

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF
FEBRUARY 22, 2007
REGULAR HEARING**

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on February 22, 2007 to order at 7:30 PM at the Loudon Community Building.

ROLL CALL:

The following members were present: Dave Powelson, Chairman; Roy Maxfield, Ned Lizotte, and George Saunderson.

I. ACCEPTANCE OF THE JANUARY 25, 2006 MINUTES:

George Saunderson made a motion to accept the minutes as written. Ned Lizotte seconded the motion. There was no discussion. All were in favor.

II. PUBLIC HEARINGS:

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. Abutters have been notified. Steve Jackson was present to represent Mr. Boucher. Mr. Jackson identified himself as an abutter to the property. He explained that Mr. Boucher's proposed driveway location is where there is an existing access onto the property and is the best option because of drainage at the other corner of the lot. Mr. Jackson presented the Board with a letter from abutter Roanne Sanborn. Ms. Sanborn would be the most affected by this driveway and has no objection to the plan. Mr. Jackson explained the layout of the proposed driveway and the abutter's driveway, saying there are some trees between the two. He went through all of the points of the application. Chairman Powelson asked if there were any questions from the Board. Roy Maxfield said he would like to see the driveway stay at least 6' from the property line, leaving the applicant 25' for the driveway. Ned Lizotte said it appeared from the plans that the septic would be under the driveway. Mr. Jackson explained that it is a concrete chambered system. There was discussion about load limit of such a system. George Saunderson asked if the driveway needs to be 30' as drawn on the plan. There was discussion about the width of a driveway, keeping it 6' from the side property line, and leaving room for drainage. Chairman Powelson asked Mr. Jackson if the applicant would be agreeable to the side setback being reduced to 6' from 30'. Mr. Jackson said he felt Mr. Boucher would accept that. Ned Lizotte asked if the parcel was originally two lots. Mr. Jackson said he has seen all of the bounds and it is one lot. He does not have the deed but did see the 6 granite bounds noted on the plan submitted by Mr. Boucher.

Chairman Powelson asked if there were any abutters who wished to speak in favor of the application. Steve Jackson said he was in favor of the reduction. He said it should be taken into consideration that the lots in this area are very small, non-conforming lots. There were no other abutters present. Ned Lizotte stated that he felt a reduction to 6' would be appropriate. Steve Jackson said he would agree with Roy Maxfield's statement about drainage from run-off from the driveway and considering future abutters. There was discussion about the levels of this and the abutting property and potential drainage concerns. John Plummer asked to clarify if this would be one or two driveways. Steve Jackson explained that the applicant is putting the driveway where there is an existing access. Hearing no further discussion, Chairman Powelson closed the hearing with the application to be brought up under Unfinished Business.

III. UNFINISHED BUSINESS

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. **George Saunderson made a motion to approve the special exception for reduced side setback from 30' to 6'.** Roy Maxfield seconded the motion. George Saunderson said he personally did not have a problem with the proposal as long as it is kept away at least 6' away from the line. He suggested that the Board might want to go look at the site. There was discussion about a site walk, drainage from this lot onto the neighboring lot, and proposed timeframe of the driveway construction. Roy Maxfield stated that he does not have a problem with granting the special exception but if others are the least bit concerned they have the right to walk the property. Dave Powelson said he saw the property earlier in the day and the proposal seems appropriate for the lot and the Clough Pond area. Steve Jackson said the lot actually appears lower than Mrs. Sanborn's. Ned Lizotte said his only concern if that he is not familiar with that area and would not want to miss anything. Chairman Powelson said if there is concern, they should look at it. There was discussion about the driveway permit process. Chairman Powelson said he believed that Dave Rice has looked at the property. Donna reported that Dave Rice is familiar with the property as the highway department has moved a culvert at the property. The culvert originally drained midway of the lot and it has now been moved to the further corner. Mr. Rice has reviewed the plan and agrees that the proposed driveway location is the only option because of the wet area at the front and further corner of the lot. Donna also reported that Julie Robinson of the Conservation Commission has reviewed the plan and agrees that the proposed location is the most suitable for the driveway. George Saunderson said he was in agreement with the plan if Mr. Rice and Mrs. Robinson are alright with it. Chairman Powelson reviewed all of the points of the application and members were in agreement with each one. He repeated the motion to approve the application for a special exception for reduced side setback from 30' to 6'. **Chairman Powelson called for a roll vote. George Saunderson – yes; Dave Powelson – yes; Roy Maxfield – yes; Ned Lizotte – yes. Unanimous; special exception for reduced side setback from 30' to 6' granted.**

