

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **FEBRUARY 2, 2017**

4 **PRESENT:** Peter White, Chair; Richard Osborne; Joseph Butler; Joseph Furlong; Randy Clark, Alternate;  
5 Shane Hastings, ex-officio member; Michael Marquise, Planner

6 **ABSENT:** Donna Davis Larrow, Vice Chair

7 **See attached sign in sheet**

8 Chairman White called the meeting to order at 7:00 pm.

9 Chairman White said that Kurt Markarian has resigned his position on the Board. Mr. Marquise said that  
10 this will not change anything for the election as it cannot be an advertised position; someone could step  
11 in and be appointed but it will only last until next year.

12 Chairman White appointed Mr. Clark to sit in for Vice Chair Larrow.

13 **CONTINUATION: PARCEL ID: 0148-0025-0000: SUBDIVISION / ANNEXATION: LANCE & CRISTINA**  
14 **HARBOUR, HAMEL RD.**

15 Lance Harbour explained that the owners of Mountain View Tavern have opted to sell them a piece of  
16 their property rather than doing an easement. They have a signed purchase and sales agreement and  
17 they need to do a Zoning Variance as the piece of property that will be subdivided is a small piece of  
18 former railroad property and the lot will be made even less non-conforming than it is now. They will be  
19 going to the Zoning Board in March and if they are approved will come to the Planning Board in April.

20 Mr. Marquise explained that because they are purchasing the property rather than getting an easement,  
21 which will require a subdivision and then an annexation to the Harbour's. Mr. Marquise explained that  
22 it will not be just a subdivision and annexation for Mr. Harbour's property, it will also be a subdivision  
23 and annexation for the Mountain View Tavern parcel.

24 Mr. Harbour asked and Mr. Marquise explained that new notices will have to be sent out because of this  
25 new subdivision / annexation. Chairman White asked and Mr. Marquise explained that this case will not  
26 be continued as it will be a new case. Mr. Harbour asked if the new case will require a new application  
27 and Mr. Marquise said that he will have to speak with Mr. Landry. It might not require a new fee,  
28 however, there will need to be a new application signed by the owners of Mountain View Tavern. There  
29 will need to be a new item on the agenda as it will be a new case. There was further discussion  
30 regarding this matter.

31 **PARCEL ID: 0129-0036-0000: SITE PLAN REVIEW: TOWN OF SUNAPEE – SAFETY SERVICES BUILDING, 9**  
32 **SARGENT RD.**

33 Mr. Marquise explained that the application is an amendment to the Safety Services Building Site Plan.  
34 The Article V requirements were all handled with the original application was approved. This case was  
35 noticed and posted and the fees were waived because it is a Town entity.

36 Mr. Osborne made a motion to accept the application as complete. Mr. Furlong seconded the motion.  
37 The motion passed unanimously.

38 Fire Chief Daniel Ruggles presented the merits of the case.

39 Chief Ruggles explained that the Fire Department utilizes the upstairs of the Safety Services Building.  
40 They have offices and there are areas where it is plumbed to have a bathroom. They would like to put in  
41 three bedrooms for the ambulance crew. Currently, the crew is only there for 12 hours per day but if  
42 there is an emergency or bad storm they want to be able to have bedrooms for the ambulance crew or  
43 fire crews to sleep. They will not be changing the outside of the building at all and everything will fit  
44 inside. Chief Ruggles continued that they will not have any more people in the building then they do  
45 now.

46 Chairman White asked and Chief Ruggles explained that they will have his and her bathrooms  
47 eventually, but they want to get the bedrooms in first. They will be doing this in small sections as they  
48 can afford it. Mr. Osborne asked and Chief Ruggles confirmed that they will have showers in the  
49 upstairs bathrooms.

