

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

DRAFT

PLANNING BOARD MINUTES
OF AUGUST 16, 2007

Meeting called to order at 7:00 p.m. by Chairman Tom Dow.

Attendance:

Chairman Tom Dow, Vice Chairman Stanley Prescott, Gary Tasker, Henry Huntington, Steve Jackson, Ex-Officio Dustin Bowles, and Alternate Jeff Green were present.

Alternate Jeff Green was appointed to sit in the absence of member Tom Moore.

Bob Butler and Dan Geiger were present to represent the Conservation Commission.

Acceptance of Minutes:

July 19, 2007 Public Hearing Henry Huntington noted that he was not listed as in attendance.

Dustin Bowles made a motion to approve the minutes with the addition of Henry Huntington in attendance and the inclusion of the Duprez discussion as written on the memo to Board members; seconded by Stanley Prescott. All were in favor.

July 30, 2007 Work Session *Stanley Prescott made a motion to approve the minutes; seconded by Dustin Bowles. All were in favor.*

Discussions:

Pleasant View Gardens – Henry Huntington and Jeff Green stepped down from the Board. Jeff Green of J L Green Enterprises spoke on behalf of Pleasant View Gardens (PVG). Mr. Green explained that the owners of PVG want to change one of their existing buildings and add a connector between two other buildings. He said that the building to be changed is 16,860 SF and that changes would result in 1,200 SF change to impermeable. The whole building will be covered and would change the location of the loading dock from one side to another. Mr. Green showed drawings of the proposed building. He said the project at the back is to connect two buildings and would be 3200 SF, with 1700 currently grass and gravel and the rest being asphalt. Henry Huntington said the use of the building would be the same. He said there is a lunchroom in the building and production would be the main use so that their production is more centralized. Mr. Green said the second portion of the project is to connect two existing greenhouses to avoid having to outside with materials. Mr. Huntington explained the layout of that area.

Mr. Green asked if the Board had any concerns before he proceeds with the plans. Stan Prescott asked about the size of the lot. Mr. Green said it was 95-98 acres, noting that the amount shown on the plan is 23 acres. Dustin Bowles asked if there is an area left between the greenhouses for emergency access. Mr. Green stated that there is access at either end of the greenhouses and said there will be access doors through the connector. Henry Huntington pointed out the various accesses in the area of the greenhouses. Mr. Green said he will show the contours and areas on his overview plan. Tom Dow asked if this change would increase the traffic flow. Mr. Huntington said they hope it will decrease the traffic and increase the efficiency. Stan Prescott asked about the total area of the establishment on the lot. Mr. Huntington said there would be about seven acres for greenhouses, one acre for buildings, and they have 25 to 30 acres used overall. Mr. Prescott said they should show the total acreage less

current use acreage to get the usable acreage and then show what is actually used. He also recommended that they check to see if any special exceptions or variances will be needed.

Henry Huntington and Jeff Green returned to the Board.

Conceptual Review:

Tony Marcotte, Map 1, Lot 49– Mr. Marcotte explained that he and some others are setting up a new partnership and they are waiting for availability of the name, therefore the name listed on the conceptual plans, Concord Region Development, Inc, may change as the project progresses. He stated that the property is currently owned by Heffron and is under agreement. Mr. Marcotte said that they have talked with DOT about the access to this property. He stated that DOT said the driveway is fine and that the sight distance is ½ mile to the north and 1 ½ miles to the south. He also said that DOT said it does not matter if they use one or two accesses. Mr. Marcotte said he has updated the topography plan. He said he has been in contact with the Planning and Selectmen’s offices about the status of Staniels Road and determined that that portion of the road was not discontinued by the town when the access to Route 106 was closed by DOT.

Mr. Marcotte presented three proposed options. Option 1: Single story at the front, two story at the back. He explained that access to the back could be from Staniels Road. Option 2: Two buildings, one with possible drive-through. He said there would be a 20’ retaining wall at the rear. Option 3: Two buildings, one being retail and the other being contractor/office. He said the rear building would be offices at the front and have access at the back for contractor materials and vehicle shelter.

Mr. Marcotte noted that there is a 50’ access easement to the campground that was recorded with the subdivision of this piece from the campground parcel. Dustin Bowles said that he thought the access easement was to run between Staniels Road and Cascade Park as an emergency egress.

