

**COPY**

**TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES  
OF MARCH 16, 2006**

**I. MEETING CALLED TO ORDER AT 7:00 P.M.**

**II. ATTENDANCE:**

Gary Tasker, Chairman; Tom Dow, Vice Chairman; Dustin Bowles, Ex-Officio; Stanley Prescott, Henry Huntington, Tom Moore and alternate Clem Lyon were present. Bob Ordway and alternate Jason Masse were not present. Clem Lyon will be a voting member to replace Bob Ordway.

Conservation Commission representative Dan Geiger was present.

Fire Department representative James McNeil was present.

**III. ACCEPTANCE OF MINUTES:**

February 16, 2006 Public Hearing. Henry Huntington made a motion to accept the minutes. Seconded by Clem Lyon. Stanley Prescott corrected the word "meets" to "metes" in three places on page 10 in reference to metes and bounds. All were in favor.

**IV. DISCUSSIONS:**

1. Gary Tasker congratulated Tom Dow and Henry Huntington on their election victories and stated election of officers will take place next month. Mr. Tasker stated state RSA mandates this take place after the Friday following Election Day.
2. Dan Aversa – Mr. Aversa stated he is here in reference to the sprinklers on Wellington Lane versus the cistern. Mr. Aversa stated they were here two meetings ago with a letter from the fire department stating they are receptive to sprinkling the houses on Wellington Lane and placing a cistern on Chichester Road and Bee Hole Road. Mr. Aversa stated the subdivision on Wellington Lane was approved with a cistern. Gary Vermette stated the board was concerned last time about where to place the cistern at the Loudon Woods site. Gary Tasker stated the question is to change from a cistern to sprinkle on the first subdivision, and what is done on the second subdivision is immaterial at this point. Lorraine Duprez stated she was just informed yesterday Loudon requires monitored sprinkler systems. Mr. Tasker stated this is not a requirement. Mr. McNeil stated it is recommended but not required. Mr. McNeil stated the fire department is okay with sprinkling the houses but the cistern is required because the first house has nothing. Stanley Prescott stated the board had a problem with the location of the cistern because of the width of Bee Hole Road; it should be off the road so traffic can still pass by. Mr. McNeil stated the placement of the cistern is up to the Planning Board. Mr. Aversa stated he was going to get the Road Agent's opinion on where to place it. Mr. Prescott stated the board can discuss this when the plan comes in. Mr. McNeil stated the board also had maintenance questions and as far as he knows there is no maintenance involved. Mr. McNeil stated the developer will build and fill the tanks; the

fire department would like to have a concrete cistern. Dustin Bowles asked if the cistern would be pushing the 1000' and he is not happy with changing the plan. Mr. McNeil stated it is 800+ feet from the house on Wellington Way to the corner of Bee Hole Road. Mr. Aversa stated there is a house being built now and the plumber is doing pipe work, so he would like to know if it is okay to sprinkle the houses. Tom Dow stated he does not see any reason why not to sprinkle as long as the cistern is within 1000' of the house. The board concurred. Henry Huntington stated the issue may be if the board does not like the placement of the cistern and forces it more than 1000' away an additional cistern may be needed. Mr. Aversa stated he understood.