IV. DISCUSSION:

Wayne Stauss, MicroFab – Steve Jackson stated that Mr. Stauss is planning to buy the former dance hall on Mudgett Hill Road. He informed the Board that Mr. Stauss went before the Planning Board last week and explained his business and his plans for the building. Mr. Jackson said the company's use would be considered manufacturing and would require a special exception. He also said it would be considered industrial and therefore would require five acres, meaning a variance would be needed as well. Mr. Stauss stated that his business is a small job shop with 5 to 10 people. He currently has a 2000 SF facility in Manchester with some equipment in storage. This building is 6000 SF and will fit the company's needs as well as allow room to grow. Mr. Stauss explained the components that his company makes, handed out brochures, and showed samples and the proposed layout. He explained that they do not expect to grow large and that they do not have their own product line as this is a contract specific business. Mr. Stauss said the business was a self start up in 1999 and there are three owners and two employees. Discussion included expansion up to a staff of ten, upgrade of HVAC system, size and condition of the existing septic system, and the former use of the business. George Saunderson asked if the septic system would need to be upgraded. Mr. Stauss said no inspections have been done yet. Steve Jackson stated it is a commercial system. Roy Maxfield asked what type of work Motophoria, the business currently approved for this location, did. Mr. Jackson said they did import and distribution of leather products. Mr. Maxfield said it would appear that this would be a non-conforming use changing to another non-conforming use. He said this could be considered manufacturing with a special exception and should be looked at environmentally. There was discussion of non-conforming use change

versus a variance. George Saunderson asked how Mr. Stauss ships his materials. Mr. Stauss said they use UPS and FedEx two to three times a day. He explained that there would be one time when an 18 wheeler would be there for delivery of the equipment. Ned Lizotte said it would appear to be a good fit for the location. Roy Maxfield referred to S602.2 as a change of use, saying the property is currently approved for distribution and could fall under industrial use now as compared to commercial. It was agreed that Mr. Stauss would apply for a special exception for manufacturing under S206.3 (F). Donna will pull the file for the current use of the property. The special exception and change of use per S602.2 could be handled on one application. Roy Maxfield said this would allow the Board to lock the property into non-conforming use.

Donna stated that she has received an inquiry about the town's policy on windmills. There was discussion about what the ordinances allow for structure heights and windmills as an alternative energy source. It was noted that Canterbury has some windmills and it was suggested that Donna check Canterbury's regulations. Chairman Powelson said that the ordinances do not permit windmills. It was suggested that the inquiring resident be told this topic has not come up before and the town could look at the need and a solution.

Donna stated that she received a letter from Michael Harris asking the Board to overrule the Board of Selectmen's recent decision to uphold a penalty assessed to Mr. Harris by the Code Enforcement Officer. The Board agreed that Donna should notify Mr. Harris of his right to appeal within 45 days of the decision.

Donna stated that she had an inquiry from a gentleman who recently purchased a land-locked property on Bear Hill Road. There is a deeded easement that allows access to the property for logging and recreational use. The gentleman has asked if he can build on the property. Donna informed him that he would have to own 50' of frontage on Bear Hill Road. The property owner asked if he could purchase a strip of land from the property that he crosses in order to acquire the 50' of frontage yet continue to use the deeded easement as his access. It was recommended that the gentleman review his deed. The Board felt that using the easement as access to a house would not be permissible if it specifies logging or recreational use.

This will be Roy Maxfield's final meeting. He was recognized for his 18 years of service to the ZBA.

VII. ADJOURNMENT:

Roy Maxfield made a motion to adjourn the meeting at 9:05pm, seconded by Ned Lizotte. All were in favor.