Tony Marcotte said he feels that Option 3 works best as there is a lot of vegetation left on the site and it uses the existing topography. Gary Tasker suggested that Mr. Marcotte might want to look at the Master Plan to determine what the Board is looking for along Route 106 with regard to aesthetics, pitched roof, as much parking in the rear as possible, etc. Mr. Marcotte said that the second building at the rear of Option 3 would be 40’ below road level, which would mean they would not have to bring in a lot of fill and make it look like a large parking lot area. Mr. Tasker said that the Board likes to see landscaping to break up the area, using islands in the parking lot and between the building and parking lot.

Mr. Marcotte said he will have to investigate the use of Staniels Road where the point of access to Route 106 was removed. There was discussion about Staniels Road and the 106 Corridor Study. Mr. Marcotte was encouraged to get a copy of the study from the Planning office. He stated that DOT would determine if a turn lane would be needed based on the traffic study that he has just had done.

Henry Huntington asked what Mr. Marcotte envisioned for retail at this location. Mr. Marcotte said he had thought maybe a sandwich shop and other types of ‘on your way home’ stops. He said it would not be a large restaurant or gas station because of well and septic requirements. Stan Prescott asked if Mr. Marcotte was looking for direction as to which concept was favored. Tom Dow said the back building would be good for office space. Mr. Prescott said that he liked Option 1. Gary Tasker said that he does not like all of the parking in front of Option 1. Mr. Marcotte said that Option 3 fits the topography better. He said he will have to work some numbers as the parcel drops off 60’ from front to back. He noted that it uses the

natural vegetation by Staniels Road. He said they could do a high roof on the contractor building at the back and it would not be seen from Route 106.

The Board agreed that this parcel is not a corner lot as there is no access to Route 106 from the closed portion of Staniels Road. The side setback of 50' that is on the subdivision plan will stand as recorded.

Old Business:

1. **Application # 07-02, Loudon Woods Estates** – Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 23. Peter Holden of Holden Engineering represented the owners. Mr. Holden reviewed the comments of town engineer Tony Puntin. He handed out a revised cost estimate for the new road and the changes to Bee Hole Road. Mr. Holden also handed out revised, reduced plans to Board members, noting that he has made changes to the cistern piping on sheet 25 per Chief Burr's request. He noted that the waiver request for the road length has been changed from 1075' to 1135'. Mr. Holden said they have been to the ZBA for a special exception for crossing a wetland for the new road. He stated that they have had a meeting and site walk and will go back for the vote next week and feels it will be approved. Mr. Holden said he would like a conditional approval from the Planning Board contingent on the ZBA approval.

Tom Dow asked about the plan and timeframe for the reconstruction of Bee Hole Road. Mr. Holden said that the applicant would like to address that matter. Dan Aversa asked that Jon Rokeh be allowed to speak on his behalf. Mr. Rokeh stated that he had been before the Board with the original plan for the first phase of Loudon Woods Estates. He noted that the applicant volunteered an easement along Bee Hole Road that would give the town the option to widen the road. He noted that the applicant helped the town with an easement to get the bridge put back in on Chichester Road. He also noted that they have helped an abutter get access to backland and have designed plans for the intersection. Mr. Rokeh stated that Bee Hole Road is seven miles long and has about one hundred houses on it. He noted that the applicant has thirteen houses on the road with the overall impact being 15% of the total traffic on Bee Hole Road. Mr. Rokeh said the applicants feel that this subdivision is not causing the entire problem but they are willing to help fix the issue with the town and other developers. He noted that the town has instituted impact fees for new lots and the applicants are contributing, contributing, contributing. He asked if the Board feels it is realistic for the applicant to pay for the fix.

Tom Dow asked if they have any proposals. Mr. Rokeh said they have 15% of the houses on Bee Hole Road so they would suggest 15% of the cost estimate prepared by Holden Engineering. He said they are willing to participate when the town comes up with other developers to contribute. Mr. Dow said he was surprised that they are just coming to the Board with this and that nothing was said prior to this point. Dan Aversa stated that they had given the easement during the first phase of this project, and he said that three months ago he spoke to the Board about having to cover the full cost of the reconstruction of Bee Hole. He also mentioned the easement for the bridge and the access road for the abutters.

