

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE

COPY

PLANNING BOARD MINUTES  
OF JULY 20, 2006

**Meeting called to order at 7:00 PM.**

**Attendance:**

Chairman Tom Dow, Vice Chairman Stanley Prescott, Bob Ordway, Gary Tasker, and Ex-Officio Dustin Bowles were present. Tom Moore, Henry Huntington, and alternate Jason Masse were not present.

**Acceptance of Minutes:**

June 15, 2006 Public Hearing. Bob Ordway made a motion to accept the minutes as printed and to put them on file. Seconded by Dustin Bowles. All were in favor.

**Discussions:**

Alvin Davis – Road Bond – Mr. Davis asked to address the Board about bonding for the new road in his Kinkade Haven subdivision. Mr. Davis said he had been contacted about the bonding and explained that he had not planned to bond the road but rather had planned to cover the road costs with the sale of the first lot. He said he will now have to hold off on the completion of the house that is currently going in per the phone call he received about no bond being in place. Mr. Davis suggested that the town could take a mortgage on his commercial land. Chairman Dow asked if a fund for testing also had to be established. Dustin Bowles stated that has already been set up. Mr. Dow said he would be fine with the plan if the selectmen are in agreement. Mr. Bowles said the selectmen will know more when they meet with Mr. Davis at next week's selectmen's meeting. Mr. Davis said he has a construction price of \$150,000.

**Old Business:**

1. **Application # 05-11, Wildwood Sanctuary Association, Inc.** – Major Subdivision, Located on Young's Hill Road, in the AFP District. Map 34, Lot 2. Raymond Shea of Sandford Survey, Len LaPadula, and Mike Bean were present to present this project. There were no abutters present. Tom Dow stated for the record that this application has not yet been accepted as complete. Mr. Shea explained that they have the dredge & fill permit and once the Site Specific has been approved the state Subdivision Bureau will release the subdivision approval. He said the plans were submitted to the Planning Board in hopes of keeping the process moving. Mr. LaPadula stated if nine lots are developed they don't need the Site Specific. Mr. Shea explained that nine lots would shorten the road thus not needing the Site Specific. Gary Tasker asked what the regulations are of Site Specific. Mr. Shea reported the Site Specific is required if 100,000 sf are disturbed, including road, swales, and side slopes. He said the application is in the process of being reviewed so he would like to let that process continue even if they did decide to go with fewer lots. Mike Bean reported meeting with Stanley Prescott, Dustin Bowles, and Road Agent Dave Rice on Young's Hill Road to view and discuss proposed road upgrades. It was asked what section of Young's Hill will be upgraded. It was said that the amount of road to be upgraded would depend on whether it will be a 9 lot or 10 lot subdivision and the work would begin at the new subdivision road. Mike Bean stated that some areas of

