

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED
With changes noted 9/18/08

PLANNING BOARD MINUTES
OF AUGUST 21, 2008

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

Attendance:

Chairman Tom Dow, Vice Chairman Stan Prescott, Steve Jackson, Tom Moore, and Alternate Bob Ordway. Bob Ordway was appointed as a voting member in the absence of Gary Tasker. Fire Chief Jeff Burr was present and Bob Butler was present to represent the Conservation Commission.

Acceptance of Minutes:

July 17, 2008 Regular Meeting Bob Ordway made a motion to approve the minutes as written; seconded by Steve Jackson. Majority in favor; Tom Dow and Tom Moore abstained from voting as they were not present at that meeting.

Discussion:

Tony Merullo – Map 38, Lot 8, School Street. Mr. Merullo explained that this parcel is a subdivision approved as Peter & Gary, LLC. He said that a cistern was required as part of the approval and stated that it has been ordered. Mr. Merullo said that he has met with Chief Burr and the road agent about the location of the cistern. He explained that he would prefer not to put the cistern against the abutting property so did test pits in a different location but found that area less suitable. Mr. Merullo said that he is proposing to deepen the cistern easement so that it would not be as long as proposed. He said that he is in the process of beginning the work, anticipating installation in October. Mr. Merullo asked to set a site walk to see the re-location point and the improvements planned. He stated that the fire chief is in agreement with the new proposal. They have looked at the location, the way the town setbacks are, the stonewall, and the apron. Tom Dow asked how far they would be moving the location. Mr. Merullo said that the easement would go from 115' x 53' to 75' x 75'. He said they would be changing the configuration, not really moving the cistern. Tom Dow said that they would need a revised site plan with all easements and the new configuration. He said he does not see any reason for a site walk if the fire chief has been to review the proposal and has no concerns. Tom Moore said that his only concern would be that the easement be large enough that the cistern could be replaced if need be without going onto someone else's property.

Mr. Merullo explained that the configuration would be four 7500 gallon tanks. There was discussion of access, elevations, and a nearby culvert. Tom Moore asked if the apron would meet the driveway requirements. Mr. Merullo explained the way that the road is crowned and the design of the proposed access. Bob Ordway asked how the tanks are interconnected. Mr. Merullo explained the plumbing of the tanks, pointing out the circular motion through the four tanks and the fill and suction hookups. Tom Moore asked how far this would be off the road. Mr. Merullo said they are proposing bollards for protection. Chief Burr said the measurement from the edge of the pavement to the stonewall is 23'. He said they were originally looking at the edge of the property line. The chief said there is enough distance to get a truck off the road

and hook up. Mr. Merullo stated that they will have 10' from the loading area to fill the trucks. Chairman Dow stated that Mr. Merullo must get a revised plan with the easement to the office.

Mr. Merullo stated that three lots in this area are required to have a cistern. He said that one house has been built and a second is ready to be started. Mr. Merullo noted that Lot 38-8-4 of a recently subdivided lot 1000' up the road is not required to have a cistern. He said that house may be ready for a CO before the cistern is operational. Mr. Merullo said that he would probably come back to the Board to ask for a waiver of that CO. He said that he has discussed this with the fire chief and is requesting that the house on the new subdivision lot be used as one toward the cistern requirement, swapped with the third lot of this particular area. Mr. Merullo asked if the Board would waive Lot 38-8-4 needing the cistern for the issuance of the CO. The Board did not feel that shuffling lots and requirements was advisable. Mr. Merullo was again instructed to get the revised cistern plan to the Board.

Dan Aversa – Attorney Simon Leeming represented Mr. Aversa.

Wellington Lane – Mr. Leeming stated that Mr. Aversa has agreed to do 100' of additional guardrail per the letter sent by the Board to Mr. Aversa last month. Donna stated that Sara of NH Picket Fences called the Planning office recently and said that they had been contracted to do 50' of guardrail and would be scheduling it for the latter part of October. Board members questioned Mr. Leeming on Mr. Aversa's intentions. Mr. Leeming said that he was told by his client that he was going to do 100' and it is a "done deal". Mr. Leeming also addressed the culvert that was mentioned in the letter to Mr. Aversa. He said that he was told by his client that it will be fixed but was not sure of a timeframe. Stan Prescott suggested that they give Mr. Aversa sixty days to get the guardrail and culvert taken care of, and Tom Dow agreed that it would be a reasonable timeframe to get the work completed.