Respectfully submitted,

Donna White, Secretary

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF
FEBRUARY 22, 2007
REGULAR HEARING**

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on February 22, 2007 to order at 7:30 PM at the Loudon Community Building.

ROLL CALL:

The following members were present: Dave Powelson, Chairman; Roy Maxfield, Ned Lizotte, and George Saunderson.

I. ACCEPTANCE OF THE JANUARY 25, 2006 MINUTES:

George Saunderson made a motion to accept the minutes as written. Ned Lizotte seconded the motion. There was no discussion. All were in favor.

II. PUBLIC HEARINGS:

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. Abutters have been notified. Steve Jackson was present to represent Mr. Boucher. Mr. Jackson identified himself as an abutter to the property. He explained that Mr. Boucher's proposed driveway location is where there is an existing access onto the property and is the best option because of drainage at the other corner of the lot. Mr. Jackson presented the Board with a letter from abutter Roanne Sanborn. Ms. Sanborn would be the most affected by this driveway and has no objection to the plan. Mr. Jackson explained the layout of the proposed driveway and the abutter's driveway, saying there are some trees between the two. He went through all of the points of the application. Chairman Powelson asked if there were any questions from the Board. Roy Maxfield said he would like to see the driveway stay at least 6' from the property line, leaving the applicant 25' for the driveway. Ned Lizotte said it appeared from the plans that the septic would be under the driveway. Mr. Jackson explained that it is a concrete chambered system. There was discussion about load limit of such a system. George Saunderson asked if the driveway needs to be 30' as drawn on the plan. There was discussion about the width of a driveway, keeping it 6' from the side property line, and leaving room for drainage. Chairman Powelson asked Mr. Jackson if the applicant would be agreeable to the side setback being reduced to 6' from 30'. Mr. Jackson said he felt Mr. Boucher would accept that. Ned Lizotte asked if the parcel was originally two lots. Mr. Jackson said he has seen all of the bounds and it is one lot. He does not have the deed but did see the 6 granite bounds noted on the plan submitted by Mr. Boucher.

Chairman Powelson asked if there were any abutters who wished to speak in favor of the application. Steve Jackson said he was in favor of the reduction. He said it should be taken into consideration that the lots in this area are very small, non-conforming lots. There were no other abutters present. Ned Lizotte stated that he felt a reduction to 6' would be appropriate. Steve Jackson said he would agree with Roy Maxfield's statement about drainage from run-off from the driveway and considering future abutters. There was discussion about the levels of this and the abutting property and potential drainage concerns. John Plummer asked to clarify if this would be one or two driveways. Steve Jackson explained that the applicant is putting the driveway where there is an existing access. Hearing no further discussion, Chairman Powelson closed the hearing with the application to be brought up under Unfinished Business.

III. UNFINISHED BUSINESS

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. **George Saunderson made a motion to approve the special exception for reduced side setback from 30' to 6'.** Roy Maxfield seconded the motion. George Saunderson said he personally did not have a problem with the proposal as long as it is kept away at least 6' away from the line. He suggested that the Board might want to go look at the site. There was discussion about a site walk, drainage from this lot onto the neighboring lot, and proposed timeframe of the driveway construction. Roy Maxfield stated that he does not have a problem with granting the special exception but if others are the least bit concerned they have the right to walk the property. Dave Powelson said he saw the property earlier in the day and the proposal seems appropriate for the lot and the Clough Pond area. Steve Jackson said the lot actually appears lower than Mrs. Sanborn's. Ned Lizotte said his only concern if that he is not familiar with that area and would not want to miss anything. Chairman Powelson said if there is concern, they should look at it. There was discussion about the driveway permit process. Chairman Powelson said he believed that Dave Rice has looked at the property. Donna reported that Dave Rice is familiar with the property as the highway department has moved a culvert at the property. The culvert originally drained midway of the lot and it has now been moved to the further corner. Mr. Rice has reviewed the plan and agrees that the proposed driveway location is the only option because of the wet area at the front and further corner of the lot. Donna also reported that Julie Robinson of the Conservation Commission has reviewed the plan and agrees that the proposed location is the most suitable for the driveway. George Saunderson said he was in agreement with the plan if Mr. Rice and Mrs. Robinson are alright with it. Chairman Powelson reviewed all of the points of the application and members were in agreement with each one. He repeated the motion to approve the application for a special exception for reduced side setback from 30' to 6'. **Chairman Powelson called for a roll vote. George Saunderson – yes; Dave Powelson – yes; Roy Maxfield – yes; Ned Lizotte – yes. Unanimous; special exception for reduced side setback from 30' to 6' granted.**