Stan Prescott said that the Board extended the new road and has done a few things for the applicants as well. He noted that the Board had asked the applicants to cut the number of lots but they did not want to do that and that he feels that there has to be some give and take. Mr. Prescott said that he feels that the applicant was going to participate. Mr. Aversa said they want to pay their fair share. Mr. Prescott said he feels that is part of

doing business in making this a good subdivision and he is not interested in shifting the responsibility to somebody else. Gary Tasker said they could bring it up at town meeting if that was preferred. Mr. Aversa said that he would like Peter Holden to speak to the effectiveness of the changes at the intersection. He said there have been no accidents at the intersection and that there are no warning signs on the road. Mr. Tasker said that he has seen cars go through the intersection. Mr. Aversa said there are no signs warning to go slow, steep hill, or stop ahead. Stan Prescott said the road is being shifted over and that is an improvement engineering-wise. Gary Tasker noted that the new houses along Chichester Road also add traffic and risk to the intersection.

Dan Aversa asked Peter Holden how much better these changes would make the intersection. Mr. Holden said it would not be a dramatic change but would take some of the steepness out. He said a lot of time, money, and energy have been spent but this is not a real solution. Stan Prescott said the road has been slid to the right as going on Bee Hole Road and he feels that is part of the project. He asked Mr. Aversa when they are going to build out. Mr. Aversa said they would start this next year. Mr. Prescott said this will be phased over a period of time and the cost estimates need to reflect that.

Steve Jackson referred to the Growth Management Ordinance section of the Zoning Ordinance that reads that no subdivision over five lots will be approved in any twelve-month period unless measures are proposed that will mitigate the impact of the additional lots. Gary Tasker noted that they have been approving whole subdivisions and that developers could get five permits per year. Stan Prescott pointed out that the Zoning Ordinance is law and referred to page 100, Article III, Subdivisions, which states that no more than five lots are to be approved except if the applicant proposed measures that will mitigate the impact of the additional lots.

Dan Aversa asked if the Board truly believed that a 2' difference was a significant improvement to the intersection. Gary Tasker said it was designed, presented, and accepted in good faith. Dustin Bowles said that the Board was given two or three options and he feels they chose what would be the best solution for the intersection. Mr. Aversa asked if the Board is saying that they expect him to pay 100% and if the Board feels it warrants that kind of money. Stan Prescott said he did but is only one of the Board. Mr. Aversa said he would like to continue until a time certain, perhaps next month.

Chairman Dow closed the hearing to the public and opened it to the Board only. Gary Tasker asked Mr. Aversa if he wanted to continue. Tom Dow said he had been prepared to suggest a conditional approval, contingent upon ZBA approval of the wetland application, of the project as presented. Mr. Tasker asked if the applicants were willing to make that commitment of 100% of the improvement. Mr. Aversa said he is perplexed because there is no signage on the town's part and there have been no accidents. He said he would like to continue to next month. Dustin Bowles said the changes would be an improvement to the whole network. Mr. Aversa said he would like to look at the costs, etc. Mr. Bowles said options were given and there had been discussion about working on Chichester Road as well. Gary Vermette said he would like the project to move forward. Mr. Aversa and Mr. Vermette discussed the matter and Mr. Aversa agreed to go ahead. Gary Tasker asked about a timeframe for the Bee Hole improvements. There was discussion and the applicants stated that the work would be done by the end of the 2008 construction season. There was discussion about bonding and the 'Wellington Note' to be on the plans. Exact wording of the note will be sent to Peter Holden and will be put on the plans to replace notes 23 and 24 on sheet 6.

Chairman Dow read the waiver request for a road length of 1135'. Steve Jackson noted that they gave access to back land, which pushed the road out in length, as did the

oblong cul-de-sac that was requested by the Board and road agent. He said he would be in favor of the waiver. ***Steve Jackson made a motion to approve the waiver request for a road length of 1135'; seconded by Henry Huntington. All were in favor.***

Chairman Dow said that he would recommend a conditional approval. He said this has been a long process and the applicants have done all that the Board has asked for. Mr. Dow said this would be the one time that he ever said a conditional approval is necessary. Henry Huntington asked if the 'Wellington Note' would cover the work on Bee Hole Road as well. The note was read again and it was agreed that it would cover both roads. Gary Vermette said they would have the Bee Hole improvements done by the end of 2008. Tom Dow stated that the applicant has agreed that the Bee Hole project would be complete by the end of the construction season of 2008. Steve Jackson said he would support a conditional approval.