## V. DESIGN REVIEW:

1. Application # 06-10, Volunteers of America, Major Site Plan, Located on South Village Road, in the Village District. Map 20, Lot 9. Abutters Frank and Donna Trombley, Edward Dumais, Roy Merrill, and Edward and Cate Estefan were present. Julia Wilcock from Volunteers of America and Tony Marcotte from Bedford Design Consultants presented the project. Mr. Marcotte stated they feel this meets Town regulations for setbacks, landscaping, storm water control and they have not heard from Tony Puntin at Louis Berger. Mr. Marcotte stated since this project benefits the public interest there is no waiting period for DES site specific; the plans for the septic system will be submitted to DES subsurface this week. Mr. Marcotte stated the architect has meet with the fire department and is working on NFPA standards; a cistern will be added to the plans and the fire department wants to have access to the back corner of the building. Mr. Marcotte stated they have submitted a lighting plan with downcast lighting and 0.1 foot candles or less at the property lines. Mr. Marcotte stated they have prepared a landscaping plan and are locating all the trees within the buffer; if there are any trees that can be left they will try to keep them. The board reviewed the driveway location. Gary Tasker asked if there were any comments or questions from the public. Pauline Touzin inquired what the project was for. Julia Wilcock stated this is an affordable senior housing project with 32 one bedroom units and 1 two bedroom managers unit on two floors. Mr. Marcotte stated the VOA is willing to share the garage with the Town to house the Cate van and obviously something will have to be discussed regarding the cost of the building. Mr. Tasker stated the VOA is providing the land but the building is something we will have to come up with. Mr. Marcotte stated half the building; the VOA has to have something for the lawnmower, snow blower and outdoor equipment. Frank Trombley inquired to the location of the site. Tom Dow stated there is a warrant article for the van this Saturday and thought last month the building was going to be provided at the VOA's expense. Ms. Wilcock stated she cannot use HUD funding for this use, however HUD has agreed to provide the land as long as the Town pays a percentage of the building cost. Mr. Tasker stated the landscaping around the building is sparse and could use some larger trees; the back is fine, the front can use some trees. Mr. Dow stated it seems the cistern would be better suited in the front of the building to utilize it for the neighborhood. James McNeil stated it will depend on the location of the sprinkler system outlet. Mr. Marcotte stated they are working with Chief Burr on cistern issues. Mr. McNeil asked how far in the building is from the street. Mr. Marcotte stated 230'. Mr. McNeil stated it would not be an issue to bring fire trucks in from the street to fill up. Mr. Tasker inquired about sidewalks. Mr. Marcotte stated there is one leading to the road and for the one along the road he was unsure how large a strip of grass to leave between the road and sidewalk. Mr. Tasker stated between 3'-5'. Edward Dumais stated he lives at lot 7 and does not want to be looking at a parking lot. Mr. Dumais stated Ms. Wilcock told him she would cover it up as much as possible and would like this on the record. Ms. Wilcock stated

after the building is built if there are still issues they will continue to work with the neighbors. Henry Huntington stated the board had discussed a berm here. Mr. Marcotte stated they are trying to leave the existing vegetation and water from the abutting property drains downward through this area; if a berm is built the neighbor's backyard will pool water. Mr. Tasker asked if there were any more questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Mr. Marcotte stated Ms. Wilcock will be at zoning next week and would like to not have to come down next month. Mr. Marcotte stated he would be present for the meeting next month. Mr. Tasker stated the questions the board has asked are for Mr. Marcotte. Ms. Wilcock stated she is meeting with the abutters directly. Mr. Tasker stated this application will be heard on April 20, 2006, at 7:00 pm, at this facility. This is the only notice.

## **VI. OLD BUSINESS:**

1. Application # 05-11, Wildwood Sanctuary Association, Inc. – Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2. No abutters were present. Property owner Len Lapadula presented the application. Mr. Lapadula presented a new conventional conceptual plan and a letter of a rational nexus for the road improvements. Mr. Lapadula stated his goal is to get direction from the board on whether to do a conventional or open space plan with 9 or 10 lots. Mr. Lapadula stated he brought Mike Bean with him who will be doing the upgrades to the road. Mr. Lapadula stated the rational nexus formula is recognized by the NH Supreme Court for figuring out what is a fair share for a developer to do for off site improvements; it takes six different equations and averages them together. Mr. Lapadula stated the numbers for a 9-lot development come to about \$70,000. Mr. Lapadula stated he is willing to put in \$100,000 for a 9-lot development and \$160,000 for a 10-lot development. Mr. Lapadula stated he had Ray upgrade the conventional plan and it shows 10 buildable lots. Mr. Lapadula stated this 10-lot conventional plan is not as desirable as the 10-lot open space. Mr. Lapadula stated he would like to bring the 10-lot open space lots closer to 2 acre lots to give it a more rural feel. Mike Bean stated he questions the length of the off site improvements and wants to know what the Town considers upgrading. Mr. Tasker stated there is a standard to upgrade to Town specifications and this is what has been asked for of other developers. Mr. Tasker stated the board asked the road be upgraded from his development to Clough Hill Road. Mr. Bean stated if the road is built to Town specifications it will cost a lot of money per foot; would the Town consider different specifications. Mr. Tasker stated it is up to the developer to tell the Town if the road material is up to our standards. Mr. Bean stated if the Town wants to walk the road, six inches of gravel and three inches of pavement is far superior to what is there now. Mr. Tasker stated the issue is treating all developers the same and the boards position is in the best interest of the Town. Mr. Tasker stated the best way is to set a standard and it is not the board's decision to consider a developer's ability to pay. Roy Merrill stated he hopes whatever distance the Town deems fair, the road is done right. Mr. Merrill stated he does not want to see a band-aid thrown on a longer stretch. Mr. Lapadula stated he is okay with that but he would not be able to do all 3,400', it is not economically viable. Stanley Prescott stated he agrees the road has to be done right. Clem Lyon asked if any test pits have been done. Mr. Bean stated no. Mr. Tasker asked the board what type of development they would like to see. Mr. Tasker stated a waiver will be needed on the size of the lot. Dan Geiger stated the interior wetlands had only minor impacts but the 9<sup>th</sup> lot on the conventional plan negated all the positive things that have been done with the interior lots; for that reason the Conservation Commission supports the 10-lot open