50 Chief Ruggles said that in the downstairs apparatus bay they have his and her bathrooms with showers  
51 and in the basement there are locker rooms with showers so there is plenty of bathroom space.  
52 Chairman White asked and Chief Ruggles confirmed that they will not have any more people there than  
53 they currently do. They currently have about 35 members but not everyone shows up. They also have  
54 two people for the ambulance so they will have 37 people at the most. They have plenty of parking for  
55 all of these people.

56 Chairman White asked and Chief Ruggles explained that they have a kitchen facility downstairs and will  
57 not have one upstairs.

58 Mr. Butler asked and Chief Ruggles confirmed that the bedrooms were planned when the building was  
59 originally built. They planned for the future when a full time Fire Department may be needed, which is  
60 why they have the areas already plumbed. Mr. Marquise explained that when the original Site Plan was  
61 approved it just said "future expansion" and there were no details. There was further discussion  
62 regarding the Fire Department's use of the area.

63 Mr. Hastings made a motion to accept the Site Plan Review for Parcel ID: 0129-0036-0000, Town of  
64 Sunapee, Safety Services Building, 9 Sargent Rd. The motion was seconded by Mr. Butler. The motion  
65 passed unanimously.

66 **PARCEL ID: 0119-0009-0000: SITE PLAN REVIEW: PLEASANT ACRES PROPERTY MAINTENANCE, LLC,**  
67 **ROUTE 11.**

68 Mr. Marquise passed out plans to the Board for their review.

69 Mr. Marquise said that this is an amendment to the original Site Plan; fees were paid, notices were  
70 posted, and abutters were notified. There may need to be a few questions as there have been a couple  
71 of things that have come up since the last Site Plan such as the approved septic system, an Alteration of

72 Terrain review, and possibly a review of the access to the State Highway. Mr. Marquise said that these  
73 things can be addressed in the hearing of the merits and he believes the application is complete.

74 David Little, a representative of Granliden, asked that the changes to the Site Plan be summarized as the  
75 only thing he received was the notification about the meeting. Chairman White said that these things  
76 will be addressed during the hearing of the merits of the case as the Board will be asking those  
77 questions of the applicant; at this point, the Board just needs to accept the application as complete.

78 Mr. Osborne made a motion to accept the application as complete. Mr. Butler seconded the motion.  
79 The motion passed unanimously.

80 Matt McClay, the owner of Pleasant Acres, presented the merits of the case.

81 Mr. McClay said that he received a letter from the Town that it the Town felt as though their operation  
82 had grown and some things have changed. He was asked to put together a plan showing where they are  
83 now and what he wants to do in the future. He has compiled a list of the requested changes to the  
84 original Site Plan including the vehicles, employees, growth, hours, etc. Mr. McClay said that he is a little  
85 unclear because he thought that in his original Site Plan he spoke about growth, including one employee  
86 and one truck a year, which is where he is.

87 Mr. McClay said that he originally had seven trucks and now has eleven. He does hope to continue  
88 growing and he has plenty of parking spots for the growth. In 2012, when he originally went through  
89 Site Plan, he had nine employees and they now have 13; it does fluctuate depending on the time of year  
90 and they have fewer full time employees than they have seasonal, also, not all the staff goes to the  
91 shop.

92 Mr. McClay said that the original hours were said 7:00 am – 5:00 pm but the employees have to leave by  
93 7:00 am, he thought that it would be understood that employees would need to get there earlier. He  
94 did come to the Town last year with a letter in support from the abutter who has a house next door to  
95 the business that said that he did not have any issues with the hours. The seasonal end of the business  
96 with off hours was also part of the original Site Plan. When he came back he asked for the hours of 6:00  
97 am – 6:00 pm and the occasional off hours for plowing or paperwork.

98 Mr. McClay said that when they originally came for Site Plan he did not plan to have someone in the  
99 office. He was told that he would need a bathroom to have someone there and has installed a state  
100 approved septic, a well, and a bathroom in the building. He is asking for permission to have a person in  
101 the office Monday – Friday.