the road will not allow a 24' width, some areas need to be 'boxed', and one house will lose a small amount of lawn. He reported that the basic scope is to allow 24' as much as possible. Mr. Bean read the scope of work he listed on his letter to Mr. LaPadula, saying there would be some clearing done, new gravel and crushed gravel once the drainage is done, and he outlined the items requested by those on the site walk. Tom Dow said there is a lot of information and it would be nice to have someone review the assessment of the road conditions. Mr. Bean stated he has walked the entire length of the road and has met with Mr. Rice. Stanley Prescott said nothing is really clarified and he wants to be sure there are no misunderstandings as there are areas that may not have been noted. He said the group had not walked the full length of the road and something needs to be put together outlining the full distance and work needed. Mr. Bean said he was lead to believe he was to make notes, get those to Mr. Rice, and it was up to Mr. Rice at that point. Dustin Bowles said in the best interest of the town we need something a little more concrete. Mr. LaPadula asked if they want something in writing. Mr. Prescott gave an example of what he was expecting, to go back out and go from rock to rock and explain what is going to happen section by section. He said planning board members and road agents change so this needs to be clear to anyone looking at the plans now and in the future. Mr. LaPadula asked if the board wants this in writing with more detail. Mr. Prescott stated that is what he would like to see and be able to pass it to someone and have them understand it. Mr. Bean stated that the same pattern would apply to every foot of the road. Mr. Prescott said he would like to see where the road is to be widened and where cutting is needed. Mr. Bean asked if a plan would do it. Mr. Prescott asked the board if a rough plan is acceptable. Mr. Tasker said it would be as long as the town engineer is in agreement. He also stated that this is a very wet parcel. Mike Bean stated there is not a whole lot of cutting to be done. Mr. LaPadula said in the past they have been asked to fix the topography and advised the Board that the topography looks a lot different on this set of plans. Mr. Prescott said it is as it should be. Mr. Bean said he does not see any issue with what is unclear. Tom Dow stated that all are clear on the road and closed the hearing to the public, opening it to Board members only. Mr. Dow asked to clarify that Mr. LaPadula proposes to go with a gravel road. Mr. LaPadula said he is hoping that the town will consider doing the remaining small stretch of Young's Hill Road and pave. Mr. Bowles asked what the proposed timeframe would be. Mr. LaPadula said they are ready to start as soon as need be or can delay if that is preferred. Mr. Bowles stated that funds are tight due to recent flooding. He said an article to raise and appropriate the funds for the paving would have to be presented to voters next March. Mr. Prescott asked if the consensus is to go with a 10 lot subdivision. Mr. Dow said he feels the town should take advantage of the 10 lot for road upgrade purposes. Mr. Bowles stated a 10 lot subdivision would equate to 2800 feet of upgrade. Mr. Shea said the improvements are to begin at the Clough Hill Road end. Mr. Tasker said he would like to see the whole road done. Mr. Bowles said it is not reasonable for Mr. LaPadula to do the whole road since there are other owners on the road. Mr. LaPadula said they had been told to start at the new subdivision road and go toward Clough Hill. Mr. Shea said it make sense to start at a good paved road rather than go from paved to gravel to paved. Mr. Bowles said they could add the last 600' of the road to the article for paving. He said he would like to see the footage shown and improvements. *Gary Tasker made a motion to continue this application to the meeting of August 17<sup>th</sup>. Seconded by Dustin Bowles. There was no further discussion. All were in favor. This is the only notice.*

2. **Application # 06-07, William Taranovich**, - Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23. This application is before the Zoning Board. *Stanley Prescott made a motion to continue this application to the meeting of August 17<sup>th</sup>. Seconded by Gary Tasker. All were in favor. This is the only notice.*
  
3. **Application # 06-16, J. Andrew & Debra L. Knowlton**, Lot Line Adjustment, Located on Berry Road, in the RR District. Map 58, Lots 46 & 47. There were no abutters present. Gary Tasker made a motion to accept the application as complete. Seconded by Dustin Bowles. Surveyor Jeff Green explained the boundary line adjustment that is being proposed for two lots on Berry Road. He said this is an equal area transfer of land with part of Lot 47 being added to Lot 46 and vice versa, keeping both lots at the area at which they started. He explained that the right-of-way would cross only one lot rather than both as it does currently and this adjustment would make the lots more conforming as far as frontage is concerned. Dustin Bowles asked about an easement for pond access. Mr. Green said there would be an easement and that ownership of that piece would actually be added to that lot. Tom Dow asked if Mr. Green was straight with the width of the road. Mr. Green reported that he had found nothing saying 32' as had been mentioned at a previous hearing. He said the deed says 'right to pass' but no width is given. Chairman Dow closed the hearing to the public and opened it to the Board members only. Mr. Bowles said he feels this adjustment cleans the lots up and makes it more presentable than the original proposal. He asked Mr. Green which lot the easement comes off. Mr. Green said it has been added to Lot 47, with the new property line being on the south side of the road. *Bob Ordway made a motion to approve this application. Seconded by Dustin Bowles. There was no further discussion. All were in favor. Lot line adjustment granted.*

**New Business:**

1. **Application # 06-18, Atlas Fireworks Factory**, Daytime Parking Permit, Located at 941 Route 106, in the C/I District. Map 60, Lot 32. There were no abutters present. Shawn Cross represented Atlas. Mr. Cross explained that they would use the same layout as the former permit holder rather than the one turned in with this application. Gary Tasker stated that the lane widths would have to be revised to 20'. Chairman Dow asked Mr. Cross if he is aware of all of the requirements. Mr. Cross said he was familiar with them but would get a copy of the regulations from the Planning Board office the next day. *Mr. Tasker made a motion to approve the daytime parking permit with the amendment of lane widths from 15' to 20'. Seconded by Stanley Prescott. All were in favor. Daytime Parking Permit granted.*
  