space plan. Dustin Bowles stated the developer could barley get a 9-lot conventional and now is asking for a 10-lot open space; he would support a 9 lot open space plan. Mr. Lapidula stated his upgraded conventional plan has 10 buildable lots that works within the regulations; the 10-lot works, it is just not a desirable lot. Mr. Prescott stated the topography has still not been completely corrected on the plan; it needs to be done everywhere that the aerial could not see. Mr. Lapidula stated he thinks they thought just the areas they were building on needed to be done and he will talk to Ray about it. Earl Tuson stated the board would not approve the 10-lot conventional because there is no cul-de-sac. Mr. Tasker stated the board is in favor of the open space plan and the 9-lot seems more favorable to some than the 10-lot. Mr. Tasker stated the topography needs to be rechecked. Henry Huntington asked what the distance from the proposed subdivision to Clough Hill Road is and the estimated cost to upgrade. Mr. Lapidula stated 3400' with a cost of \$265-\$275,000; he is offering around 1200' of upgrades. Mr. Tasker asked if there is developable land between Clough Hill Road and this development. Roy Merrill stated not really any land. Mr. Prescott stated you could spend \$70,000 and not put any pavement down and still improve the road. Mr. Tasker stated maybe widening the road and getting up to paving standards is a better option. Mr. Bowles stated the developer should give the board the option of the 9 and 10-lot open space plans and the road engineer needs to get involved. Mr. Tasker stated the board needs a completed application and a waiver for the 75 acre issue. Mr. Lapidula asked Mr. Bowles to accompany the engineer on a site walk. Henry Huntington made a motion to continue this hearing. Seconded by Tom Dow. All were in favor. This application will be heard on April 20, 2006, at 7:00 pm, at this facility. This is the only notice.

2. Application # 06-03, Peter & Gary LLC, Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 8. No abutters were present. Mark Sargent from Richard D. Bartlett & Associates represented the applicant. Mr. Sargent stated this is a four lot subdivision; they have requested and received waivers, have State subdivision approval and their wetland issues have been resolved. Mr. Sargent stated last month the issue was a fire cistern and they have added a 30,000 gallon cistern with an easement to the plan. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Mr. Sargent stated the cistern is 25' off the edge of the road in a fairly flat area; the easement for this is up against the Town right-of-way. Stanley Prescott asked what the developer is going to do to the area. Mr. Sargent stated they will build it to fire department standards; the stonewall will be removed and his client is in contact with Chief Burr. Henry Huntington made a motion to approve the application as presented. Seconded by Tom Moore. Dustin Bowles stated next time the board sees this piece they will want to see total build out. All were in favor.
  
2. Application # 06-05, H. Wayne Thistle, Lot Line Adjustment & Major Subdivision, Located on Young's Hill Road, in the RR District. Map 25, Lots 11 & 23. Abutters Earl Tuson and David Trow were present. Web Stout from FWS Land Surveying represented the applicant. Mr. Stout stated he has not seen the engineering drawings. Tammy Davis stated she received a letter from the Town Engineer today. Mr. Stout stated he has not seen this yet to address them. Mr. Stout stated he has shown proposed locations for the driveways, there is a letter from the road agent concerning the upgrading of Young's Hill Road. Mr. Stout stated the approach from 129 to Young's Hill Road is being upgraded by the Town and State and Wayne will upgrade from there to his property. Mr. Tasker stated any widening to the road should be on Mr. Thistle's side; he would like a test done on the road and reviewed by the town engineer. Mr. Tasker added the road should be