Loudon Woods Estates – Mr. Leeming stated that Mr. Aversa is requesting relief from last month's decision about the extension of the timeframe for the off-site improvements on Bee Hole Road and not being able to sell any lots on the new subdivision road. Mr. Leeming said that Mr. Aversa gave the town a 25' easement along Bee Hole for future widening and agreed to do the improvements at the corner of Bee Hole and Chichester Roads at the cost of \$150,000 +/- . He stated that this subdivision has been asked to do all of the improvements despite the fact that there are other developments on the road. Mr. Leeming said that his client would honor that agreement. He stated that the Board agreed to extend the timeframe for the improvements to the end of the 2009 construction season with the condition added that no homes may be sold on the new road during the improvements construction. Mr. Leeming said that the new road is currently under construction. He explained that the owners have equity lines on their homes to do the improvements and they are asking that they be allowed to sell four lots on the new road without the completion of the off-site improvements. He stated that they are not backing off their obligations.

Mr. Leeming said they would bond whatever is necessary to complete the new roadway. He said that the road has been grubbed and staked and they would bond the remainder of the new road as well as request a bond for the off-site improvements. Steve Jackson asked what level the new road would be brought to before requesting a certificate of occupancy. Mr. Leeming said that it was his understanding that the road would be brought to the base coat and the final coat would be done once all of the houses are built. Mr. Jackson asked if there was a proposal for some kind of turnaround. Mr. Leeming said that the road and cul-de-sac would be completed. Mr. Jackson asked to clarify that Mr. Leeming was saying that the whole road would be done to base coat with a bond in place for the completion of the road for the approval of selling four lots without having to do the off-site improvements. Mr. Leeming said that was his understanding and that he would check with his client by phone.

Stan Prescott asked how many lots other than those on the new road are available for Mr. Aversa to sell. There are two lots on Bee Hole Road that cannot be sold as they are in the area of the off-site improvements and part of the original restriction. That would leave four lots on Chichester Road, two of which have already been sold. Stan Prescott stated that the purpose of the restriction made at last month's meeting was that the Board wanted the improvements done before new traffic was added to the intersection. Donna informed the Board of a call that she received from Mr. Aversa. In that call, Mr. Aversa stated that he has five 2009 building permits, three on the new road and two on Chichester Road. He said that the off-site improvements would be underway simultaneously with the selling and building of the homes, all in 2009. Mr. Aversa pointed out that the improvements would be completed prior to the sale and completion of those three homes.

Bob Ordway said that he would be receptive to the request as long as Mr. Aversa is willing to post bonds for the new road and off-site improvements. Stan Prescott said that he was in agreement if both are bonded. Steve Jackson said that it is his understanding that Mr. Leeming is saying that the road will be brought to base coat and the cistern will be installed before COs are issued, and the Board will relieve the stipulation to allow the sale of four lots on the new road but not Lots 8 and 9 on Bee Hole Road. Mr. Leeming stepped out of the room to call his client for confirmation of his intentions.

Don Boyer – Steve Jackson stepped down from the Board so that he could represent Mr. Boyer. Mr. Jackson explained that Mr. Boyer has made an offer on property owned by Deb Rattee off Rainbow Drive. He said that Mr. Boyer would like to know if the Board would look favorably to a five lot subdivision on the backside of Rainbow Drive if he was to improve Rainbow Drive to town standards. Mr. Jackson explained that this would be on the opposite side of the road from the water and pointed out that there is a plan portraying the steep slopes but the lots have not yet been delineated for wetlands. He said that Mr. Boyer was in to discuss this proposal with the Board a couple of months ago and at that time the discussion included a loop road. Mr. Jackson said that is not a consideration due to the terrain. Bob Ordway stated that Mr. Boyer had previously told the Board that the purchase depended on the lot on the water. Mr. Jackson said that is not part of this deal. Tom Dow asked how long the road is off School Street. Mr. Jackson said it would be about 3000' to access all five lots and 3500' to the end of the cul-de-sac. There was discussion about the slopes, the length of the road, how this is only improving the road that is there and not adding any length, and that Mr. Boyer would want the town to accept the road. Tom Dow said that he does not see anything wrong with the proposal. Stan Prescott stated that he would agree. The Board was in agreement as long as Mr. Boyer meets the town's specifications and does not intend to go around Hot Hole Pond.