2. **Application # 06-19, Sharron Macomber & David Mayo**, Daytime Parking Permit, Located at 63 Clough Hill Road, in the RR District. Map 51, Lot 2. There were no abutters present. Sharron Macomber explained the proposed parking on her property, saying vehicles would enter and exit on the Clough Hill side where she will remove three fence posts. Chairman Dow reported that there is a letter from the Fire Department stating they are in agreement with the layout. Gary Tasker said he was not familiar with the property. Ms. Macomber explained that it is in the V of Clough Hill and Lower Ridge Roads and that a bus will pick up right at the property. Stanley Prescott asked if there is a good sight distance. Mr. Macomber stated there is. Chairman Dow said he has a note from the Police Department stating they have no problem with the proposal. Dustin Bowles said his only concern would be emergency access to the house with cars parked in

front of it. Gary Tasker said they could leave a spot or two open. This would lower the number of vehicles to 53, two spaces being removed from the house area with an opening left for access to the house in case of emergency. *Dustin Bowles made a motion to approve the application as amended. Seconded by Gary Tasker. All were in favor.*

- 3. Application # 06-20, Skip Fern Management, Site Plan Review for Dunkin Donuts,** Located on Route 106, in the C/I District. Map 20, Lot 75. Abutters Warren S. King and June King were present. Gary Tasker made a motion to accept this application as complete. Seconded by Bob Ordway. Skip Sagris reviewed the proposal with the Board. He said there will be no major work done to the building itself. Mr. Sagris explained that they will take down the existing wooden post & rail fence and replace it with vinyl post & rail. He said they have removed the state wire fence to the south side of the driveway and will replace the first 48' with the white vinyl post & rail and the next 210' with chain link. Mr. Sagris reviewed the new parking and picnic table area. There will be 3 lights added to the new parking area and there will an additional 110' of stockade fence at the rear of the property. He said he is completely remodeling the inside of the building. Mr. Sagris said the dumpster will be moved 12-14' with a new pad and 6' chain link fence with red privacy slats to match the brick of the building. Chairman Dow asked if the sign size will change. Mr. Sagris said it will be the same size but with one post rather than the two of the Honey Dew sign. Gary Tasker asked if downward lighting would be used. Mr. Sagris said it will be adjustable lighting and not quite as high as the existing lights. Mr. Tasker said he had read in the previous meeting's minutes that landscaping was planned. Mr. Sagris stated that he would like to get the construction done first before doing a definite plan. Mr. Tasker stated that he would like to see it on paper. Mr. Sagris said he would put up a bond if necessary. Bob Ordway asked about the septic system status. Mr. Sagris reported that the system is practically new; it was 6 weeks old at the time of the fire at Honey Dew. There are 3 tanks and he plans to have them cleaned and begin fresh. Stanley Prescott asked about the building color. Mr. Sagris said it would be the same with the only change being a 36" white reveal being shortened to 12" and a maroon colored panel being set in. Mr. Prescott asked the Board if they needed to see that. Gary Tasker stated that they were pretty specific originally. Mr. Sagris said he has blueprints and is trying to dress up the building. He explained the current 36" reveal is painted and the 12" reveal will be white with the 24" being plastic material adhered to plywood and set back in. Warren King stated there have been a lot of trees cut and dirt brought in. He is concerned about drainage and runoff from the parking lot. June King stated there is wet land in this area. Mr. Sagris explained that runoff will be trapped and he outlined the lay of the land and the proposed drainage plan. Mr. King said runoff from the river goes to his pond and he voiced his concern about the runoff doing the same. Mrs. King asked how much it can hold in heavy rains and it being all downhill. Mr. Sagris explained this would be a reservoir with sand for filtration. Mr. King asked what sand will hold. Chairman Dow explained that Mr. Sagris has to stabilize the area with 6" of loam and it has to be hydro-seeded. Mrs. King said she would like a berm of trees since they can see Route 106 and hear the noise, also saying there was no notice of trees being cut. Chairman Dow stated that an owner can cut on their land. Mrs. King and Mr. King voiced their concerns about the amount of water there could be in a situation similar to May's rains. Chairman Dow stated that an engineering firm has been consulted and he feels the Kings will find this has been done properly and if not, it will have to be addressed. Mr. Sagris repeated that he will be running the fence all the way down the length of the property. Gary Tasker asked if trees had been cut where the properties abut.

