

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

COPY

PLANNING BOARD MINUTES
OF SEPTEMBER 21, 2006

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

Attendance:

Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway, Chairman Tom Dow, Gary Tasker, Henry Huntington, alternate Jason Masse, and Ex-Officio Dustin Bowles were present. There were no fire, police, or conservation commission representatives present.

Acceptance of Minutes:

August 17, 2006 Public Hearing. Stanley Prescott noted an error on page 6 under Board Discussion, saying that section "a" should read "The town has recently been deeded an easement...". Gary Tasker made a motion to approve the minutes with that correction; seconded by Dustin Bowles. All were in favor.

Discussions:

- 1. Alvin Davis – Road Bond** Mr. Davis presented a letter to the Board requesting that the Board "give the Selectmen the "Okay" to accept a mortgage on his commercial lot in lieu of a specifically listed type of surety from Article 24". Mr. Davis reported that the Selectmen had advised him that they could not accept this proposed bond as it would place them in violation of the Planning Board regulations. Chairman Dow explained to Mr. Davis that town counsel has strongly suggested that a mortgage not be accepted as a bond, referring to points in a letter from counsel. Gary Tasker explained that it was felt that it could be costly and a lengthy process if having to foreclose on the property. Mr. Dow read from the counsel's letter. Mr. Tasker said the letter addresses whether there is a clear title on the lot. Mr. Davis said he feels this is an easy way to provide the road bond. Gary Tasker stated that he personally backs up the letter from the Board of Selectmen and town counsel. Mr. Davis said that his letter from the selectmen was brief and simply said it would be in violation of the Planning Board regulations, didn't mention legal counsel's concerns. Gary Tasker said that both the Selectmen and counsel recommend sticking to Article 24 and it is his personal feeling that the Board should do that. Stanley Prescott said the Board should follow town counsel so that everybody is doing it the same way. Tom Dow said he agrees, explaining that when the conversation was first held with Mr. Davis, the Board did not have prior consultation with counsel. Mr. Davis said he didn't realize that counsel strongly opposed the plan until now or he would have approached it differently. Tom Moore stated that the regulations have been updated since Ilona Lane was done and it was recently stated to the Duprez that the Board is not in the business of creative financing for builders and are not real estate agents. He suggests staying away from this plan and follow town counsel's advice. Henry Huntington stated that he would agree. *Stanley Prescott made a motion to follow the advice of town counsel and follow the regulations, not accepting a mortgage as a form of surety; seconded by Gary Tasker. All were in favor.*
- 2. Web Stout – Bohi Subdivision** Web Stout presented a conventional subdivision plan for discussion, stating that this is the 3rd or 4th time the Board has seen this plan. Mr. Stout explained the parcel's location on Bee Hole Road, saying it is 60 acres by Bee Hole

Brook. Originally the parcel was presented as 19 acres with Bee Hole Brook as a property line. The plan has been discussed as an Open Space subdivision and as a standard subdivision. Mr. Stout said the last time they were before the Board it was for a four lot subdivision, and they have now gone to three lots. There is to be a road of 1,260' with a cul-de-sac. Mr. Stout said they are looking for direction from the Board. He explained that each lot meets the frontage and other requirements. He said one lot's driveway is going through the side setback and goes with the steep slope, not against it. There is a wetland finger in the parcel. Mr. Stout said he knows they will have to go before the ZBA for a special exception on the driveway through the side setback and slope.

Henry Huntington asked about the acreage. Mr. Stout said it is about 60 acres with a good-sized piece by the fire pond. He clarified that the plat is four lots, three building lots and the remainder of the acreage, most of which is wet. Tom Dow asked if the Conservation Commission will have questions about the closeness to the wetlands. Mr. Stout said they can tweak the road over a little to get it completely out of the 25' 'Do Not Disturb' buffer but will be in the outer 50' buffer. Stan Prescott asked if the box is in the wetland area. Mr. Stout explained that the box is to show lot configuration and can be anywhere on the lot. Mr. Stout noted the very wide right of way and said he has not talked with Mr. Bohi yet about what they might propose to do with the space beyond the required 50' for a right of way. Stan Prescott stated that it would be a nice green space. Mr. Stout measured and reported that it would be 115' in width. Dustin Bowles asked about the outline of Lot 1. Mr. Stout clarified the outline. Henry Huntington stated that it is nice to see the 1 ½ acre buildable area marked on the plan. There were questions and brief discussion about the lot boundaries.

