, by chalking or striping, to define the parking areas and aid in the circulation on the site. Mr. Dolan answered any questions from the board.

Mr. Woodruff made several comments, referring to his staff memo dated April 4th. He felt that it was important to note that the annual Stormwater operation maintenance inspection report submittal to the ODS condition should continue. He feels strongly that the parking spaces should be delineated as they are adding a retail public component, to the site. For safety and traffic flow they need to channelize the traffic and dictate where people should park. He understands that it's tuff to pave the entire site, but it is up to the board what kind of phasing schedule they'd approve. The Planner's recommendation is five years, partially based on the lack of memory through the years on some approvals. He noted the importance of paving phases 1 & 2, which would get the retail component to the back where the bins are located. The second reason is that paving sites that are close to water bodies, such as Lees Pond, is that it gets the surface drainage into the micro-pool drainage facilities as part of the Stormwater management plan. This is key, paving in this instance is much more important than leaving it as gravel. In closing, Mr. Woodruff commented that in Mr. Dolan's presentation he used a couple of etcetera's and he asked that the board explore what those etcetera's mean with regard to what will be sold or stored in the bins.

Mr. Dolan stated the retail sales are not for the nursery. It is for bulk aggregate, bulk materials such as mulch, loam, stone, sand. They may have shrubs onsite for inventory and railroad ties. If the word etc. was removed, would they be limited to only those things. Mr. Dolan asked if the Dion's wished to add anything to this that he may have left out that would be included specifically.

Mr. Punturieri commented that in May when the site plan was approved, they had struck the word etc. The intention in May was to make sure there was the delineation of what was to be stored in the bins. Mr. Dion commented that the etc. would be that one day there may be stone in a bin and the next day it could be beach sand. The products vary. If one day he wanted to stock stone dust that was not on the list, could the board tell him that he couldn't put it in a bin? Mr. Punturieri stated he only raised the issue as it was discussed at the first hearing. There was a lot of concern about that area being sensitive to Lee's Pond. Mr. Dion stated there would be nothing toxic. The fertilizer would not be stored in the bin. Mr. Nelson stated part of the concern was sand/salt and fertilizer that could leach. Mr. Howard stated that the etc. is still a concern. Mr. King suggested rather than including items, eliminate items that would be sensitive, such as hazardous materials or anything that would leach into the groundwater. Mr. Dolan will revise Note #8 to include that there be no outside storage of salt, fertilizer or other hazardous materials.

The board then took up the request for phased paving and the timing of those phases. Mr. Dolan stated that they have proposed initially ten areas. They identified those areas on the plan. Upon receiving the staff memo, the Planner had recommended the phasing be over five years. They are asking the board for seven years. With the first year phase being between all of the storage bins, (approximately areas shown as 1, 9 & 10) which will be about 6,100 SF. Then break up the remaining six areas subject to staff approval. If the board was willing to accept seven years, they will work from the rear forward.

Once again the question was raised regarding proposed improvements and as-builts. Mr. Woodruff commented that as per the site plan regulations an as-built plan is required. Mr. Howard

questioned at what point. Mr. Dolan noted they basically have an as-built on the building, septic location, well. The driveway is fairly accurate, but not as-built. The area is not completed. It hasn't been loamed or seeded, so defining the edge of gravel would be difficult. Mr. Woodruff stated that he was not asking Mr. Dolan to prepare an as-built at this point, he was asking for a simple change in terms from proposed to existing, because as of the date of the plan that is before the board, some of the infrastructure has been constructed and exists. The word exists doesn't state that is exactly where it is, or what the dimensions are, but that the building does exist. Mr. Dolan will revise the labels as appropriate to whether it is an approximate location or existing building, septic, etcetera.

Mr. Punturieri commented that the site was approved last year with no retail. He asked about the traffic impact now that there will be people from the public backing trucks in to get aggregate materials, loam, shrubs. Mrs. Dion stated that there will not be retail sales of shrubs. It will be for bulk material and vehicles will be driving in to the site and the materials are behind the building. They will not be doing anything with the retail sale of the plant side of things. The retail sale refers to the bulk material.

Mr. Howard opened the hearing to the public. Nancy Wright had a question regarding the paving, asking if it would be pervious or impervious. They are not proposing pervious paving, it will be impervious.

Motion: Mr. King moved to approve the amended site plan for **Michael D. & Bianca T. Dion (65-3)** as presented with the conditions outlined in the staff recommendation, with the exception of #5, to read "seven years versus five years" for the paving. Paving phases will not be areas 1 & 2, but will be an approximate area of 6,100 SF between the bulk storage bins shown as 1, 9 & 10, seconded by Mr. Bartlett, carried unanimously.