IV. DISCUSSION:

Wayne Stauss, MicroFab – Steve Jackson stated that Mr. Stauss is planning to buy the former dance hall on Mudgett Hill Road. He informed the Board that Mr. Stauss went before the Planning Board last week and explained his business and his plans for the building. Mr. Jackson said the company's use would be considered manufacturing and would require a special exception. He also said it would be considered industrial and therefore would require five acres, meaning a variance would be needed as well. Mr. Stauss stated that his business is a small job shop with 5 to 10 people. He currently has a 2000 SF facility in Manchester with some equipment in storage. This building is 6000 SF and will fit the company's needs as well as allow room to grow. Mr. Stauss explained the components that his company makes, handed out brochures, and showed samples and the proposed layout. He explained that they do not expect to grow large and that they do not have their own product line as this is a contract specific business. Mr. Stauss said the business was a self start up in 1999 and there are three owners and two employees. Discussion included expansion up to a staff of ten, upgrade of HVAC system, size and condition of the existing septic system, and the former use of the business. George Saunderson asked if the septic system would need to be upgraded. Mr. Stauss said no inspections have been done yet. Steve Jackson stated it is a commercial system. Roy Maxfield asked what type of work Motophoria, the business currently approved for this location, did. Mr. Jackson said they did import and distribution of leather products. Mr. Maxfield said it would appear that this would be a non-conforming use changing to another non-conforming use. He said this could be considered manufacturing with a special exception and should be looked at environmentally. There was discussion of non-conforming use change

versus a variance. George Saunderson asked how Mr. Stauss ships his materials. Mr. Stauss said they use UPS and FedEx two to three times a day. He explained that there would be one time when an 18 wheeler would be there for delivery of the equipment. Ned Lizotte said it would appear to be a good fit for the location. Roy Maxfield referred to S602.2 as a change of use, saying the property is currently approved for distribution and could fall under industrial use now as compared to commercial. It was agreed that Mr. Stauss would apply for a special exception for manufacturing under S206.3 (F). Donna will pull the file for the current use of the property. The special exception and change of use per S602.2 could be handled on one application. Roy Maxfield said this would allow the Board to lock the property into non-conforming use.

Donna stated that she has received an inquiry about the town's policy on windmills. There was discussion about what the ordinances allow for structure heights and windmills as an alternative energy source. It was noted that Canterbury has some windmills and it was suggested that Donna check Canterbury's regulations. Chairman Powelson said that the ordinances do not permit windmills. It was suggested that the inquiring resident be told this topic has not come up before and the town could look at the need and a solution.

Donna stated that she received a letter from Michael Harris asking the Board to overrule the Board of Selectmen's recent decision to uphold a penalty assessed to Mr. Harris by the Code Enforcement Officer. The Board agreed that Donna should notify Mr. Harris of his right to appeal within 45 days of the decision.

Donna stated that she had an inquiry from a gentleman who recently purchased a land-locked property on Bear Hill Road. There is a deeded easement that allows access to the property for logging and recreational use. The gentleman has asked if he can build on the property. Donna informed him that he would have to own 50' of frontage on Bear Hill Road. The property owner asked if he could purchase a strip of land from the property that he crosses in order to acquire the 50' of frontage yet continue to use the deeded easement as his access. It was recommended that the gentleman review his deed. The Board felt that using the easement as access to a house would not be permissible if it specifies logging or recreational use.

This will be Roy Maxfield's final meeting. He was recognized for his 18 years of service to the ZBA.

VII. ADJOURNMENT:

Roy Maxfield made a motion to adjourn the meeting at 9:05pm, seconded by Ned Lizotte. All were in favor.

Respectfully submitted,

Donna White, Secretary

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF
FEBRUARY 22, 2007
REGULAR HEARING**

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on February 22, 2007 to order at 7:30 PM at the Loudon Community Building.