102 Mr. McClay said that he is also asking for permission to have two storage type containers to the north  
103 east of the shop as well as a 3-bay storage garage to the back left corner of the shop.

104 Mr. McClay said that the access to the shop is shared with Mr. Huff. There is a level area where the  
105 previous owner had a lot of fill trucked in and he would like to be able to store organic material there.  
106 The only complaint that he has heard is the visibility of the business from Route 11. He has planted  
107 about five evergreen trees and he plans to do more every year to help it look nicer and add more  
108 screening. He would like to move things further from the road and have things shifted away from Route  
109 11 to make things less visible. Mr. McClay said that Mr. Huff's only concern was the driveway and he

110 was happy with the original Site Plan that the driveway would not go right by his property, which is why  
111 the access path to the level area is not going by Mr. Huff's property. Chairman White asked and Mr.  
112 McClay explained that the upper area is on the same lot.

113 Mr. Butler asked and Mr. McClay said that the original Site Plan was approved in 2012. Mr. Butler asked  
114 and Mr. Marquise explained that Mr. Landry brought this up because the number of employees and  
115 trucks increased. Mr. McClay said that he thought he mentioned growth in the original Site Plan.

116 Chairman White asked and Mr. McClay said that the business needed a Variance to be there. Mr.  
117 McClay gave an explanation about the reason that he chose this property for his business. There was  
118 also an explanation about the buffer along Route 11.

119 Mr. Little said that Granliden was not an abutter of the property during the original Site Plan. He does  
120 get complaints about noise from residents at Granliden about noise. As long as it is within the hours  
121 that it is legitimate to have noise he understands, but he does not want the property values of the  
122 owners there to be compromised. The noise and odors from composting will go up the hill to them as  
123 they already know when they get a lot of mulch.

124 There was a discussion about the sale of materials and that it would need another Variance.

125 Mr. McClay gave further explanation about the decision to purchase this property.

126 Chairman White asked and Mr. McClay said that he will be composting leaves up on the upper level  
127 area. He has never done it before but it seemed like a good idea as the ultimate plan would be to mix it  
128 in with the loam. Mr. Little explained that if the compost pile is not taken care of it can have an odor  
129 and gave further explanation about composting and his concerns about odor. Mr. McClay said that 99%  
130 of the material would be leaves. Mr. Little said that this is not a remote location, it is next door to  
131 Granliden. Chairman White said that this is in a Rural Residential Zone so there are concerns.

132 Mr. Butler asked and Mr. McClay said that the property was zoned Rural Residential when he bought it  
133 and then he got a Variance for the Contractor's Yard. There is no time limit on the Variance but it was  
134 granted for a specific purpose. Chairman White said that because this is in a zone where this business is  
135 not usually permitted, the Board is looking to see if things are being pushed too much.

136 Mr. Butler asked and Mr. McClay said that he has a mini excavator and the smallest backhoe that CAT  
137 makes. He also has a mini-mini excavator and tractors. Mr. Butler asked and Mr. McClay said that they  
138 do the basic repairs that they can do but they are not mechanics so they do not fix their equipment.

139 Mr. Furlong asked if Mr. McClay owns any commercial land where he can do the composting. Mr.  
140 McClay said that he does not have a commercially zoned lot. Chairman White asked and Mr. McClay  
141 said that they have been trying to level the materials storage area and also put a lot of the leaf cleanup  
142 in the woods. They were bringing brush to Durgin and Crowell but now they haul it back and burn it.  
143 They take some to the Town's brush pile but it is only open specific days.

144 Chairman White said that the compost pile is one of the types of situations where you don't know if it is  
145 going to be a problem until it is a problem.

146 Mr. Clarke asked what the noises that people at Granliden hear. Mr. Little said that they hear trucks  
147 being loaded in the morning, voices that carry, and things that are being unloaded at night. He does the  
148 same type of thing, however, it is done later in the day.