Mr. Goffredo and Mr. Nelson returned to the board at this time.

3. Tedeschi Food Shops (142-1)(268 Whittier Highway)
Site Plan Amendment

Mike O'Donnell, PE from TFMoran, Inc. presented the application for Tedeschi Foods. Also present for the hearing was Michael McLaughlin of Tedeschi Food Shops and Biron Bedard, Attorney, of Ransmeier & Spellman P.C.

Mr. O'Donnell gave the location of the property, noting that it is a 6 acre lot located in Commercial Zone A. They were here for a proposed amendment to an existing approved site plan. He briefly described the existing conditions on the site and the surrounding properties. The site was originally approved as a gas station convenience store for the Fred Fuller Oil Co. in 1993. It has been operated as that ever since and was purchased by TFS Realty, LLC at the end of 2012. Mr. O'Donnell referred to two colored plans, which he provided reduced size copies for board members. The first showed the entire property boundary, with a significant portion of the lot to remain undeveloped, wooded. He noted the rear portion of the lot slopes up from the edge of the developed area. There is a snowmobile trail on the site as well as a junction, which are proposed to remain as they are. The second sheet focused on the developed portion of the site and showed the proposed amendments. The proposed modifications include two small areas of the building being demolished. One is an existing cooler, the other a caged area for seasonal items which has already been taken down. The main entrance will be shifted to the front corner, 16 interior seats are proposed to be added to the ancillary deli use located inside the convenience store. The seating is allowed by the current ordinance. The interior of the building is being remodeled, a new drive-thru window is proposed, including a delineated path around the building to the drive-thru lane. A menu board and speaker box are proposed behind the building, with the speaker aimed to the woods into the hillside. Additional parking spaces are proposed to the south of the building. A bike rack will be added at the end of the sidewalk in front of the store. Stormwater treatment practices have been employed

that comply with DES and Town requirements for treatment of storm water. Landscaping and paving striping have been added to enhance the driveways and the site.

As part of the work, they have reviewed the septic that was installed and have verified that the existing system is capable of handling the redistribution of uses within the building associated with the plan. The existing well is sufficient to provide water for the building. Power, telephone and cable are sufficient to continue service to the building. The drainage system will largely remain as it is for the reason that most of the site will remain as it is. They have proposed a bio retention area and a tree trench filter. Mr. O'Donnell went onto address a few of the items in the Planners Staff Memo relating to the dumpster, creating a concrete pad with a chain link fence with privacy slats to screen the view of the dumpsters. This will eliminate one of the five parking spaces which will make the number of spaces match with what is required by the town. The hours of operation are for a 24 hour facility. They are willing to turn the speaker down after 10 PM and before 7 AM. Mr. O'Donnell spoke to the left and right turn channelization striping, what the Planner has proposed, and what they have proposed. The applicant would like to review the existing lighting levels for safety reasons, to see if it meets the requirements of their insurer, so they would like to leave that proposed condition open so if it is determined that additional lighting is needed, they will work with town staff. They proposed a condition that if additional lighting on the site is desired, a photometric plan that meets the town's requirements be prepared and submitted to the Town Planner prior to the installation of any lights. Mr. O'Donnell stated that they have not requested any waivers and were looking for approval of the plan this evening.

Mr. Woodruff spoke his memo, noting that staff has recommended approval of the plan. The TRC met on March 12th (TRC notes provided). Members were provided with a response from TFMoran, dated March 21st, answering most of the comments. Mr. Woodruff stated he had reviewed the Traffic Impact Analysis memo report and it does meet generally accepted standards for traffic engineering. The DOT also thought these were reasonable. The primary concern for all staff of the TRC committee was queuing and traffic flow on the site, given the more intense use than the site has had over the past couple of years. Many have been addressed by the engineer with the exception of the channelization striping at the two entrances. Mr. Woodruff referred to a drawing he drew on the white board. This would allow two exit lanes and one entrance lane for each driveway cut. This would help in slowing down vehicles from zooming in as they currently do as there is no striping there. This is a safety issue and could become more of a safety issue when the traffic is increased on the site. He felt that this was very important. The Stormwater management report was reviewed and meets generally accepted engineer standards, DES requirements and the Town's Stormwater ordinance. Mr. Woodruff does not recommend that this is forwarded for a third party peer review for compliance. The inspection maintenance manual and inspection report forms have been submitted and are satisfactory. He recommended that the board approve the amended site plan application with the following suggested conditions: 1. Now is a moot point as the DOT driveway permit has been submitted and is in the file. The permit number needs be referenced on the plan. 2. That both driveways be depicted on the plan with left and right turn channelization striping and arrows as discussed at the TRC meeting. 3. Now is a moot point as it has been discussed, adding the location of the dumpster with pad and screening on the plan. 4. Add a note to the plan stating there shall be no new lighting installed on the site. Noting the applicant has suggested another condition. 5. Add a note to the plan that memorializes the drive-thru hours of operation and addresses after-hours quiet times for the memo board speaker. 6. Correct the Abutter address on the Cover Sheet for the first abutter. 7. The final plan to be submitted to the Office of Development Services in electronic format to include both a pdf and an approved cadd file format.