Henry Huntington stated that it appears that the 1 ½ acre buildable area of Lot 3 goes through 20% slopes. Mr. Stout reported that the applicant is currently working and storing material there, and he said it could be worked so they get the area. Stan Prescott asked about the grades on the cul-de-sac. Mr. Stout said the engineer has to look at that and he figures filling will be needed. Dustin Bowles asked if the site is staked and flagged. Mr. Stout said it is not, saying you can drive out there but can't follow the road because it would take you off to the left of this area. Mr. Bowles said a site walk might be in order and perhaps Mr. Stout could get some stakes out before then. Mr. Stout asked if the walk would be for the entire Board or individually. Stan Prescott and Dustin Bowles agreed that it should be the Board. Mr. Stout said he would try to get some grades for the Board as well. *After brief discussion it was decided to do a site walk on Wednesday, September 27th at 4pm.* Gary Tasker asked if Mr. Stout was looking for critique. Mr. Stout said he was. Mr. Tasker said it seems like all regulations have been met.

- 3. Jonathan Knox & Diana Mailhot** – Mr. Knox and Ms. Mailhot explained that they are in the process of buying three acres from neighbors Donald and Judith Warner. Maps of the site were handed out to Board members and it was explained that the additional acreage is to act as a buffer from future building. Mr. Warner explained the location of the parcel at Lovejoy Road and the non-maintained portion of Flagg Road. Mr. Knox explained that they would like to be able to survey only the area to be purchased, not the entire piece. Mr. Warner said they would prefer not to have to do geological survey and perc tests. Tom Dow clarified that they are asking for a waiver to not have to survey the entire parcel. Ms. Mailhot asked how they go about doing that with a surveyor. Mr. Dow told her to let their surveyor know what they want to accomplish and he would know what needs to be done. Gary Tasker said it has to meet all regulations for a

buildable lot. Dustin Bowles advised them to get the proper application from the secretary and their surveyor will know how to do the subdivision. Mr. Tasker explained that Web Stout was a surveyor and what they just saw him present was a plan outlining boundaries and everything that is required on a plan. He said that is what their surveyor will do as well. Mr. Tasker stated that elevations and wetlands have to be shown. Mr. Warner asked to clarify that it would have to be surveyed as a building lot. The Board stated that it would.

4. **Roy Buttrick – Site Development** – Mr. Buttrick explained the location of two lots on Route 106 that he is purchasing. The lots are at the north end of Route 106 at Ridge Road. Mr. Buttrick explained that he would buy both lots and then do a lot line adjustment. He plans to put a metal 50' x 80' building with an office on the property. The plan is to operate a construction business and concrete work business from the location. He asked the Board if such businesses would be permitted in that district. He will be selling some heavy equipment from time to time and also has a portable sawmill that will be used to saw logs brought in from jobsites. It was noted that there are construction businesses in some Rural Residential district areas so this should be permitted in the Commercial/Industrial district. Gary Tasker agreed that it would seem logical. Stanley Prescott said he heard personal & business services mentioned as a possible category of permitted uses but he does not agree that Mr. Buttrick's business would qualify as either. Mr. Buttrick asked what the difference would be if you fix computers or fix septic systems, both would seem to be business services. He gave examples of retail businesses in the area. Mr. Prescott said he would agree with retail but that is not what Mr. Buttrick's business is. Gary Tasker said he does not see why Mr. Buttrick can't do it but it isn't clear in the Zoning Ordinance. There was discussion about what Mr. Buttrick's business would be considered where it involves services, concrete work, and excavation. Dustin Bowles stated that the Board needs to rethink the regulations as some things are missing. Mr. Buttrick said he is trying to do this right by coming to the Board and asking the questions prior to doing anything on the property. He said he has to be out of his current location as of January 1, 2007 and is trying to move this along.

Mr. Buttrick said the lot on Route 106 is currently a mess and he has filed an intent to cut but the deed has not yet been processed. He explained that he has to do test pits for septic and to determine ledge location. He asked if he can move anything up to the lot, saying he has an acre at the current location to use as storage for two years. Mr. Buttrick asked if lumber storage on the lot would be a problem. Tom Dow said he does not want to have the lot be an iron pit and eyesore. Mr. Buttrick agreed. Bob Ordway pointed out that they would not want the lot to be an eyesore. Mr. Buttrick asked for direction from the Board. Stanley Prescott told Mr. Buttrick to do a site plan before obliterating the lots. Mr. Buttrick said he has explained the plan. Mr. Prescott said it needs to be done as a site plan. Mr. Buttrick asked what can happen on the lots in the meantime, asking if he can put his equipment there. Mr. Prescott stated that he can do what the regulations say and may need a special exception. Dustin Bowles said parking equipment there should be alright. Mr. Prescott said Mr. Buttrick can haul anything up there but if he starts working out of the location then there would be a problem. Tom Dow said Mr. Buttrick could move his equipment, get a site plan done, and go to the ZBA for answers as to what can be done in that location. Mr. Buttrick informed the Board that he has a work yard at the current location for two years.

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. There were no abutters present. Ray Shea of Sandford Survey and owner Len LaPadula were present to present this project. Mr. Shea stated that they came before the Board last month and were waiting for the Site Specific and had submitted road plans to Louis-Berger. They have received and addressed comments of Louis-Berger. They received two faxes from Louis-Berger today, referencing changes made to the road plans. Mr. Shea reported that last month it was noted by Louis-Berger that the lot sizes are smaller than allowed, and he explained that they were going by different Ordinances. ***Gary Tasker made a motion to accept the application as complete and move to Public Hearing; seconded by Dustin Bowles. All were in favor.*** There were no abutters present. Mr. Shea gave an overview of the project. There will be four lots on the first section of the road and then further into the parcel there will be six more. He submitted to the secretary a packet of material that was submitted to Louis-Berger showing lot sizes and frontages used. Mr. Shea explained that there will be a cistern about midway of the length of the subdivision road and because the property is not set up for an ‘in’ and ‘out’ it would be one road with a cul-de-sac. He explained that the wetlands have been delineated by a wetlands scientist. Mr. Shea reviewed the requested waivers: Section 2.8 Open Space Subdivision Lot Sizes and Frontages to be one half the Zoning Requirements; Section 23.1.7 Maximum Cul-de-sac Length of 1000’; Sections 12.5, 13, 16.2.5, 18.3.16 Site Specific Soils Mapping. These waivers in their entirety are a part of the application file. The Board reviewed the ordinances and there was discussion about the first waiver request. Tom Dow asked how big the lots are. Mr. Shea said they range from 1.2 to 1.9 acres. Dustin Bowles asked if the lots could meet side setbacks and driveway requirements. Mr. Shea said they could. It was clarified that this application is based on 2006 regulations. Mr. Shea explained that the waiver is based on Louis-Berger’s review and comments which are formed on older regulations. He said this waiver may not even be necessary. Gary Tasker noted Zoning Ordinance 401.3 that says “The Planning Board reserves the right to consider smaller plots of land if through discussion it is determined there is significant areas to preserve”. It was clarified that section refers to the entire parcel. Tom Dow referred to Zoning Ordinance 401.3 “D” which says “each lot shall have a minimum of one acre of buildable area”. Mr. LaPadula stated that they had submitted both conventional and open space plans and the Conservation Commission clearly preferred the open space plan. Chairman Dow stated there was no question about that, explaining that this is the second open space subdivision to come before the Board and they just want to have everything in order on this one. Dustin Bowles said the Board wants to make sure if the Zoning Ordinance says something, the Board has it covered. Mr. Shea pointed out that the open space development Section 401.1 states that the Planning Board should have exclusive jurisdiction. Mr. Shea said the state subdivision approval takes into consideration the viability of lots. Dustin Bowles asked if they have one acre of buildable area. Mr. Shea stated that he would say yes, explaining that it has been so long since this plan was submitted and he has worked on it that he would have to go with all of the reviews that have been done. Gary Tasker asked how the rest of the space would be dealt with since this is an Open Space subdivision. Mr. Shea said it could be divided into tenths or it could go to the town, no decision has been made on that. Mr. LaPadula said he would like to propose to deed it to the town, saying it abuts existing conservation land. Gary Tasker asked if the Board could accept the piece or if it has to go before the Selectmen. There was