149 Mr. Osborne asked and Mr. McClay explained where the garage, bins, etc. will be placed.

150 Mr. Marquise asked and Mr. McClay said that when he measures the area, he is not close to the 100,000  
151 sq ft Alteration of Terrain requirements. There was further discussion regarding this matter as well as  
152 how Mr. McClay will need to add several hundred yards more fill to level the back area more.

153 Mr. Butler asked and Mr. McClay said that the lot is roughly 5 acres.

154 Mr. McClay said that he originally had approval to have a sign on Route 11 and with the setbacks and  
155 such he decided against it because people didn't like it in the buffer. He is not looking to create any  
156 enemies. Chairman White said that the Board needs to be cognoscente of the plans and how they will  
157 be achieved.

158 Mr. Butler asked and Mr. Marquise explained that the hearing is for an amendment to an approved Site  
159 Plan. The overall Site Plan was before the Board in 2012 and Mr. McClay is asking for the new building,  
160 the containers, the debris area, and the changes to the hours, employees, etc. Mr. Little asked if the  
161 original Variance approved all of these things. Chairman White said that the original Variance was for a  
162 contractor's yard. Mr. Little asked and Chairman White said that there is a definition of a contractor's  
163 yard. Mr. Marquise said that Mr. Landry has not said that Mr. McClay needs another Variance as the  
164 contractor's yard approval is not being changed.

165 Mr. Little said that he is concerned that Granliden residents won't be able to state their opinions about  
166 this case.

167 Mr. Butler asked and Mr. McClay said that he thinks that this will be all that he asks for as the lot will not  
168 be able to handle more. Mr. Marquise said that he thinks that Mr. McClay will need specifics of  
169 different numbers, such as the number of employees. Chairman White said that he does not think that  
170 it would be good to be open ended going forward. There was further discussion regarding this matter  
171 and the Variance and Site Plan approvals and the number of employees and vehicles approved and that  
172 34 parking spaces were approved. There was also a discussion regarding the plan and the proposed  
173 additions as well as what was allowed in the Decision Sheet for the approval.

174 Mr. McClay said that he did ask the Board for the change of the hours from 6:00 am – 6:00 pm a couple  
175 of years ago. Mr. Little said that he thinks that 6:00 am is too early. He realizes that it is a commercial  
176 business but it is not a commercial area it is a residential area and is close to residences. He doesn't  
177 have a problem with someone showing up 15 minutes early for coffee and to get ready but he does  
178 have a problem with people starting their equipment and such before 7:00 am. It effects Granliden  
179 more than anyone else due to the proximity. Mr. McClay said that he never got a "yes" or a "no" about  
180 his change of hours, it was left open ended because of the season of their business. Mr. Little said that  
181 he understands what Mr. McClay wants to do, but he disagrees with it. Mr. Marquise said that the  
182 letter submitted from Mr. McClay indicates that he wants to do paperwork or indoor work, not  
183 necessarily outside work, which the Board probably said was fine as it does not create noise. Mr.  
184 McClay said that he would like to start working outside earlier than 7:00 am.

185 Chairman White read the definition of a Contractor's Yard "An area used by builders, electricians,  
186 plumbers, excavators, roofers, yard maintenance, or other similar contracting service establishments for  
187 the storage of materials and equipment only. Heavy equipment and materials shall be either screened  
188 or enclosed. There shall be no service or sales on the site and any signs must be in accordance with  
189 Section 5.34 of this ordinance and specify for deliveries only. A Site Plan Review will be required. Any  
190 use of the contractor yard beyond this definition will require a variance from the Zoning Board of  
191 Adjustment." The Variance is for the use in a residential district and if the use was going to change  
192 another Variance would be required.

193 Mr. Little asked and Chairman White explained that the approved hours are part of the Site Plan Review  
194 process.

195 Mr. Marquise said that Mr. McClay's request regarding hours is different from what was written in the  
196 letter he submitted a few years ago. Mr. Osborne said that the letter does talk about loading trucks.  
197 Mr. McClay said that he did have a letter from the only abutter they knew could have a problem that  
198 said the extended hours were fine. Mr. Little said that he thinks that any abutters to this property are  
199 significantly further away from the property than Granliden is. Mr. McClay said that Mr. Huff is close.  
200 Mr. Marquise said that there is a difference between a load of pea stone getting loaded into a truck and  
201 someone putting their equipment into a truck. Mr. McClay said that he can be sensitive to the noise, he  
202 can't just say that they will only do paperwork before 7:00 am.

203 There was another discussion about the compost pile and limiting it to sticks, leaves, and weeds.

204 Mr. Butler said that he has an issue limiting the number of employees and feels as though the limit  
205 should just be on parking. Chairman White said that the issue is that the business is in a residential  
206 district and was granted a Variance to be there. If it was in a commercial area, there would not be as  
207 many concerns but if the business grows and there are no controls, there could be issues. Mr. Butler  
208 said that Mr. McClay said that they have 34 spots so he should be allowed the maximum of 17  
209 employees and let him control the business. There was further discussion regarding this matter.

210 Chairman White asked and Mr. McClay said that there is plenty of screening for the compost pile, an 80  
211 x 60 area, from Granliden. Mr. McClay said that it is all fill there as the previous owners were trying to  
212 put a house lot there.

213 Mr. Butler asked if Mr. McClay would be open to not loading trucks and equipment until 7:30 am. Mr.  
214 McClay said that he would like as much flexibility as he can get. The Board said that trucks cannot be  
215 loaded until 7:00 am, hand tools are different. Mr. McClay said that they could load things that don't  
216 make a lot of noise until 7:00 am. Mr. Little said that he understands the issues but there are residences  
217 close by, the person who has complained about it the most isn't close, he can just hear it because the  
218 sound travels up the hill. Mr. Butler said that he is a little sympathetic as it is a seasonal business. Mr.  
219 Little said that Granliden is mostly seasonal residents. The business is located next to one of the most  
220 densely populated residential areas in Town but they are often forgotten about because you can't see it  
221 from most places. This is a business that has a fair amount of noise in the beginning and the end of the  
222 day and those times are when people think that they can have quiet enjoyment of their property. There  
223 was further discussion regarding this matter and the noise ordinance and that the business is in a  
224 residential district.

225 There was another conversation about the compost pile being organic materials that would not produce  
226 an odor.

227 Mr. Marquise said that the original approval included the driveway going out to the road, which is not  
228 changing. He does not see anything on the DOT permit that limited the size of the business. Mr.  
229 Marquise continued that the septic approval was not part of the original site plan. It is for 300 gallons  
230 per day so the number of employees is limited; Mr. Marquise thinks that the limit is 20 employees so if  
231 the Board stays with the 17 employees he thinks it is OK with the septic limits. Mr. McClay asked and  
232 the Board agreed that the employees can be at the site before 7:00 am but trucks can't be turned on or  
233 loaded before 7:00 am. Mr. Little explained that the summer months are the ones where more people  
234 are there and noise is worse for the residents. There was a conversation about having shorter hours,  
235 7:00 am to 5:00 pm for June, July, August, and September, and 6:30 am – 6:00 pm for the rest of the  
236 months.

237 There was a brief discussion about keeping the land disturbance under 100,000 sq ft.

238 Chairman White closed the public input part of the meeting.

239 Mr. Osborne asked if Mr. McClay wants more than two storage containers. Mr. McClay asked if he could  
240 have two others on the other side of the building. Mr. Marquise said that Mr. McClay needs to add  
241 those two buildings to the plan and submit it to Mr. Landry for the Department Head sign offs at the  
242 next peer review meeting.

243 Mr. Osborne made a motion to approve the Site Plan for Parcel ID: 0119-0009-0000 for Pleasant Acres  
244 Property Maintenance, LLC, Route 11 with the following conditions: limiting the employees to 17 on  
245 site; the hours of operation to be 6:30 am to 6:00 pm except during summer with the summer hours  
246 being 7:00 am to 5:00 pm, from Memorial Day to Labor Day; the approval of an office with one  
247 employee; and the approval of four storage containers, two now and two in the future; a 40 x 28 storage  
248 shed to be constructed; and an additional area for compost and mulch with a new access road. Mr.  
249 Furlong seconded the motion. There was a brief discussion about adding that the compost pile not have  
250 offensive odors. There was a discussion about the office employee, which is covered by the septic  
251 system. Mr. Osborne amended his motion that the additional area for compost and equipment storage  
252 to be used with the new access road is subject to odor complaints. Mr. Furlong seconded the  
253 amendment. The motion passed unanimously.

254 **OTHER BUSINESS: ECONOMIC REVITALIZATION ZONE:**

255 Mike Deyett said that he would like the Planning Board to make a recommendation to apply for an  
256 Economic Revitalization Zone (ERZ) in Georges Mills. He has completed the form to make it easy for the  
257 Board.

258 Mr. Deyett said that Planning Board meeting with the person from the State, the recommendation was  
259 that the parcels in the ERZ be contiguous for one application and the Town can do other applications as  
260 well.

261 Mr. Deyett said that he completed as much of the application as possible and went over the things that  
262 he has questions about and went over the application for the Board. The properties that he has

263 suggested are all commercial properties that were discussed at the last meeting and are all  
264 commercially zoned. Mr. Deyett continued with the description of the properties that he is  
265 recommending. There is one other requirement for the application, which is a photograph of each  
266 property. The Board suggested sending the tax card with the photograph of each property with the  
267 application.

268 Mr. Osborne said that his only concern with including other properties is that he feels the owners should  
269 be notified. Mr. Deyett said that he doesn't know if the other owners are interested. The current  
270 owners may not care but future owners might look as the ERZ as an incentive to purchase. There was  
271 further discussion about this matter and if there is anything detrimental to the properties to have them  
272 included in the ERZ. There was a discussion about the properties Mr. Deyett showed on the map.

273 Mr. Butler asked and Mr. Deyett confirmed that he recently purchased 6 Holmes Lane, which is on the  
274 list of properties he submitted to the Board for the ERZ.

275 Mr. Butler asked and Mr. Marquise explained that they would pass on a recommendation to the Board  
276 of Selectmen along with their thoughts such as notifying owners. There was further discussion about  
277 the other property owners in the proposed ERZ and how they would be notified. Mr. Deyett explained  
278 that the State did say that they would approve just 6 Holmes Lane but he thought it would be beneficial  
279 to include other lots. There was further discussion about the properties in the area that might benefit  
280 from the ERZ and recommending the whole area to improve economic development and about how  
281 property owners can find out about the ERZ.

282 The Board determined to name the zone the Georges Mills ERZ and they will include what is highlighted  
283 in yellow on the map provided as well as Lots 85 and 86.

284 Mr. Osborne made a motion to recommend to the Board of Selectmen that the Town goes forward with  
285 the Economic Revitalization Zone Tax Credits for the Georges Mills ERZ. Mr. Furlong seconded the  
286 motion. The motion passed unanimously.

#### 287 **OTHER BUSINESS –DUNKIN DONUTS UPDATE**

288 Mr. Marquise said that he has been told that Dunkin Donuts has been held up at DOT because they feel  
289 that since this is part of the Site Plan that the crosswalk needs to be upgraded to State standards,  
290 included lighting, flashing lights, etc. There will not be a button that will allow people to cross the road.  
291 There was further discussion about this matter.