The board discussed the channelization striping as proposed by both the Planner and the applicant. Mr. Punturieri and Mr. Jensen expressed their concerns with two exit lanes for each entrance/exit potentially having four cars exiting at the same time onto Route 25. Mr. Punturieri would like a more advanced Traffic Impact Study done for safety entering and exiting the site. Mr. O'Donnell spoke to Traffic Impact Study provided, the trip generations and standardized methodology.

Mr. Howard opened the hearing to the public. Mark Finnegan, abutter, noted his concerns regarding the channelization of traffic, proposed 24 hour operation, noise and idling of trucks. Mr. Finnegan stated he wasn't opposed to the project but said that he can hear noise from Route 25. He commented that he has had to call the police in the past for disturbances in the parking lot and questioned what would happen if the store was open 24 hours.

Mr. Bartlett noted his concerns with the proposed traffic lanes. Additionally, Mr. Bartlett referred to a letter submitted by abutter Dianne Davis, stating that her questions and concerns were related to the hours of operation, the volume of the noise as a result of the drive-thru and the possibility of additional screening.

Mr. Woodruff asked if the applicant would be willing to entertain a prohibition for trucks parking and or idling overnight. Mr. McLaughlin stated that they have no intention for parking overnight. It is not a truck stop, and they want to be a good neighbor.

Richard Murphy questioned what site plan was being amended and if the septic was off site. Attorney Bedard noted the plan being amended was dated May 4, 1992, approved by the Zoning Board in 1993 and the Planning Board 1993. There were seven restrictions on the approved plan. Mr. Woodruff stated in 1993 the site was in a residential/agricultural zone and today it is in Commercial Zone A and some things now may be moot.

Mr. Murphy questioned what amendments was the board approving? It was noted anything that has been changed since the 1993 approval. The septic plans/approvals are from 2005 and there are easements in place for the portions on the abutting lot.

Mr. King questioned if there were easements for other parcels. It was stated yes, for the lot to the west. If it were to be developed they would need to come before the board for site plan review.

Mr. Punturieri stated based on the input from the abutter present, and the letter from abutter Davis regarding vehicle noise and the noise from the menu board he wouldn't recommend the proposed 24 hour operation. Mr. O'Donnell stated the menu board does have a volume and that it was 200 feet from the property line. Mr. Howard questioned if the applicant would consider limiting the drive-thru hours of operation.

Mr. Howard stated that there had been several issues and concerns rose this evening and asked if the board would consider a continuation to allow the applicant the opportunity to address the issues relating to traffic lanes entering and exiting the site, channelization and striping and the hours of operation.

Motion: Mr. Punturieri moved to continue the hearing for **Tedeschi Food Shops (142-1)** to April 24, 2013, seconded by Mr. King, carried unanimously.

Public Hearing and possible vote to approve amendment of Site Plan Regulations

Mr. Howard stated this was the Public Hearing and possible vote to approve the amendment of the Site Plan Regulations. He noted that the board had approved the changes last year and the changes were contingent upon voting of zoning amendments at Town Meeting. Mr. Howard asked that Mr. Woodruff give a brief synopsis of the proposed changes. Mr. Woodruff noted that the Amendment consists of changes to the regulations which included the following: (1) Adding incentives for reducing the number and location of non-residential driveways in all zoning districts, encouraging shared driveways for adjacent parcels, constructing fewer driveways than otherwise permitted, and eliminating driveways. The incentive system would increase maximum lot coverage by 5% up to a maximum of 10%

for development using one or more of the voluntary provisions above in the commercial zones, A, B & C; and (2) the addition of a standard Parking Regulation Table; and other minor changes.

Mr. Howard noted there was no input from the public. There was no further discussion from the board on the proposed amendments for the Site Plan Regulations.

Motion: Mr. Jensen moved to approve the Site Plan Regulations as presented this evening, seconded by Mr. Punturieri, carried unanimously.

VI. Informal Discussions

VII. Unfinished Business

Review of Draft Policies and By-Laws; Not taken up this evening due to the late hour.

VII. Other Business/Correspondence

IX. Committee Reports

X. Adjournment: Mr. Punturieri made the motion to adjourn at 10:43 PM, seconded by Mr. King, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant