



TOWN OF BELMONT, NH

PLANNING BOARD

Monday, November 23, 2009
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chair Peter Harris, Vice Chair Ward Peterson, Claude Patten and Christine Long.
Members Absent: Jon Pike, Gary Flack and Russ Davis.
Alternates Present: William Rollins.
Alternates Absent: William Otto and Reginald Caldwell.
Also Present: Carol Fairfield, Conservation Commission member.
Staff: Candace Daigle & Rick Ball.

The chairman opened the meeting at 7p.m. and appointed W. Rollins as a voting member for the meeting.

PLAN SUBMISSION MEETING – DAVID A. LIBBY: Request for site plan approval for an automotive maintenance and repair business. Property is located at 25 Lamprey Road, Tax Lot 224-022 in the “C” Zone. PB # 1709P.

Mr. David Libby presented the application. He explained he is trying to start an auto repair business at his residence in the commercial zone because of the economy and lack of jobs. He will be the only worker. He does not plan on making his use a nuisance to the neighborhood. If his neighbors have any problems they can talk to him and he as already talked to all of them and they have no issues with his application.

BOARD'S ACTION - PLAN SUBMISSION – DAVID A. LIBBY:

MOTION: C. Long moved to grant the following waivers:

1. Soils Map & report as there is no proposed disturbance, building and parking is existing, lot is not located on the aquifer.
2. Topographic Plan as there is no proposed disturbance, building and parking is existing, lot is not located on the aquifer.
3. Stormwater Management Plan & Report as there is no proposed disturbance, building and parking is existing and lot is not located on the aquifer.
4. Landscaping Plan as there is no proposed disturbance, building and parking is existing, lot is not located on the aquifer.

The motion was seconded by W. Peterson and carried. (5-0)

MOTION: W. Peterson moved that the application be accepted as complete for the purpose of

proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by 1/27/10 subject to extension or waiver.

The motion was seconded by C. Patten and carried. (5-0)

PUBLIC HEARING – DAVID A. LIBBY: Request for site plan approval for an automotive maintenance and repair business. Property is located at 25 Lamprey Road, Tax Lot 224-022 in the “C” Zone. PB # 1709P.

The chairman opened the public hearing. Mr. David Libby presented the application. W. Peterson asked about signage. Mr. Libby explained he would have a building mounted sign. C. Patten asked Mr. Libby to go over the merits of the application as noted on the staff report.

Mr. Libby agreed that 90 days was more than sufficient to keep any vehicle on site. He stated he can fit 3-4 cars across in front of the garage. He referred to the pictures submitted to show just that fact. He also has an area on the right of the garage which would fit 1 or 2 cars if he had to do that. This would be in addition to whatever vehicles he would have inside. P. Harris asked if there is a required setback for parking from the road. R. Ball indicated there was not. Mr. Libby stated that there is also enough room in front of the dwelling to fit 4-6 cars for his residential use if necessary. Mr. Libby has seen the information provided by staff. Parking will be restricted to in front and beside of the garage.

Mr. Libby noted he has provided the Board with information on the handling of contaminants and will operate in accordance with Best Management Practices.

The other garage is for residential use only. He will not be using it for commercial storage other than the engine stand and hoist that is stored there. All used parts will go out for junk and not be allowed to accumulate.

Mr. Libby is proposing to not have a dumpster since he only has 1 or 2 bags of garbage per month. Even a two yard dumpster would be very expensive. He would take the bags to the Best Way site in Belmont. He understands a dumpster would also have to have an impervious surface and be screened. He also doesn't know where he would put it. C. Patten asked about the picture with the dugout area. Mr. Libby responded that it is a piece of ledge behind the garage. That is why the garage variance was granted. He doesn't think he could keep it plowed enough there for the dumpster as well as the presence of overhead wiring. W. Peterson stated he thought Mr. Libby would be surprised at the amount of trash that gets generated. He only recently contracted for a dumpster and it gets filled every month. Mr. Libby noted that he checked and he would have to pay for a monthly pickup whether it was picked up or not. But he's also not sure where to put it. Staff noted that he cannot take trash to Laconia or Bestway. He needs a disposal method. P. Harris noted the dumpster would just need to be screened from the road. The chairman explained why businesses must now have dumpsters and have them fenced and why Mr. Libby will see some other sites, approved prior to the enactment of zoning, whose dumpsters are not enclosed. Mr. Libby asked

about the 50' front setback. R. Ball indicated the dumpster did not have to meet setbacks.