Steve Jackson returned to the Board.

Dan Aversa – Mr. Leeming returned to the room after calling Mr. Aversa. He said that Mr. Aversa is agreeable to complete the new road to base coat before the four lots are sold, would post two bonds, Lots 8 and 9 are not part of the waiver, and the cistern would be in before certificates of occupancy are issued. A letter of these conditions will be sent to Mr. Aversa and copied to Mr. Leeming.

Andy Palhof of Wellington Lane asked about the culvert repair that was discussed at the last meeting. He asked if his driveway would be repaired to pavement once the culvert is installed. Mr. Leeming said that he felt that his client would make the installation and repair the driveway pavement. He said that he would confirm that with Mr. Aversa.

Steve Jackson made a motion to release four lots on the new Loudon Woods Estates subdivision road to be sold with the condition that the new road is to be completed to base

coat; two bonds are to be in place prior to the sale of the lots, one for the off-site improvements to be completed by the end of the 2009 construction season and one to finish the new road; cistern must be in place prior to the issuance of any certificates of occupancy; Lots 8 and 9 on Bee Hole Road are not part of this waiver; and a new construction estimate for the off-site improvements must be submitted prior to the bond request. Seconded by Stan Prescott. All were in favor.

An agreement of these conditions will be sent to Mr. Aversa for signature, and a letter of the guardrail and culvert timeframe of sixty days will also be sent to Mr. Aversa. The agreement will be recorded upon receipt from Mr. Aversa.

Leonard Lapadula – Map 34, Lot 2, Young’s Hill Road. Mr. Lapadula stated that some cutting has been done at the subdivision that was approved in 2006. He said that, as part of the approval, he agreed to install a cistern 1600’ in from Young’s Hill Road and to do 2800’ of improvement to Young’s Hill Road. Mr. Lapadula said that economics are currently different from that time. He said that he would like to sell his home in Amherst and build and live in the first house at this location as a model home to get things started. Mr. Lapadula asked if the Board would be willing to consider letting him put this first home on the very first lot and think of the access as a driveway. He said he would bring in temporary service until he could sell and develop the remainder of the lots. Mr. Lapadula said that before selling the first lot the cistern would be installed and the road would be brought up to subgrade/base coat at least to the first lot sold.

Steve Jackson asked to clarify that Mr. Lapadula is asking for one home and no improvements at this time. Stan Prescott pointed out that Mr. Lapadula could have one building permit with the frontage on Young’s Hill Road. Mr. Jackson asked if Mr. Lapadula would put a sprinkler system in this home. Mr. Lapadula said that sprinklers are not desirable and stated that he would do the cistern before any other houses were sold. Stan Prescott said that he does not see a problem with the request. Mr. Lapadula said that he would be living in the house and would have a vested interest. Mr. Prescott said that the Board cannot realistically hold Mr. Lapadula up from building a house on the property. Steve Jackson, Bob Ordway, and Tom Moore stated that they were in agreement.

Matt Moulton – Mr. Moulton explained that he just moved to 373 Lovejoy Road and that he had no knowledge of an impact fee on the property until he went for his certificate of occupancy. He showed the Board a letter from the code enforcement officer dated 4/11/07 that stated that there was no impact fee on the property. Tony Merullo stated that he built the house and explained the process of getting this type of letter prior to the issuance of a building permit. Mr. Moulton explained that he did not have the additional funds to get the certificate of occupancy but Mr. Merullo had paid it so that they could get into the new house. He said that the letter clearly says that there is no impact fee due. Donna explained the process of determining if an impact fee is to be assessed on properties. She said that this particular lot was the ‘mother’ lot prior to the subdivision that was done in 2002 and because the lot existed before the ordinance was established it was determined that the fee was due. Chairman Dow will talk with Bob Fiske and get back to Mr. Moulton.

Old Business:

Application # 08-14, Kenneth St. Cyr – Minor Subdivision, Located on Clough Hill Road in the RR District. Map 33, Lot 13. Steve Luger represented Mr. St. Cyr. He explained that this property is at the corner of Clough Hill and Coaster Roads and that the subdivision is cutting the parcel in half with 2.58 acres staying with the existing house and the other parcel having 2.43 acres. Mr. Luger presented revised plans, noting that the pool and shed have been removed and

that he added a note of that. State subdivision approval was granted on 7/28/08, the wetlands have been delineated and the plans are stamped accordingly. Mr. Luger said that the plan now meets all of the requirements. He said that they were asked to make reference of the building buffer which he has done as note #7 on sheet one of two. He has also added the subdivision approval number.

Tom Moore made a motion to accept the application as complete and move to public hearing; seconded by Bob Ordway. All were in favor. Steve Jackson asked which sheet is to be recorded. Mr. Luger said that sheet one would be recorded. Tom Dow said that notes about the pool and shed should be removed if the structures have actually been removed from the setback. He said there is no need to show them as existing and then have a note that they have been removed. **Tom Moore made a motion to approve the subdivision with the removal of the pool and shed note and the pool and shed depictions on the plan; seconded by Stan Prescott. All were in favor.** There was brief discussion about recording the plans as each sheet has pertinent information on it. It was decided that both sheets must be recorded.

New Business:

Application # 08-15, Merrimack Valley School District – Site Development, Located on Old Concord Road, in the RR District. Map 29, Lot 87. Abutters Janet Darling, Leonida Edwards, and Carolyn Fiske were present. Fred Reagan of MVSD, Rick Broider of LYAA, and Erin Reardon of Nobis Engineering presented the proposal. Mr. Broider gave an overview of the project which includes two soccer fields and additional parking. Ms. Reardon explained that access would be gained through the school property. She said that there would be drainage improvements at the end of the school property, fifty-four gravel parking spaces, and two soccer fields, one youth regulation size and one adult regulation size which could be used for multiple games during tournaments. Ms. Reardon stated that there would be six lights in the parking lot, none at the fields. The parking lot would not be maintained in the winter. She said that they have met with the road agent and he was in agreement with the proposal for work on Old Concord Road. Mr. Broider said that the additional parking will help alleviate parking problems when there are events at the school as well as accommodate those using the soccer fields. He said that the fields would give the school additional recess areas. Mr. Broider explained that Loudon is the only town in the MVSD that does not have a dedicated soccer field, noting that they currently use the recreation field which is not ideal when trying to play soccer on a baseball field. He said that there would be an onsite snow removal area which would eliminate the cost of trucking snow offsite.

Stan Prescott asked what kind of lights would be used and at what height. Mr. Reagan said that there would be enough light to provide safety in the parking lot and they would be unobtrusive lights. He said he does not yet have a lighting plan but could come back to the Board once he does if that was preferred. Mr. Prescott said it would not be necessary for them to come back as long as the lights would not be too high and they used shoebox lights. Tom Moore asked if the lights would be on a timer. Mr. Reagan said they would not be on the same timer as the school lights. He said that he has talked with Carolyn Fiske about that concern. Mr. Reagan explained that the outside school lights are on all night but that would not be necessary at the field parking area. He said they will have to work it out when doing the final lighting plan.

Tom Dow asked if they have given any thought to the other access and how to handle people using that rather than going through the school property. Mr. Reagan said that the access would be through the school and that there would be signs directing traffic to enter and exit by way of School Street. Ms. Reardon said that they are looking for appropriate signage. Mr. Reagan stated that they are thinking of gating the parking lot on the Old Concord Road side. Ms. Reardon stated that the vegetation will remain. Carolyn Fiske asked if the Fox Pond Road side

would be fenced. Ms. Reardon said that no fencing has been proposed and that the trees will remain. Ms. Fiske stated that she is concerned about children that are not involved in the sporting events coming her way. Mr. Reagan said that he will see Chief Fiske and the road agent for signage requirements and preferences.

Steve Jackson confirmed that the school district is doing the permitting. Ms. Reardon said that they have done some cutting but no stumping. They have submitted their alteration of terrain application to DES. Tony Marcotte stated that the road by the proposed field connects to the Villages of Loudon. He asked if there was any interest by the Board to do a connector road for a future exit. There was brief discussion and it was decided that is not of interest at this point in time. Ms. Reardon, Mr. Reagan, and Mr. Broider talked with abutters and addressed their questions and concerns.