ROLL CALL:

The following members were present: Dave Powelson, Chairman; Roy Maxfield, Ned Lizotte, and George Saunderson.

I. ACCEPTANCE OF THE JANUARY 25, 2006 MINUTES:

George Saunderson made a motion to accept the minutes as written. Ned Lizotte seconded the motion. There was no discussion. All were in favor.

II. PUBLIC HEARINGS:

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. Abutters have been notified. Steve Jackson was present to represent Mr. Boucher. Mr. Jackson identified himself as an abutter to the property. He explained that Mr. Boucher's proposed driveway location is where there is an existing access onto the property and is the best option because of drainage at the other corner of the lot. Mr. Jackson presented the Board with a letter from abutter Roanne Sanborn. Ms. Sanborn would be the most affected by this driveway and has no objection to the plan. Mr. Jackson explained the layout of the proposed driveway and the abutter's driveway, saying there are some trees between the two. He went through all of the points of the application. Chairman Powelson asked if there were any questions from the Board. Roy Maxfield said he would like to see the driveway stay at least 6' from the property line, leaving the applicant 25' for the driveway. Ned Lizotte said it appeared from the plans that the septic would be under the driveway. Mr. Jackson explained that it is a concrete chambered system. There was discussion about load limit of such a system. George Saunderson asked if the driveway needs to be 30' as drawn on the plan. There was discussion about the width of a driveway, keeping it 6' from the side property line, and leaving room for drainage. Chairman Powelson asked Mr. Jackson if the applicant would be agreeable to the side setback being reduced to 6' from 30'. Mr. Jackson said he felt Mr. Boucher would accept that. Ned Lizotte asked if the parcel was originally two lots. Mr. Jackson said he has seen all of the bounds and it is one lot. He does not have the deed but did see the 6 granite bounds noted on the plan submitted by Mr. Boucher.

Chairman Powelson asked if there were any abutters who wished to speak in favor of the application. Steve Jackson said he was in favor of the reduction. He said it should be taken into consideration that the lots in this area are very small, non-conforming lots. There were no other abutters present. Ned Lizotte stated that he felt a reduction to 6' would be appropriate. Steve Jackson said he would agree with Roy Maxfield's statement about drainage from run-off from the driveway and considering future abutters. There was discussion about the levels of this and the abutting property and potential drainage concerns. John Plummer asked to clarify if this would be one or two driveways. Steve Jackson explained that the applicant is putting the driveway where there is an existing access. Hearing no further discussion, Chairman Powelson closed the hearing with the application to be brought up under Unfinished Business.

III. UNFINISHED BUSINESS

Case # 07-01, Leo Boucher – Special Exception for Reduced Setback, Map 58, Lot 62. **George Saunderson made a motion to approve the special exception for reduced side setback from 30' to 6'.** Roy Maxfield seconded the motion. George Saunderson said he personally did not have a problem with the proposal as long as it is kept away at least 6' away from the line. He suggested that the Board might want to go look at the site. There was discussion about a site walk, drainage from this lot onto the neighboring lot, and proposed timeframe of the driveway construction. Roy Maxfield stated that he does not have a problem with granting the special exception but if others are the least bit concerned they have the right to walk the property. Dave Powelson said he saw the property earlier in the day and the proposal seems appropriate for the lot and the Clough Pond area. Steve Jackson said the lot actually appears lower than Mrs. Sanborn's. Ned Lizotte said his only concern if that he is not familiar with that area and would not want to miss anything. Chairman Powelson said if there is concern, they should look at it. There was discussion about the driveway permit process. Chairman Powelson said he believed that Dave Rice has looked at the property. Donna reported that Dave Rice is familiar with the property as the highway department has moved a culvert at the property. The culvert originally drained midway of the lot and it has now been moved to the further corner. Mr. Rice has reviewed the plan and agrees that the proposed driveway location is the only option because of the wet area at the front and further corner of the lot. Donna also reported that Julie Robinson of the Conservation Commission has reviewed the plan and agrees that the proposed location is the most suitable for the driveway. George Saunderson said he was in agreement with the plan if Mr. Rice and Mrs. Robinson are alright with it. Chairman Powelson reviewed all of the points of the application and members were in agreement with each one. He repeated the motion to approve the application for a special exception for reduced side setback from 30' to 6'. **Chairman Powelson called for a roll vote. George Saunderson – yes; Dave Powelson – yes; Roy Maxfield – yes; Ned Lizotte – yes. Unanimous; special exception for reduced side setback from 30' to 6' granted.**