#### 292 **OTHER BUSINESS – ROUTE 11 PROJECT UPDATE**

293 Mr. Marquise said that they discussed the Route 11 project at the last Peer Review Meeting. It sounds  
294 as though the Regional Planning Commission will be spearheading this project. The Town has put up  
295 some money with the engineers, Pathways, who will be looking at the cost estimates and some initial  
296 drawings to go to DOT. The Regional Commission has some monies to take care of the planning on top  
297 of the \$5,000 that the Town has paid. At some point there will probably be a Charrette to have people  
298 be able to give their opinions. This will probably happen in the late summer time to pick up some  
299 seasonal people.



300 **OTHER BUSINESS - MISCELLANEOUS**

301 Chairman White said that last meeting that the Planning Board held was for the petitioned Zoning  
302 Amendment. There was no map provided so he quickly drew out the area that will be effected.

303 Chairman White continued that there was a gentleman at the meeting who said that all the lots are one  
304 to two acres and the map shows that the lots range from 1.2 acres up to 61 acres with some big lots in  
305 between.

306 Chairman White said that the Planning Board voted unanimously that they do not recommend the  
307 petitioned Zoning Amendment, though it is still going on the Warrant. That being said, he does not  
308 know if the Board feels as though they need to take a little more informative stance to let people know  
309 what it means. He feels as though many people do not realize the impact that this change will have on  
310 the Town as turning the area, which is currently a residential district, onto Mixed Use I will have a  
311 substantial impact. The Board discussed that stores like Family Dollar or trailer parks could go into the  
312 area. Mr. Marquise said that someone said that 600 ft cannot support a Family Dollar but he thinks that  
313 this could be done easily, one in Walpole was built on less than an acre. There was a discussion that  
314 someone can put 60 trailers on 30 acres of land in the Mixed Use I Zone.

315 Chairman White asked how everyone feels about doing something to let more people know about this  
316 matter. He would like to speak to the Town's attorney to see what can be done and also would like to  
317 have Mr. Marquise at the Deliberative Session to explain the Zoning Amendment and what it means.  
318 Mr. Butler asked if the map can be advertised in the Shopper with an explanation of the effects of the  
319 Zoning Amendment.

320 There was further discussion regarding the Mixed Use Zone such as the number of apartment buildings  
321 and the high density housing that could be put on the lots and the impact that it could have on the  
322 schools. The lot coverage requirement goes from 40% to 80%, the lot size requirement goes from 1.5  
323 acres to 0.5 acres, and the road frontage requirement goes from 100 ft to 50 ft. Apartment buildings,  
324 affordable housing, etc. could also go into the areas.

325 There was a discussion about if someone could do something as a private citizen or not. There was a  
326 discussion about doing a mailer to the Townspeople about the Amendment and that most people do not  
327 know that this Amendment is for the whole section, they just thought it was for the Albee's.

328 The Board agreed that they would like Chairman White to speak to the Town's attorney and see if an ad  
329 can be run in the next few weeks of the Shopper.

330 There was a discussion about the properties that are along Route 11. Mr. Marquise asked and Chairman  
331 White said that he did speak to LSPA about this Zoning Amendment. He did not talk to her about he lot  
332 coverage issues or things like that.

333 The Board discussed that Mr. Marquise will contact Vice Chair Larrow to make sure that she agrees with  
334 them about taking the next steps so that any public statement is unanimous with the Board.

335 Mr. Marquise said that he also thinks that the Accessory Dwelling Unit Amendment should be discussed  
336 at the Deliberative Session.

337 There was a discussion about having a handout and / or a slide for the Deliberative Session about the  
338 Zoning Amendment

339 The meeting was adjourned at 10:01 pm.

340 Respectfully submitted,

341 Melissa Pollari

342 Planning Board

343 \_\_\_\_\_

344 Peter White, Chairman

345 \_\_\_\_\_

346 Kurt Markarian

347 \_\_\_\_\_

348 Joseph Furlong

349 \_\_\_\_\_

350 Shane Hastings, ex-officio member

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Donna Davis Larrow, Vice Chair

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Richard Osborne

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Joseph Butler

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Randy Clark, Alternate Member