Old Business:

Application # 08-06, CVAD, LLC – Major Site Development, Located on Route 106 in the C/I District. Map 1, Lot 49. There were no abutters present. Tony Marcotte stated that they have received comments from town engineer Tony Puntin and have a couple of items to address from those. One item is the height of the building. He said that the regulations refer to the point of access to the roof being no more than 35'. Mr. Marcotte explained that they have proposed a cistern at the front of the building and meet the requirements of the point of access at the front. He said he felt that they met the Zoning Ordinance at 35'. Mr. Marcotte stated that he has met with Fire Chief Burr about the proposed 10,000 gallon cistern. He said that the chief would like to have a 20,000 gallon cistern in order to serve other sites in the area. Mr. Marcotte said that the Board had decided at last month's meeting that the applicant had to go to the ZBA for a special exception on the building height and that they are on the agenda for this month's ZBA meeting.

Mr. Marcotte said that NH DOT has offered some minor comments. DOT has asked them to increase the right hand turn lane a little, do some restriping, and utilize the shoulders. Mr. Marcotte said that they have submitted their alteration of terrain application and due to the length of that process they now have to deal with the new shoreland protection rules that have recently been adopted. He said that they have not been able to get a meeting with the state or much in the way of responses so that process is holding them up at this point. Mr. Marcotte submitted a copy of their shoreland protection application to be delivered to the town clerk.

There was brief discussion about Tony Puntin's comments, most of which have been addressed. Mr. Marcotte said that the remaining comments involved retaining walls. Tom Dow said that he had read through the comments and agrees that they have done a lot to accommodate Mr. Puntin's comments and there are minor things left to be addressed. Steve Jackson asked about the number of parking spaces. Mr. Marcotte stated that they have already been to the ZBA and have a variance for the parking spaces based on 26,000 sf of retail space. There was discussion about the proposed drainage work that involved Staniels Road. Mr. Marcotte explained that the selectmen would prefer to look at discontinuing the road at town meeting before any work is done on that section of the old road. The selectmen were concerned about the maintenance if the town still owned the road.

Stan Prescott made a motion to continue this application to September 18, 2008, 7:00 p.m. at the Community Building; seconded by Steve Jackson. All were in favor. There will be no further notification.

Application # 08-07, DJP Realty Trust – Major Subdivision, Located on Bee Hole Road, in the RR District. Map 12, Lot 4. There were no abutters present. Gary Spaulding of G R Spaulding Design Co. and Web Stout of FWS Land Surveying represented the applicant. Mr. Spaulding

said that they have received additional comments from the town engineer and went through the comments with the Board.

Design plans: **#1)** Mr. Stout said that they are at 13' but could slide back 2' so that they would be at the DOT recommended distance of 15'. He said they would not hit the stonewall by doing so. **#3)** Mr. Spaulding said that they purposely left the curbing back 2' so that it would not be hit by plows. He said that the curbing is tipped down. Steve Jackson asked about drainage in that area. Mr. Spaulding said that water would go down the 2' shoulder that ties into the swale. Mr. Jackson asked if water from Bee Hole Road would go onto the new road. Mr. Spaulding said it would not. Tom Dow stated that he likes it better with the curb back from the edge of the pavement. Stan Prescott said he was fine with the design as long as it is tipped down. Mr. Spaulding said that they are using sloped curbing. It was agreed to leave the plan as is. **#10)** (fourth bullet) – Mr. Spaulding said that they have addressed the 3' shoulders, guardrail, and raising the headwall. He said that they came down behind the headwall and tied to the top of the headwall. Mr. Spaulding said that Tony Puntin is asking them to raise the headwall. He explained that the top of the box culvert is typically the headwall. It was agreed that they should raise the headwall by one foot. (seventh bullet) – inlet-outlet protection – Mr. Spaulding discussed the plans that were submitted to DES Wetlands and that DES had requested that some of the protection material be removed as previously discussed. He explained that they are calling for rip rap inside the entire 40' length of the box culvert as well as the 10' outlet apron. It was felt that the rip rap was needed for scouring. Mr. Spaulding said that DES asked them to fill the void spaces with native material so the Blandings turtle and other aquatic wildlife can pass through the culvert. He said that the rip rap inside and on the outlet will protect from scouring and floodwaters and they may lose some material but would not lose all of it. Outlet – Mr. Spaulding stated that rip rap is noted on the plan and it has to remain, noting that it has been shown on all of the submissions. He explained that this is not the typical exposed rip rap because it has to be filled with native material to create a smooth surface. Steve Jackson asked if they are proposing to build this according to DES standards. Mr. Spaulding said that is how they got the permit. Mr. Jackson asked if the engineer is questioning some parts. Mr. Spaulding said that there is a note that can be removed and a clarification can be written. General – Mr. Spaulding said that scour/erosion calculations have been developed and they have provided rip rap as erosion control. He noted that this has been pointed out several times and is what is required by DES Wetlands. **#13)** Mr. Spaulding said that they moved everything back 3' and did what they were told by the Planning Board last month when it was decided that they should stay with the 'G' end sections.