done to Town specifications. Roy Merrill stated he would like to reiterate that what is under the road may not be good. Mr. Stout reviewed the path of the road. Mr. Tasker stated he is trying to prevent the taking of front yards that are already short. Roy Merrill stated as far as permitting for the road it is just something that will have to be done. Mr. Stout stated the board will need engineering drawings then. Earl Tuson stated the road is already lifted up and drops off about four feet. Mr. Stout stated the houses will be sprinkled with a monitored system and a note is on the plan. Mr. Stout stated Mr. Tuson's wetlands have been identified; there are approximately 150' not protected by the Shoreland Protection Act. Mr. Stout stated they talked about a no cut on the west property line and Mr. Thistle says no. Mr. Stout stated the house on Young's Hill Road will face Young's Hill; the distance to the driveway from the intersection of the new road is approximately 100 plus feet. Mr. Tasker stated Mr. Whitney was concerned with headlights coming out of the driveway at his home. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. The board reviewed the roadway plans. Henry Huntington stated the letter concerning the road sounds like the improvements to Young's Hill Road will be done but not paved until the subdivision road goes in. Mr. Stout stated the road improvements will not be done until the subdivision road goes in. Mr. Tasker stated he does not agree with the letter. Mr. Stout stated he thinks the Town and Wayne are trying to work together. Dustin Bowles stated the pavement should all be laid at once. Mr. Stout stated he will add Young's Hill Road to the bond. Mr. Huntington stated he is disappointed Mr. Thistle would not move the driveway on lot 23-1. Mr. Tasker stated he is disappointed as well. Dustin Bowles made a motion to continue this hearing. Seconded by Tom Dow. All were in favor. This application will be heard on April 20, 2006, at 7:00 pm, at this facility. This is the only notice.

3. Application # 06-06, George & Lorraine Duprez, Major Subdivision, Located on Bear Hill Road, in the RR District. Map 22, Lot 32-1. No abutters were present. Web Stout from FWS Land Surveying represented the applicant. Mr. Stout stated there are minor revisions, sold has been changed to donated on note # 9; the engineering drawings have been revised and the road estimate needs revision based on the changes. Mr. Stout stated he spoke with Chief Burr and a note that the houses will have monitored sprinklers has been added. Lorraine Duprez stated nobody ever said anything about monitored before; that is \$30 a month to the homeowner. Ms. Duprez stated she has received an estimate for \$4,062 a year to post a road bond, her cost. Mr. Stout stated there has been a note added to the plan stating no lot may be issued a CO until a bond is in place; this situation is different in that the lots are on an existing town maintained road, so they are asking to hold a CO instead of no lots may be sold. Ms. Duprez stated it is going to cost her over \$8,000 to bond the road and she does not even have building permits until 2008 to get any revenue back. Stanley Prescott stated if you do not have any history it is expensive to get a bond; if she can build a house and sell it she can pay for the bond. Roy Merrill stated if she sells all the lots and leaves, the homeowners cannot occupy the houses. Ms. Duprez stated it is going to read in their deed they cannot move in without the bond in place; she is not trying to mislead the buyer. Dustin Bowles stated they are going to become the board of creativity and it is unfortunate this is a land owner and not a developer but they still have to abide by what they have done in the past. Tom Moore stated the lack of available funds from a developer is not the board's problem. Mr. Tasker stated she can get a purchase and sales and then place the bond. Mr. Tasker asked for the note to be changed back to the way it originally read. Ms. Duprez inquired about the monitored sprinklers. Mr. Tasker stated there is no regulation to require a monitored system. James McNeil stated it is recommended and he cannot

speak for the Fire Chief. Tom Dow stated the sprinklers can be installed and if it becomes mandated later a monitor can be added. Mr. Stout stated he will change the note to read houses to be sprinkled. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Tom Dow made a motion to approve the application with two changes to the notes, one for the road bond and the other for the sprinklers. Seconded by Stanley Prescott. All were in favor.