Mr. King said they had been, near his front pond. Mr. Tasker asked if they were cut to the property line. Mr. Sagris said they were not; there was a 60' buffer left in place. Mr. Tasker said it is state law that you must keep water on your property. Mr. Sagris confirmed that to be correct and with the projected water runoff this reservoir is two times the required size. Roy Merrill stated there is a 400' no disturb law in town and nothing should have been touched on this property before abutters were notified. Mr. Sagris stated an owner is allowed to cut trees. Mr. Merrill said an owner is not allowed to grub and fill. Mr. Sagris reported talking with Code Enforcement Officer Bob Fiske before doing any work on this property. Dustin Bowles stated that he had also spoken with Mr. Fiske who was under the impression it is ok to do this as long as not building. Mr. Bowles said he is not happy with the answer but it is what Mr. Fiske said. Mr. Bowles feels this is not good procedure. Mr. Tasker gave a list of what the Board will be looking for from Mr. Sagris: lighting detail, panel color, and landscape plan. He said if there is a 60' buffer & fence being extended further down the back of the property he feels Mr. Sagris has done his best to protect the abutters. Mr. Sagris asked if one plant could be exchanged for another when doing the actual landscape work. Chairman Dow stated they want to see the extent of the plan. Mr. Tasker told Mr. Sagris that he can get detailed plans by an expert and to take his best shot to meet the town regulations. Chairman Dow stated this is a high visibility area and they want it to look good. He told the Kings there is a full drainage report that deals with storm water runoff and this is available to them at any time. Mr. Dow closed the hearing to the public and opened it to Board members only. Mr. Bowles asked if the Board should do a site walk or wait until later in the project. Stanley Prescott asked if Mr. Sagris should continue the work or stop. Mr. Bowles asked Mr. Sagris what his next move would be. Mr. Sagris stated that he would like to complete the parking lot area which is almost up to grade. Mr. Bowles stated that Mr. Sagris has done all he can do that was approved by Mr. Fiske. Mr. Sagris said he would like to continue filling so he can put the state fence back. Mr. Tasker asked how much more fill was needed. Mr. Sagris said some areas need 2' and some need closer to 5'. Chairman Dow asked Mr. Sagris if he had received a letter from the state in regards to the fence. Mr. Sagris said he has already filled out an application and been approved and the fence is on order. Mr. Tasker asked why the landscape change. Mr. Sagris said he used to own the lot to the north of this one but has sold that lot. He explained these changes are to provide parking for trailers, to better see the business when approaching from the south, and have a safer entrance onto Route 106. Mr. Tasker stated he has no problem if this is to be an area of lawn but does if it is going to be pavement. Chairman Dow said that is understandable and agrees with Mr. Tasker. Mr. Sagris explained that it will be all lawn in the area of the state fence. Mr. Tasker said the Planning Board is not out there every day checking to see if people are filling, that is the job of the Code Enforcement Officer and he does not feel the Planning Board should be reprimanded for what has been done. *Mr. Prescott made a motion to continue this application, with lighting detail, color photo of building/panel, and a landscape plan, to August 17<sup>th</sup>. Seconded by Dustin Bowles. All were in favor. This is the only notice.* Mr. Bowles asked if the Board wanted to allow the filling of the rest of the area. It was agreed and decided to set a time for a site walk. Mr. Sagris asked if he could fill in the area to replace the state fence. This was added to the motion so it now reads *"Mr. Prescott made a motion to continue this application, with lighting detail, color photo of building/panel, and a landscape plan, to August 17<sup>th</sup>, and to allow Mr. Sagris to fill in the area in order to replace the state fence."* *Seconded by Dustin Bowles. All were in favor.* A site walk was scheduled for Wednesday, July 26<sup>th</sup> at 4pm.