Stormwater Management Report: **#1)** Mr. Spaulding noted that Mr. Puntin agreed with their response in an earlier point but is bringing it up again under this point. Stan Prescott suggested that they ask Mr. Puntin what he is asking for. Mr. Spaulding stated that DES has regulated this point. He pointed out that the Planning Board requires all permits before hearing a case so that permit was applied for and received and cannot be changed. Mr. Spaulding said that the 1 ½% increase in flow is minimal. Mr. Prescott said that Mr. Spaulding should address this back to Mr. Puntin. Mr. Spaulding said that he has done that and Mr. Puntin had agreed but is now bringing it up again. There was discussion of how this should be addressed. **#4)** Mr. Spaulding stated that catch basins, level spreaders, swales, and rip rap on the driveway culvert have been proposed and have been left in the executive summary so that the contractors can use them to write their SWP plan. He explained that they may not be on the plans but that does not mean that it should not be there. Mr. Spaulding said that BMP notes are listed and can be used and feels that it is important to have this information in the document. Mr. Spaulding said that they have typicals of all of those items. He noted that there is a wide right-of-way and all of these are within that right-of-way. Mr. Spaulding said that they have provided the required

information and asked what the Board's desire would be. Stan Prescott said that they should write to Mr. Puntin and clarify the information provided. Mr. Spaulding read his last response to Mr. Puntin. Stan Prescott suggested that Mr. Spaulding refer to the note when addressing this to Mr. Puntin and put it on the plan as well as in the Stormwater Plan. Steve Jackson went through notes from the previous meeting's minutes and it was agreed that all items have been addressed.

Construction Cost Estimate: Mr. Spaulding asked what format is preferable for the construction cost estimate. It was stated that the estimate should include values, sequences, and milestones.

Stan Prescott made a motion to continue the hearing to September 18, 2008, 7:00 p.m. at the Community Building; seconded by Tom Moore. All were in favor. There will be no further notification.

Board Discussion:

Donna handed out information on upcoming Law Lecture Series and a copy of a letter from the NH Land Surveyors Association.

Chairman Dow asked Board members to be thinking ahead about any matters that should be addressed in the Zoning Ordinance for upcoming workshops. He said that small wind energy is one topic that will have to be discussed. Stan Prescott suggested that the scale to be used on plans should be changed in the Land Development Regulations.

Report of the ZBA:

Donna reported that there are two applications for special exceptions for accessory structures prior to the residence, an application for a special exception for a real estate office in the Village District, an application for a special exception for a driveway turnaround in the setback, and an application for a special exception for a building height on this month's agenda. There is also a request for a building permit extension.

Report of the Board of Permit:

Stan Prescott reported that the following items were discussed at this month's Board of Permit meeting: Speedway sign, Board of Selectmen sent a letter advising the owners to meet with the ZBA; an occupancy permit for 474 Lower Ridge Road; Mike Harris complaint of noise at the track; an ad for an income producing apartment, the code enforcement officer will investigate; landscaping at the VOA center, appealing an abutter; and Don Boyer about Rainbow Drive, instructed to see the Planning Board.

There was discussion about the landscaping at the VOA center. Gary Tasker took the approved plans to the site and confirmed that the plantings were done as designed and approved. It was noted that the discussion at the last Selectmen's meeting was to send Mr. Maxfield and/or VOA to the Planning Board to discuss the concerns of Mr. Maxfield. It was agreed that the work has been done according to the approved plans and that any further discussion should take place between VOA and Mr. Maxfield. A letter will be sent to the VOA and copied to the Selectmen.

Adjournment:

A motion to adjourn at 10:10 p.m. was made by Stan Prescott; seconded by Steve Jackson. All were in favor.

Respectfully submitted,

Donna White