discussion about how this should be handled. Bob Ordway said it should go to the town and asked if this has been discussed with the Conservation Commission. Mr. Shea explained that conservation land is around the east and north of this parcel. Tom Dow asked if the applicant was aware of the management fees to be paid for the conservation land management. Mr. LaPadula asked when the management fees would be due. He asked if this would be once construction begins. It was suggested that it should be done when the deed is transferred. Mr. LaPadula stated that he had been told of other subdivisions using what were referred to as 'Wellington notes', when it was noted that no lot could be sold before the road bond was in place. He asked if something similar could be done for the conservation management fees. Mr. LaPadula was asked to put in writing for the Board his proposal as to how the fees will be handled. Dustin Bowles referred to Section 401.4 "D" of the Zoning Ordinance which covers the transfer of title of the open space and that the final decision of ownership shall be approved by the Planning Board. Chairman Dow asked if there were any public comments about the waivers.

Roy Merrill asked if there is an easement to the open space on the plans. Mr. Shea showed the access that connects to the current trail and said there is a proposed gravel parking area. Henry Huntington asked if the plan should say "proposed" green space trail. Mr. Shea said if the space goes to the town it would be a moot point. Roy Merrill pointed out that just because it would be town owned does not mean the public has the right to use it. Bob Ordway noted that the plan says 'open space trail' and doesn't know how much more it needs to say. Stan Prescott said the plan should say "existing open space trail or road" as opposed to "proposed". Dustin Bowles agreed since it is already there. Mr. Merrill said he agreed and wants to be sure it is not blocked off. Stan Prescott said the access could be blocked but it does exist so should read as such. Ray Shea agreed and said their intent was to show that it will not be changed.

Chairman Dow asked if there were any more questions on the waivers. Mr. Merrill asked if the applicant is asking for a waiver on lot sizes. There was discussion about which set of regulations were being used.

Chairman Dow closed the hearing to the public and opened it to the Board only. There was no further discussion.

Waiver # 1, Section 2.8—Henry Huntington made a motion to approve Waiver #1; seconded by Bob Ordway. All were in favor.

Waiver # 2, Section 23.1.7—Henry Huntington made a motion to approve Waiver #2; seconded by Gary Tasker. All were in favor.

Waiver # 3, Sections 12.5, 13, 16.2.5, 18.3.16—Gary Tasker made a motion to approve Waiver #3; seconded by Henry Huntington. All were in favor.

Mr. Tasker stated that the applicant must come back with a letter that will define giving the land to the town, address the management fee, and change the wording of the access and the location of the cistern on the plan.

Mr. Shea then addressed the memos received today from Louis-Berger. Mr. Shea said that the first comment was about there not being a proposed detention basin and that flows leaving the site increase at both study points for all storm events checked. He explained that there is a slight increase in drainage off the property onto the abutting conservation property. He said it was not felt that this increase was significant enough to justify disturbing the area they are trying to protect in order to put in a detention pond. Mr. Shea said what flows from this property is filtered through the ground before ever reaching wetlands so there is no concern of dirtying the waters. Henry Huntington had a question on the section of the report that addressed 2 year storm runoff versus 25 year

storm runoff. Mr. Shea explained the difference to the best of his ability, not being an engineer.

Mr. Shea went on to the review's second comment which reads "Based on a site visit, an area of steep slope delineation appears to be missing in the vicinity of station 7+00 left." Mr. Shea explained that this does not fit the definition of the Ordinance of the district. He said the development regulations have a definition of steep slopes and he said the way it is defined refers to a slope over a certain area, not every little bump in the terrain. He said this is a small area over 20% and does not amount to an unacceptable area.

Chairman Dow asked if the Board was comfortable with Mr. Shea's explanations. Dustin Bowles suggested that the applicant do anything they can to minimize the drainage in the two areas of concern. Mr. Shea explained that it is a good distance to the easterly boundary of the property and there is no new drainage being channeled onto the town property. He said it is tough to have 0% offsite increase with the variation of the land. Mr. Shea explained that about 90% of the adjacent piece is under water so this small amount will have minimal impact.