Steve Jackson made a motion to conditionally approve the subdivision as presented with the addition of the 'Wellington Note' and completion of improvements to Bee Hole Road by the end of the construction season of 2008 and approval of the ZBA Special Exception for the wetland crossing; seconded by Gary Tasker. All were in favor. Steve Jackson noted that all lots in the subdivision were approved because of the provisions for off-site improvements to mitigate the impact of the additional lots.

2. **Application # 07-03, Septic Disposal Solutions**-Major Site Development, Located on Dump Road, in the C/I District. Map 40, Lot 7. Jeff Green stepped down from the Board because he is working on this project. Chairman Dow read a request from the applicant to table until the September meeting, pending their next steps with the Zoning Board. ***Gary Tasker made a motion to continue this application to September 20, 2007 at 7:00 p.m. at the Community Building; seconded by Dustin Bowles. All were in favor. This will be the only notification.***

Jeff Green returned to the Board.

3. **Application # 07-04, Debra Rattee**-Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 7. Chairman Dow read a request from the applicant's representative to table until the September meeting because they are seeking a special exception from the ZBA and are still waiting for state wetlands approval. ***Stan Prescott made a motion to continue this application to September 20, 2007 at 7:00 p.m. at the Community Building; seconded by Henry Huntington. All were in favor. This will be the only notification.***
4. **Application # 07-10, Peter & Gary, LLC** – Minor Subdivision, Located on School Street, in the RR District. Map 38, Lot 8. Chairman Dow read a request from the applicant's representative to table until the September meeting because they are still waiting for state subdivision approval. ***Henry Huntington made a motion to continue this application to September 20, 2007 at 7:00 p.m. at the Community Building; seconded by Stan Prescott. All were in favor. This will be the only notification.***
5. **Application # 07-11, David K Moody** – Site Plan Review, Located on Dump Road, in the C/I District. Map 40, Lot 7. Jeff Green stepped down from the Board because he is working on this project. There were no abutters present. Jeff Green of J L Green Enterprises spoke on behalf of the applicant. Mr. Green gave an overview of the site and project. He said he has done a boundary survey of the entire parcel and an existing

conditions plat where he added the sheds that are close to the boundary on the transfer station property. Mr. Green said this application is for the 30.9-acre site with a 40' x 80' building at the northeast corner. He said they have received septic approval. He stated that the access road for the parcel is shown on the plans and he has done a profile and shown grades. Mr. Green said they are cleaning up some slopes and he has shown the reclamation areas and steep slopes that will be brought down to 3:1. He noted that there is an agreement with the town and one with Fill-More to bring the slopes down over time. He said that there is a 100' wooded buffer along the access road and Route 106 and a 30' wooded buffer on the town side. Mr. Green pointed out that there will be a 24' x 60' paved apron at the access to the parcel. He said he has left a 50' right-of-way along the driveway and has shown bearings and distances.

Mr. Green showed the designated areas for each use on the parcel as 2+ acres for dumpster storage, 2.1 acres for trailer storage, 2.1 acres for the building in the northeast corner, 2.6 acres for cordwood, 2.72 acres for log storage and portable sawmill, 5.7 acres in the southeast corner for future use, and 12 acres with nothing on it. He said there is some open excavation and some wooded in the 12-acre area. Mr. Green said that the proposed building would house portable toilet and concrete form storage, two uses currently on the property. He said they would maintain the gravel driveway and parking and there would be grass around the northeast sides. He pointed out an area for snow storage at the end of the driveway. Mr. Green said there will be four parking spaces, two at each side of the building, and there will be lighting at the entrance doors. There will be motion-sensor lights.

Mr. Green pointed out the paved apron at the entrance access and said that they will try to hold the angle. He said they have cut the knoll and brought it down to a 6% grade. He stated that most all of the drainage on the site goes naturally to the wet area. He said that the storm water management study showed that the drainage will take care of itself before it ever got to a pond because it will dissipate since the property is gravel. He said the driveway has been widened slightly to maintain a 24' width and all area entrances are now at the bottom of the hill.