4. **Application # 06-21, Boar's Tavern,** Site Plan for Outdoor Seating Area, Located at Route 129, in the C/I District. Map 21, Lot 16. Abutters Dave Zarges and Madeline Greenwood were present. Chairman Dow explained that the applicants had been given a temporary permit which ran from June 14 to July 14 and they are now asking for this to become permanent. Mr. Zarges thanked the Tavern for their efforts and said if it can continue with no excessive noise he has no problem with the proposal. Mr. Zarges asked who is to monitor the noise level and what the options of recourse are if it gets too loud and offensive. He noted the revving of motorcycle engines, saying it is not appreciated and can be heard even with his house closed up. He said this was going on with previous owners as well. Mr. Zarges said he appreciates the fence but needs to have some kind of recourse if things get out of hand. Chairman Dow said Mr. Zarges made a good point and said there is a lot of responsibility on the Tavern to keep their patrons in line. He said he would expect neighbors to call the police if things were unruly. He said it would be a disservice to neighbors if there was no recourse in place, suggesting the 'three strikes and you're out' rule. He said the applicants need guidelines of warnings and maybe written notice. Mr. Bowles said he wants it in writing and on record for when there are new Board members, Code Enforcement Officer, and police. He said it needs to be clear, easy to comprehend, and spelled out. Mr. Zarges asked who determines what an acceptable or appropriate level might be. Gary Tasker said as abutters they have to use their own judgment, saying motorcycles don't have anything to do with the outdoor seating area. Mr. Tasker told Mr. Zarges that he is the person who has to monitor the matter and suggested an annual review with consequences if too noisy. Applicant Matt Alosa stated they had one complaint and that was someone spinning their tires in the parking lot. Mr. Alosa said they can't control the parking lot but will monitor the outdoor seating area and shut it down if need be. He will use signage and monitor the area. Mr. Alosa said they have cut down on the number of bands and is willing to give the abutters all of the pertinent contact phone numbers. Ms. Greenwood asked about the time limit set for this outdoor area. Chairman Dow stated that it was set for 8:30 pm and there are no lights in that area. Mr. Alosa said there is a sensor light out there for emergency and security purposes. There was discussion about how to best set an end time with the change of daylight. Mr. Alosa said 'dark' would work. Mr. Bowles said he was not willing to go with that since it is one person's judgment as to when it's dark. Mr. Prescott asked what other activities are going on in this area. Chairman Dow read a note from Police Chief Fiske saying this area is limited to food and drink only. Mr. Prescott said Mr. Alosa has to try something to see if it will work and he has to monitor the situation if he wants to keep this going. Mr. Prescott said he agrees this needs to be tied to a time and no other activity. Mr. Bowles asked Mr. Zarges if this is in the realm of what he had in mind. Mr. Zarges said it sounds appropriate. Mr. Bowles stated this puts some stipulation to it and give them something to enforce. Mr. Prescott proposed they approve this for 6 months to a year, come back and ask neighbors how it worked. He suggested that the neighbors put any problems in writing to the town, with copy to the Planning Board, if they don't feel things are handled properly. Ms. Greenwood said she is not sure that the Board fully understands how loud this has been for the Zarges' in the past, saying it was unbearable. Mr. Zarges said he has to give credit to the new owners as it is much improved. There was discussion about this permit being reviewed on an annual basis with Mr. Dow suggesting every April and including any verbal or written warnings or complaints. Mr. Alosa does not want to tie the parking lot to the enclosure, saying he does not want to be penalized for parking lot problems. Chairman Dow closed the hearing to the public and opened it to the Board only. Mr. Bowles made a motion to accept the application with the

conditions of '3 strikes' and annual review each April. Mr. Ordway suggested daylight as the end limit. Mr. Bowles said he is not willing to accept that. Mr. Ordway suggested one half hour after official sunset. Mr. Bowles said he wanted a specific time given. Discussion continued about how to resolve the time matter. Mr. Bowles suggested daylight hours, no later than 8:30pm. He also asked that it be stated that this area is for eating and beverages only and there is to be no other outdoor activity of any kind in this area. *Dustin Bowles made a motion to approve this application with the conditions of a) daylight hours no later than 8:30pm, b) this area is for eating and beverages only and there is to be no other outdoor activity of any kind in this area, c) the permit is to be reviewed annually each April, d) abutters must be notified of the annual review at the applicant's expense, and e) three strikes from the Police Department revoke the permit. Seconded by Gary Tasker. All were in favor. Outdoor seating area approved.*