Chairman Dow addressed the matter of the road bond. Mr. Shea referred to the memo from Louis-Berger that said "the construction cost submitted is in order for the purpose of bonding". He said the submitted cost was \$425,063. Mr. Dow asked if a note stating that no lots are to be sold until the bond is in place should be put on the plans. Len LaPadula said he can't do anything with the lots for 2 or 3 years because of the building permit situation. Mr. Dow stated that the regulations say the plans can't be signed until the bond is in place, saying the Board has been forgiving on that because of the building permit situation. Dustin Bowles said the road bonds should be calculated higher for inflation of constructions costs because of the length of time before building permits would be available. He said this is the recommendation of the town's counsel. The chairman asked if this should be on the plan with the note about road bonds. Mr. LaPadula stated there is already a 10% contingency figured into the bond. Mr. Shea asked the Board if they are suggesting a 10% contingency plus an additional 10% for time contingency. Mr. Bowles said that is what is being advised.

Bob Ordway asked about the proposed improvements to Young's Hill Road. Mr. LaPadula stated that \$160,000 has been submitted for upgrade of 2,800 feet of the road. He asked what the timeframe might be for the roadwork since he needs to secure funding. He said he would work with the Selectmen to have the work done at the same time as the town would be doing the remaining piece of the road. This would depend on the outcome at town meeting. The Board agreed that they need something in writing from Mr. LaPadula about doing the road upgrade with funding to be determined. Mr. LaPadula asked if they could do the 'Wellington note' where he's not required to do anything until he sells a lot and a gentlemen's agreement to work with the town. He explained that he has an appointment with a bank next week about funding the offsite improvements. Tom Dow said he has no problem with a gentlemen's agreement but still feels something needs to be put in writing. Mr. Shea explained that Mr. LaPadula will definitely put his commitment in writing, clarifying that Mr. LaPadula was talking about when the work happens. He stated that they have submitted road improvement plans to Louis-Berger for review. Gary Tasker asked if there have been any comments from Louis-Berger. Dustin Bowles reported that he recently spoke with Tony Puntin of Louis-Berger and Tony had not yet reviewed the plans. Mr. Shea stated that the first fax from Louis-Berger today states that the review of the off-site roadway improvements will be forwarded to the board shortly.

Mr. Shea explained that he can not be at the meeting next month. He asked if the Board would consider a conditional approval based on the minor changes being made to the plans. Tom Dow said the changes (trail access, cistern, and Wellington note) must be made to the plans and everything be put in writing and submitted to the secretary. Dustin Bowles said he does not want them to think the bonding is not important. Mr. LaPadula stated that he has no disagreement with the bonding but he would ask if 5% rather than 10% is acceptable. Mr. Bowles said he would like to see 10% and if at the time of construction it appears that it is not necessary the bond could be adjusted. Stan Prescott stated that he agrees, citing that Mr. LaPadula could sell the land and the town needs to be covered. Mr. LaPadula said he may sell it to a builder as the building permits become available. There was discussion about what needs to be finished. Gary Tasker advised the applicant that they might want to get the paperwork together soon. They need to note in the letter the \$10,000 maintenance fund, the plan to deed the open space to the town, and the review of Young's Hill Road from Louis-Berger. It was suggested that they get this information to the secretary so she can forward it to the attorney for review before next month's meeting.

Bob Ordway said there are some questions on offsite improvements, how, when, bonded? Mr. LaPadula said he would prefer separate bonds. Dustin Bowles said he would talk with the town engineer the next day. Gary Tasker said he would like to see this move along and be able to wrap it up since it has been such a long process for the applicant. Tom Dow stated that they have answered all of the plan decisions and just need to tidy up the paperwork. Mr. LaPadula said he would like to get the improvements done, free up the bond, and have it done. Bob Ordway asked Mr. Bowles if the town would see an article on this year's warrant to do the remaining 600' of Young's Hill Road. Mr. Bowles said the work would have to be done in a year if it was voted on at the next town meeting. Mr. Ordway said he would suggest that Mr. LaPadula prepare to do the road work next year. Mr. LaPadula said he will know in the next month or two if the timing will work. *Gary Tasker made a motion to continue this application to the meeting of October 19, 2006, 7pm, at the Community Building; seconded by Dustin Bowles. 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. Mr. Aversa was not present. It was reported that Mr. Aversa went back to the ZBA last month asking for a re-hearing for special exception on this plan. The ZBA denied the re-hearing. Dustin Bowles made a motion to remove the application from the agenda, saying that the applicant would have to start over with the process; seconded by Stanley Prescott. It was noted that the Board had to take action on the application before removing it from the agenda. Dustin Bowles withdrew the original motion. *Mr. Bowles then made a motion to deny the application and remove it from the agenda; seconded by Stanley Prescott. All were in favor.*