## **VII. NEW BUSINESS:**

1. Application # 06-07, William Taranovich, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23. Abutters Kendall and Kary Gay were present. Mr. Gay stated his parents just bought Chip Davis' lot and were not notified. Gary Tasker stated Alvin Davis was notified. Alvin Davis stated he sold the lot on March 2 and he received his abutter letter on March 6. Stanley Prescott stated the transfer would not be into the Town yet and the board notified the existing owner of record. Dave Dolan from David. M. Dolan Associates, PC represented the applicant Dan Aversa. Gary Tasker stated this application is not complete. Mr. Dolan stated this property is 10½ acres; the wetlands have been delineated by Peter Schauer and they did test pits on the site. Mr. Dolan stated it is a two lot subdivision; lot 1 has 300' of frontage and 3½ acres; lot 2 is 7.5 acres with 275' frontage on Bee Hole Road with access from an easement over lot 1. Mr. Dolan stated 20% slopes are highlighted on the plan and the right-of-way for lot 2 will need to be reconfigured around these. Gary Tasker asked if there were any questions or comments from the public. Dan Geiger stated the Conservation Commission has a 75' setback with a 50% allowance to cut the basal area; if the driveway is clear cut through here they will need a variance to access the back lot. Mr. Dolan stated the slopes as hatched on the plan are actually 20% and the legend is improperly labeled 25%. Mr. Tasker asked if there were anymore questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Dustin Bowles stated there is no sense in discussion until they can see if they can access the back lot and it meets regulations; it looks like a future subdivision when Wiggins Road is upgraded. Tom Moore made a motion to continue this hearing. Seconded by Henry Huntington. All were in favor. This application will be heard on April 20, 2006, at 7:00 pm, at this facility. This is the only notice.
2. Application # 06-08, Golden, Bennett, Champagne & LaBrecque, Major Subdivision, Located on Loudon Ridge Road, in the AFP District. Map 65, Lot 9. Abutters Cheryl and Stephen Bennett, Patrick Golden and Craig Warner were present. Tom Moore made a motion to accept the application as complete. Seconded by Tom Dow. All were in favor. Web Stout from FWS Land Surveying represented the applicant. Mr. Stout stated this lot is about 6/10 mile from Route 106 on Loudon Ridge Road; it is a 64.9 acre proposed three lot subdivision with extensive wetlands. Mr. Stout stated there are two 16.225 acre lots and one 32.45 acre lot. Mr. Stout stated the 240 x 180 box is in each lot and the shaded area is 25% slopes; they will get slightly bigger with the 20% slope regulation. Mr. Stout stated lot 9-1 has 438' of frontage, lot 9-2 has 403' and lot 9-3 has 693'. Mr. Stout stated he thinks the regulations state try to maintain a 4 to 1 ratio and only one lot line is off. Mr. Stout stated there are three separate property owners on this piece, two of which about this property. Patrick Golden stated the Bennetts have lived on the ridge most of their lives and he has been here since 1985; Jared and Sondra are new and would like to build in Loudon and raise their family here. Mr. Golden stated when the property came on the market a year ago they bought it to keep it protected; the only lot

proposed for a home is the Champagne lot in the center; the rest will stay under current use. Mr. Stout stated they are requesting two waivers; one for the topography and the other is for wetlands. Mr. Stout stated he identified the wetlands and he is not a wetland scientist. Dan Geiger stated he does not have a problem with it since they will need a jurisdictional line if they are going to do a septic design. Mr. Golden asked if that is for the center lot. Mr. Geiger stated yes and if the other lots are going to be developed in the foreseeable future it would be just as easy to have them all done at once. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Mr. Tasker stated waiver one is to waive contours being shown on the entire parcel and to allow contours to be shown only on a portion of the lots being subdivided due to the size of the proposed lots; topography has been shown to verify the 1.5 acre contiguous buildable area. Henry Huntington made a motion to approve the waiver. Seconded by Clem Lyon. All were in favor. Mr. Tasker stated waiver two is to allow the average length of the lot to be 1860 feet +/- instead of the required 1600 feet. Dustin Bowles made a motion to approve the waiver. Seconded by Tom Dow. All were in favor. Mr. Tasker stated the Town just changed the wetland regulations to require a wetland scientist. Henry Huntington made a motion to approve the application. Seconded by Tom Dow. Stanley Prescott stated they need a waiver to allow the wetlands not to be shown. Stanley Prescott made a motion to approve the waiver. Seconded by Clem Lyon. All were in favor. Mr. Tasker stated there is a motion on the floor to approve the application. All were in favor.