Gary Tasker asked if this is for site development or the building or both. Jeff Green said it is to put a building in the northeast corner of the site. He said it is addressing concerns of cleaning up the lot, getting other uses out of the five-acre southeast corner, developing the northeast corner, and designating areas for the current uses. Steve Jackson said that the Board had asked him for a major site plan and that is what he is doing. Mr. Tasker asked if the curve in the road is satisfactory for tractor-trailers. Mr. Green said they are not doing a subdivision and are looking at it as a driveway access. He said it might be a little tight by road standards but it is being used with no problem. He pointed out that it is going around the old scale house and they did not want to change the access angle or fill the slope. Mr. Green said they are proposing a swale along the access driveway to avoid draining down the steep bank. Gary Tasker asked if the road should be improved to some sort of standard. Mr. Green said it is being improved to a better standard and he is not sure how it would be classified other than as a driveway. He said it is gravel and 24' wide, which is wider than a standard private road.

Steve Jackson said that the Board has asked for delineation because some day the property could be subdivided. Jeff Green said they are leaving the 12-acre area that could be used in future subdivision for the road move. He said they are coming in at the bottom of the hill and he showed possible options for future driveway/accesses. He pointed out that all current uses are in their own areas. Dustin Bowles said that the

Board could address the road question every time another building is proposed. Tom Dow said he was in agreement with that. He said they need to locate some of the areas and setbacks from which to measure. Mr. Green said he has put the bearings on the plans and could set something on the back lines if need be. Dustin Bowles said he would agree with Mr. Dow in that the intent is to organize the area and it should be easily seen. Mr. Green noted that he has put grade stakes as markers and he will do what he can to make it clear. Dave Moody stated that he has also put concrete blocks in place so that each user knows their area. Mr. Bowles said it should be easily detectable from one area to another. Board members emphasized the need to make the areas clear to anyone who may go down into the property.

Stan Prescott asked if the uses are in line with the lot sizes. There was discussion about uses and required area. Chairman Dow said this is one 30.9-acre piece with multiple uses and not a subdivision. He said that the Board asked for designated areas and that is what is being shown. There was a question about the portable sawmill. Jeff Green said it is registered as a portable sawmill with the state. There was discussion about the use of the proposed building and that the two uses that will occupy the building are already on the property.

Gary Tasker said he was satisfied with the plan as long as the Board can revisit the road each time a new use is proposed. Stan Prescott said he has concerns about the entrance, noting that they were proposing to pave the apron but it does not appear that they are cutting trees. He said he has looked at the entrance and is not too concerned about the angle but down at the bottom there is cold patch, the road is getting beat, the ditches are full of roly-poly stone, and it gets narrower as it goes up to the dump. He said he feels that they should look at Dump Road, whether now or in the future. Jeff Green said they are not putting any more traffic on the road as they are improving the site with what is there now and are not adding businesses or anything at this time other than the proposed building.

Stan Prescott asked how much material is hauled out every year. David Moody said he would estimate 1,000 yards per year. Mr. Prescott said that he has seen that in the last couple of weeks. Mr. Moody said that is because they are cleaning up the slopes as requested. He pointed out that Pike had far more traffic on that road than will be seen with the current uses. Mr. Prescott asked about the width of Dump Road. Jeff Green said it is 22 ½' at the entrance, 24 1/2' between the catch basin about halfway down, and 26' at the bottom. Tom Dow said it is a legitimate concern and as things progress they may have to look at it again. Mr. Moody said he had no problem with cutting a few trees. Jeff Green said they have proposed to widen the entrance but have to be careful because they were asked to keep the buffer along the road. He said the paved apron will take care of the narrow area in the road. There was discussion about sight distance, flares at the access, and that any changes will require Planning Board review.

Roy Merrill said it would appear that the Board was thinking of approving the application without any operating hours, with a sawmill without a special exception, a kiln that would not seem to be portable, and a tank for septage with no approval. David Moody said a site plan was given to the Planning Board in 2005 and he received a letter stating that everything was in compliance. Mr. Merrill said that Mr. Moody never came before the ZBA and that there is a lot of history on this. Stan Prescott asked about the location of the septage trailer. Paul Johnson said it was shown on the 2005 plan and is a tanker registered to Best Septic Service. Jeff Green said it is by the old scale house. Mr. Johnson explained that it is a tank trailer and the theory was to use it as emergency storage when the lagoon/transfer station was not open. He stated that it has never been

used. Chairman Dow read Planning Board minutes of January 20, 2005, reviewed the 2005 site plan showing the different areas and uses, and a letter from the Planning office to the Code Enforcement office, dated April 5, 2005, that stated that Mr. Moody had fulfilled the conditions set by the Planning Board to bring his property into compliance.