New Business:

- 1. Application # 06-24, Eastern Propane** – Amended Site Plan to add a 2,000 gallon aboveground diesel storage tank, Located on International Drive, in the C/I District. Map 49, Lot 127. There were no representatives of Eastern present. Because a butter notification was not done properly this application will be continued to the Planning Board meeting of October 19, 2006. *Tom Moore made a motion to continue this application to October 19, 2006; seconded by Stanley Prescott. All were in favor.*
- 2. Application # 06-25, Patricia Perkins** – Minor Subdivision, Located on Route 129, in the RR District. Map 15, Lot 5. The applicant and surveyor Christopher Ogden were

present. Mr. Ogden explained that this parcel is at Route 129 and Pleasant Street. The lot is 9.14 acres and Ms. Perkins is proposing to subdivide 2 acres from the larger piece. Mr. Ogden described the proposed plan, noting that a driveway will cross wetland to access the rear of the property. It was asked if the application is complete. The secretary reported that there is no state subdivision approval or wetland permit at this time. Stanley Prescott stated that this plan would have to go to the ZBA for having a driveway in the side setback or would have to move the driveway to a wider section of the wetland. Bob Ordway asked if the curve of the driveway is due to the terrain. Mr. Ogden said it was and said he would like to avoid going to the ZBA. Dustin Bowles said the plan is impacting only a small portion of the wetland and that all zoning boards shouldn't be judged by experience with others. Stan Prescott asked if they have their driveway permit. Mr. Ogden said he has been in contact with the state and doesn't anticipate any problems. That will be forthcoming. ***Stanley Prescott made a motion to continue this application to next month; seconded by Gary Tasker.*** Dustin Bowles asked if abutters have been notified. It was confirmed that they have been. ***All were in favor. This application will be heard on October 19, 2006, 7pm, at the Community Building; this is final notice.***

Board Discussion:

- a. Chairman Dow asked to discuss 155E, Excavation Permit. He told the Board that Roy Buttrick has recently sold his pit in the village to Plourde Sand & Gravel and there have been questions as to the best way to handle the transfer. He said he felt it was best to have Plourde come in with a letter of the transfer, a site plan and an excavation plan. Roy Merrill stated that the pit owner has 90 days to notify the town of the change of ownership. Donna gave an explanation of the call received from Plourde, research of the current file (there is no application on file since this pit was grandfathered), and what has been suggested by the Selectmen's secretary. She said she was told that the new owner should come in with a reclamation plan, a copy of the deed transferring ownership, and a new bond should be set. Tom Dow stated if there is no permit, now is the time to get one and get it on record. The Board agreed that now is the time to get the file in order and the bond reflective of the material being excavated. Donna stated that the permits read that they are not transferable without written approval of the Planning Board. She said the woman from Plourde Sand & Gravel stated that with the purchase of the property everything conveyed stays with the property, and Bob Fiske said the same thing about the 155-E staying with the property. The Board feels a complete record should be on file so that the next time the property transfers there is something on record for the property. Bob Ordway said the Board should also know what the new owner plans to do on the property. The secretary was asked to notify the new owner that the file has to be updated.
- b. Donna notified the Board of two public hearings for cell towers in neighboring towns.

Report of the ZBA:

There are four special exception applications and one use variance application before the ZBA. Three of the special exceptions are for reduced setbacks: Chip Davis, reduced side setbacks for 15 lots in subdivision; Robert Young, reduced side setback for hobby greenhouse; and Ken Conte, reduced side and front setbacks for deck and porch. There is one special exception for a major home occupation at the property next to the town offices. The property is currently approved for home occupation; this is to categorize it

as major to allow for a sign. The use variance is to allow multiple kitchens in a home on Bee Hole Road.

Report of the Board of Permit:

There was no Board of Permit meeting this month as there was nothing for the agenda.

A motion to adjourn at 9:37pm was made by Gary Tasker; seconded by Dustin Bowles. All were in favor.

**Respectfully submitted,
Donna White**