3. Application # 06-09, Elmer & Marilyn Green, Lot Line Adjustment, Located on Lower Ridge Road, in the AFP District. Map 53, Lots 34 & 11. Abutter Jeff Green was present. Jeff Green from J.L. Green Enterprises represented the applicant. Mr. Green stated both lots are owned by Elmer & Marilyn Green and the adjustment will not affect the road frontage; this will bring a well back onto the lot and bring a building into the setback requirements. Mr. Green stated the 31 acre lot is being sold. Tom Dow asked how the house on the large lot is accessed. Mr. Green stated there is an easement deed through the smaller lot. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the board only. Clem Lyon made a motion to approve the application as presented. Seconded by Stanley Prescott. All were in favor.

#### **VIII. BOARD DISCUSSIONS:**

1. Land Development Regulations - Gary Tasker stated a committee needs to be set up to review the zoning regulations and incorporate them into the Land Development Regulations. Mr. Tasker stated someone needs to go through the land development book and clean it up based on the new zoning regulations. Stanley Prescott stated he can work on it. James McNeil stated he would like to see the issue of subdividing lots in pieces at a time addressed. Mr. Tasker stated he does not know how you will prevent that. Mr. McNeil stated you could ask anything over ten acres to show total build out. Dustin Bowles, Tom Dow and Henry Huntington volunteered to help. Mr. Prescott stated he feels the board should work on impact fees for the police and fire department. Tom Moore stated these should be easier to breakdown than the road impact fee. Clem Lyon stated he will check with CNHRPC for what needs to be done to start that.
2. Mr. Tasker stated the board received a letter from Alvin Davis III, and asked the board if they would like to address this letter. Mr. Tasker asked Stanley Prescott if he felt his motion was right. Mr. Prescott stated yes that is why he made it. Dustin Bowles stated

he stands by the motion and this is an important issue as far as what was needed on that piece. Mr. Bowles stated he was not at last months meeting. Tom Dow stated the board tries to make the best decisions that they can based on why they are here, which is to look out for the best interest of the Town of Loudon. Mr. Dow stated if looking out for the interest of the Town means asking an applicant to go in the avenues the board suggests then he feels he is doing his job. Mr. Tasker stated he takes that as the board has done their job and is sticking by the decision they made. The board concurred. Mr. Tasker stated no action will be taken on the letter. Alvin Davis addressed the board. Mr. Tasker stated he will give him a few minutes to address the board civilly. Mr. Davis stated if you have a motion that was not on the tape and you change the minutes the following month for the meeting prior that is not on the tape; it is just not there, he did not lie. Mr. Davis stated the way that it happened was incorrect; it was not implied during the two meetings prior. Mr. Davis stated it may have been implied somewhere back during the one on Currier Road but by the time they got to this one Julie was very clear the Town was going to own the land and she was going to come up with something for how they would do it. Mr. Davis stated that is how he remembers it; it is not in either of the minutes from June or July. Mr. Davis stated he understands the board may have had it in their heads but it was not correct, it was not one of his conditions and it was amended improperly. Mr. Davis stated he requests this meeting's tapes be held in perpetuity.

The board reviewed correspondence. Mr. Tasker stated there is a Planning and Zoning conference on Saturday, April 1 and asked if anybody would like to attend. Mr. Tasker inquired about the Fire Department letter concerning Greenview Drive. Dustin Bowles stated there are bonds in place.

3. Report of the ZBA – Tammy Davis stated the Volunteers of America are on the agenda for a variance for an 8 acre lot instead of the required 10 acres, a variance to allow 33 units under one roof, and a special exception to allow elderly housing. Ms. Davis stated the VOA will also be withdrawing a variance and special exception on lot 10 which they no longer need. Paul and Darlene Johnson will be in for a major Home Occupation on Flagg Road for their septic service business.
4. Report of the Board of Permit – Tom Dow stated there was no Board of Permit because it was Election Day.
5. Gary Tasker stated all the amendments passed; some were very close. Mr. Tasker stated the board may find the wetland scientist issue may be tough. Dustin Bowles stated 414 people voted.

#### **IX. ADJOURNMENT:**

A motion to adjourn was made by Tom Moore at 10:33pm. Seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Tammy Davis  
Secretary