IV. DISCUSSION:

Wayne Stauss, MicroFab – Steve Jackson stated that Mr. Stauss is planning to buy the former dance hall on Mudgett Hill Road. He informed the Board that Mr. Stauss went before the Planning Board last week and explained his business and his plans for the building. Mr. Jackson said the company's use would be considered manufacturing and would require a special exception. He also said it would be considered industrial and therefore would require five acres, meaning a variance would be needed as well. Mr. Stauss stated that his business is a small job shop with 5 to 10 people. He currently has a 2000 SF facility in Manchester with some equipment in storage. This building is 6000 SF and will fit the company's needs as well as allow room to grow. Mr. Stauss explained the components that his company makes, handed out brochures, and showed samples and the proposed layout. He explained that they do not expect to grow large and that they do not have their own product line as this is a contract specific business. Mr. Stauss said the business was a self start up in 1999 and there are three owners and two employees. Discussion included expansion up to a staff of ten, upgrade of HVAC system, size and condition of the existing septic system, and the former use of the business. George Saunderson asked if the septic system would need to be upgraded. Mr. Stauss said no inspections have been done yet. Steve Jackson stated it is a commercial system. Roy Maxfield asked what type of work Motophoria, the business currently approved for this location, did. Mr. Jackson said they did import and distribution of leather products. Mr. Maxfield said it would appear that this would be a non-conforming use changing to another non-conforming use. He said this could be considered manufacturing with a special exception and should be looked at environmentally. There was discussion of non-conforming use change

versus a variance. George Saunderson asked how Mr. Stauss ships his materials. Mr. Stauss said they use UPS and FedEx two to three times a day. He explained that there would be one time when an 18 wheeler would be there for delivery of the equipment. Ned Lizotte said it would appear to be a good fit for the location. Roy Maxfield referred to S602.2 as a change of use, saying the property is currently approved for distribution and could fall under industrial use now as compared to commercial. It was agreed that Mr. Stauss would apply for a special exception for manufacturing under S206.3 (F). Donna will pull the file for the current use of the property. The special exception and change of use per S602.2 could be handled on one application. Roy Maxfield said this would allow the Board to lock the property into non-conforming use.

Donna stated that she has received an inquiry about the town's policy on windmills. There was discussion about what the ordinances allow for structure heights and windmills as an alternative energy source. It was noted that Canterbury has some windmills and it was suggested that Donna check Canterbury's regulations. Chairman Powelson said that the ordinances do not permit windmills. It was suggested that the inquiring resident be told this topic has not come up before and the town could look at the need and a solution.

Donna stated that she received a letter from Michael Harris asking the Board to overrule the Board of Selectmen's recent decision to uphold a penalty assessed to Mr. Harris by the Code Enforcement Officer. The Board agreed that Donna should notify Mr. Harris of his right to appeal within 45 days of the decision.

Donna stated that she had an inquiry from a gentleman who recently purchased a land-locked property on Bear Hill Road. There is a deeded easement that allows access to the property for logging and recreational use. The gentleman has asked if he can build on the property. Donna informed him that he would have to own 50' of frontage on Bear Hill Road. The property owner asked if he could purchase a strip of land from the property that he crosses in order to acquire the 50' of frontage yet continue to use the deeded easement as his access. It was recommended that the gentleman review his deed. The Board felt that using the easement as access to a house would not be permissible if it specifies logging or recreational use.

This will be Roy Maxfield's final meeting. He was recognized for his 18 years of service to the ZBA.

VII. ADJOURNMENT:

Roy Maxfield made a motion to adjourn the meeting at 9:05pm, seconded by Ned Lizotte. All were in favor.

Respectfully submitted,

Donna White, Secretary