Mr. Libby explained he would put his barrels of used fluids under cover and on a concrete pad and have a licensed disposal firm pick them up. R. Ball noted that the location, because it's roofed has to meet the setback. W. Rollins asked about the side setback. R. Ball indicated it was 7.5' and there was sufficient room for the secondary containment to meet setbacks. Mr. Libby will check with Steven Dalton, Code Enforcement Officer (CEO) on alternatives for secondary containment options. He has someone who will come and collect anti-freeze and he will also properly dispose of used motor oil. Mr. Libby went on to explore possible alternatives for secondary containment with the Board. W. Peterson noted that the CEO can take a look at the secondary containment proposals. Mr. Libby will do what he needs for secondary containment and will work with the CEO.

Mr. Libby noted most work would be done inside the garage. At times some small work might be done outside like changing a light bulb or alternator or checking an on-board computer. Otherwise all work is done inside. W. Peterson reminded Mr. Libby that if there were ever employees he would need to provide water and septic facilities in the garage. His hours of operation will be "open" from 8:30am to 5pm Monday through Friday but he may have to work some on Saturdays and Sundays. He will try to keep the first spot on the end of the garage free for handicapped parking. He will also apply for a commercial driveway upgrade.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

BOARD'S ACTION – PUBLIC HEARING - DAVID A. LIBBY:

MOTION: W. Peterson moved that the application be granted Final, conditional approval as it appears to meet all of the technical requirements of the Ordinances and Regulations of the Town of Belmont with the following conditions:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvement or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Belmont commercial driveway permit.
2. Payment of decision recording fee.
3. Applicant shall sign and follow Inspection Schedule prepared by Planning staff.
4. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

5. Building permit to convert use of structure to commercial (see Building Official's comments) and for exterior storage area.
6. Individual vehicles limited to being parked outside a total of 90 days per service visit.
7. Parking will only be to the front and NW side of garage.
8. Small garage will not be used in conjunction w/business.

9. Dumpster (screened and on solid surface) required.
 10. Secondary containment required for fluids storage.
 11. Disposal of fluids to be with licensed contractor.
 12. Automotive Best Management Practices shall be employed.
 13. Water/septic facilities required if at any time more than just the owner works on site as part of the business.
 14. All exterior lighting shall be shielded from abutters and traffic.
 15. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
 16. No changes shall be made to the approved plans unless application is made in writing to the Town.
 17. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
 18. Approval is subject to expiration, revocation and changes in the Ordinances.
- The motion was seconded by W. Rollins and carried. (5-0)

PLAN SUBMISSION MEETING – TAMMY L. DUNN: Request for site plan approval for a contractor's yard to park heavy equipment. Property is located at 195 Laconia Road, Tax Lot 210-014 in the "C" Zone. PB # 1609P.

Ms. Tammy Dunn, Mr. Cal Dunn, Jr. and Mr. Call Dunn III were present for the application.

BOARD'S ACTION PLAN SUBMISSION – TAMMY L. DUNN:

MOTION: C. Patten moved that the application be accepted as complete for the purpose of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by 1/27/10 subject to extension or waiver.

The motion was seconded by W. Peterson and carried. (5-0)

PUBLIC HEARING – TAMMY L. DUNN: Request for site plan approval for a contractor's yard to park heavy equipment. Property is located at 195 Laconia Road, Tax Lot 210-014 in the "C" Zone. PB # 1609P.

The chairman opened the public hearing. Ms. Tammy Dunn, Mr. Cal Dunn, Jr. and Mr. Call Dunn III were present. Mr. Call Dunn III presented the application. Mr. Dunn III explained that they met with staff to have a temporary parking area for some trucks. They are building a permanent facility in Laconia but need a space until that is completed. It is pretty cut and dried. There are no facilities, no maintenance. C. Long asked about fuel and Mr. Dunn, Jr. stated there will be no fuel storage; it's just a parking area. He is the only employee. He'll go there in the morning take whatever he needs for the day and bring it back in the afternoon. The equipment is in Gilford now but the Town is forcing them to remove it.