Roy Merrill said there is no reason not to go to ZBA. Discussion followed about portable versus permanent and what is stipulated in the Zoning Ordinance. Steve Jackson asked if it would affect this application for a building and septic. Chairman Dow said this application is for a building and septic system in the northeast corner and that is what the Board is acting on at this time. Gary Tasker said that he is not sure that a registered sawmill is a problem. He said it is portable and not a structure and it seems a little picky. Stan Prescott said he felt that this needed to be discussed. He said the Board had approved the plan and that Mr. Moody did what was asked of him and had shown everything on a plan as asked in 2005. Gary Tasker said he may not have told Mr. Moody to bring the plan to the Board for approval in 2005 rather than drop it off at the Planning office. Tom Dow said the Board did not know what was there before and now they do. Dustin Bowles said he would stress that if anything more is proposed for the property then it has to come to the Board. Mr. Tasker said he has never seen the sawmill but if it is registered he has no problem with it.

Mr. Merrill asked again about setting operating hours. Mr. Tasker asked that someone set some hours. Paul Johnson said there should be provisions for emergencies, citing a situation during the floods when he had to get forty toilets to St. Paul's School. Mr. Moody said he is out at 5 a.m. sometimes and Mr. Brock's crew would generally be out from 6 a.m. to dark. Gary Tasker asked if 5 a.m. to 8 p.m., seven days a week, would be suitable. He noted that they are talking about things happening on site, not trucks in and out. He said hours are not for trucks but more for causing noise and disturbing the neighborhood. He noted that the types of business on this parcel are not noisy operations. Stan Prescott pointed out that the town is in the area 24/7 in the winter. Dustin Bowles said they are hauling out from the dump at 5 a.m. Mr. Merrill said he wants it equal for all businesses in town and that is all he asks. Tom Dow pointed out that there is no residential area here and the location is suitable for the hours set. Paul Johnson agreed that it would be different if it was in a residential area.

Chairman Dow closed the hearing to the public and opened it to the Board only. He stated that this application is for the area in the corner with a proposed building and septic. He asked if the Board thought this should be continued. Steve Jackson said that he has reviewed the minutes from two months ago where Gary Tasker asked for things and Stan Prescott recommended that they look at the Land Development Regulations and there was discussion about future development of the road. He noted that all of the requests have been met and he sees no reason to continue. ***Gary Tasker made a motion to approve the site development as designed with a storage building on a 2.1-acre area at the northeast corner and the site plan as shown; seconded by Steve Jackson.*** Dustin Bowles asked that a note be made that as this property is developed the Board will look at the road issues each time. Gary Tasker said he would agree with that. ***Gary Tasker amended his motion to include the operating hours of 5 a.m. to 8 p.m., seven days a week, with a note that the hours could be reviewed upon another application; seconded by Steve Jackson. Yes- 3 (Jackson, Tasker, Huntington) No- 2 (Prescott, Bowles) APPROVED***

New Business:

There was no new business.

Board Discussion:

Donna reported that she spoke with Attorney Mayer about the process to follow on the Duprez subdivision revocation. After learning that the recorded plans state that the fourth lot will be deeded to the town, and after being informed that the property is in current use and further review of the RSA governing subdivision revocation, Attorney Mayer has advised that the town is secure and there is no need to pursue the revocation at this time. Roy Merrill stated that the owner cannot sell any lots until a bond is in place. Stan Prescott said that anyone interested in the property should come back to the Board to ensure that there are no questions or misunderstandings about the requirements of the approval.

Report of the ZBA:

Donna reported that there are three applications before the ZBA this month, a special exception for a major home occupation for hobby woodworking and two special exceptions for wetland/wetland buffer impact.

Report of the Board of Permit:

Tom Dow reported that there was no Board of Permit this month.

Work Session – A work session to review the proposed changes/update of the Land Development Regulations was scheduled for Monday, September 10, 2007, 6:00 p.m. at the Community Building if available. Reminder cards will be sent to members.

Adjournment:

A motion to adjourn at 10:38 p.m. was made by Gary Tasker; seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Donna White