5. **Application # 06-22, Chester & Eileen Gay**, Minor Subdivision/Lot Line Adjustment, Located on Bee Hole Road, in the RR District. Map 21, Lot 64 and Map 21, Lot 24. Applicants Eileen Gay and Kerry & Kendall Gay were present. There were no abutters present. Dan Geiger & Jessica Storey of the Conservation Commission were present. Gary Tasker made a motion to accept the application as complete and move to public hearing. Seconded by Dustin Bowles. All were in favor. Web Stout represented the applicants. Mr. Stout explained that he submitted the application as a minor subdivision and a lot line adjustment because he wasn't sure just how it would be categorized. He explained the acreage as it currently stands and what the resulting lot sizes would be. He said there is no new lot being created; they are simply annexing and changing the size of the two existing lots. Bob Ordway asked where they are proposing to add the 'leg'. Mr. Stout said it would be part of Lot 64. Stanley Prescott said the road goes through this piece which means there should be a lot on the north side of the road and one on the south side of the road. Dustin Bowles said if you take the north lot off it is then non-conforming. Mr. Prescott stated that the road automatically divides it as a lot. Mr. Bowles said he would not want to change it to be more non-conforming. Mr. Stout said it is an existing road and falls before the Zoning Ordinance was enacted. Gary Tasker asked if it should be numbered differently if creating another lot. Mr. Stout said it would be a new number. Mr. Bowles stated it is not a separate deed. Mr. Stout said it does not have to be, it is in the way it reads and is represented on the tax map. The hearing was closed to the public and opened to the Board only. Mr. Prescott asked Mr. Bowles if he was clear on the separate lots. Mr. Bowles said he was but does not agree. Mr. Prescott said town counsel could be consulted if thought best. Mr. Bowles stated that his concern is that in theory it is 'almost' 2 acres which means it is 'almost' conforming. Mr. Stout stated again that just by the road being there these are 2 lots. He also said a new deed would not have to be drafted until the land is sold. Mr. Stout said Mr. Gay will get a deed with the description. Mr. Bowles asked if this is approved tonight and then registered would the additional piece become part of Lot 24. Mr. Stout said it would go to assessing for a new Lot number of the small piece north of the road and the 'leg'. Mr. Bowles said he had no further questions; he just doesn't want to put the Planning Board in the wrong. Mr. Stout said he knows the Planning Board prefers not to give conditional approvals but while he goes to the assessor the Board could go to legal counsel. Mr. Bowles said it is simple enough if the Board gets the right answers to give a conditional approval. Mr. Stout said they could do a lot line adjustment once it is determined if this is one lot or two. Mr. Prescott stated that he is in favor, this needs to be clarified and he understands what Mr. Stout has done. He said he knows the road makes it two lots. *Mr. Prescott*

*made a motion for a conditional approval to straighten out these lots. Seconded by Dustin Bowles. Mr. Bowles suggested this be run by the assessor first and then town counsel if necessary. All were in favor. Application approved on the condition of determination if Lot 24 is one lot or two lots.*

**Board Discussion:**

1. Chairman Dow advised the Board that contact has been made with Central N H Regional Planning Commission about updating the Land Development Regulations. The secretary gave a list of dates suggested by CNHRPC Director Sharon Wason. The Board would prefer to do the meeting on a night other than a regular monthly meeting. August 3 at 6:30pm was suggested. The secretary will confirm with CNHRPC once she secures the meeting room.
2. Bob Ordway brought up the brochures they received from the Lincoln Institute about a free planning kit, asking if it is one per Board or one per member. It was clarified that each member can receive a kit for their own use.
3. Chairman Dow read a memo from the police chief with regard to a couple of daytime parking permits and issues that have been noted on each. The secretary will send letters to each permit holder explaining that these permits will not be renewed if regulations are not followed.
4. Ray Cummings asked to address the road subdividing land matter. He referred to the case of Keene vs Meredith and said the town has been to counsel about this in the past. Mr. Bowles stated that the assessor should be familiar with this situation and we need to go to him first.

**Report of the ZBA:**

There are two special exception applications before the ZBA. One is for reduced side setbacks and the other is the Taranovich property on Bee Hole, common driveway that will cross the side setbacks.

**Report of the Board of Permit:**

Bob Ordway reported there was one Hawker & Peddler permit for the Speedway Convenience.

Motion to adjourn at 9:53pm was made by Stanley Prescott. Seconded by Dustin Bowles. All were in favor.

**Respectfully submitted,**

**Donna White**