Mr. Dunn III stated that the number of vehicles will vary from day to day. There may be one or several on site at any one time. He stated they own a dozen vehicles in the business. They are proposing a 50' x 100' parking area and he feels that the number of vehicles doesn't matter. P. Harris asked if they had reviewed the staff report such as the need for an emergency spill kit, etc. He also asked about screening which is usually fencing or natural screening.

W. Rollins asked what "temporary" was in Mr. Dunn's reference to only using the site for a temporary time? P. Harris explained the ZBA granted a two-year permit at Mr. Dunn's request. The permit expires in two years. Mr. Dunn III explained they don't want to put any money in the site for things like screening since it's temporary. Mr. Dunn III clarified that there will be no fuel storage and no fueling activity on the site. Mr. Dunn, Jr. stated the parking area cannot be easily seen travelling southbound and when travelling northbound it's in the back corner. The proposal is also not for construction material, only equipment. The site will be well maintained and it's temporary. He reiterated that as far as fueling, there's nothing on site. He explained that they used to fuel their equipment at the end of the day, but due to the cost and loss of fuel to nighttime fuel highjackers, now they do it off site in the morning. The tanks aren't anywhere near full at night. P. Harris noted the other Dunn lot on Laconia Road is kept very neat. He went on to say a fence, if required, wouldn't be high enough in any case to shield the equipment from sight. P. Harris asked about the storage trailer. Mr. Dunn, Jr. doesn't know what's in it. Mrs. Dunn stated not much other than rat poison. Mr. Dunn III said they were told they were allowed one in the commercial zone. C. Daigle noted that up to two storage trailers are permitted, but a building permit is required and they must meet setbacks. P. Harris noted the commercial use does require a commercial driveway permit. Mr. Dunn III stated they would not need to prep the parking area. C. Daigle explained the need for a commercial permit. Mr. Dunn, Jr. stated the septic is located on the south side of the house and the well is the small circle shown on the plan. W. Peterson asked about spill kits. Mr. Dunn, Jr. stated they have them in all their vehicles.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

BOARD'S ACTION – TAMMY L. DUNN:

MOTION: W. Peterson moved that the application be granted Final, conditional approval as it appears to meet all of the technical requirements of the Ordinances and Regulations of the Town of Belmont with the following conditions:

Conditions to be complied with or secured as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence until plan is signed and decision recorded.

1. Obtain NH DOT Driveway permit upgrade.
2. Obtain Belmont sign permit for sign where content was recently changed to advertise proposed use.
3. Obtain Belmont permit for storage trailer.

Mr. Dunn, Jr. interceded and said their signs don't need a permit. He requested a waiver

from having to obtain a permit. C. Daigle explained a permit was needed, even for preexisting signs, to change the content of the sign. A Variance would be needed to avoid the permitting issue. If the sign is a preexisting nonconforming off-site advertising sign, it remains such, but a permit is needed to change the content. Mrs. Dunn explained the new sign had been erected a couple of months ago. C. Daigle agreed, but added that the Code Enforcement Office had informed Mrs. Dunn of the need for a permit at that time. Mr. Dunn III explained the sign for Twins Construction is not connected to the application for the Twins Construction contractor's yard proposed for the site. Mr. Dunn, Jr. said to forget the application, that they'd just park their equipment in the Dunn's contractors yard further south on Laconia Road. Mr. Dunn III said the sign doesn't need a permit. The Dunns said to forget the application. They left the meeting.

W. Peterson did not continue with the motion to approve. There was no second. The chairman declared the application withdrawn.

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by W. Peterson, seconded by C. Long, it was voted to approve the minutes of the October 26, 2009, meeting as submitted. (4-0-1 W. Rollins abstained)

MOTION: On a motion by C. Long, seconded by P. Harris, it was voted to approve the minutes of the November 9, 2009, meeting as submitted. (2-0-3 W.Peterson, C. Patten, & W. Rollins abstained)

STAFF REPORT:

- A.** Attendance: The Board discussed alternatives such as changing the meeting and/or work session dates and eliminating the work session dates to make meeting attendance more convenient for Board members. The members agreed to keep the meeting date on the current posted dates. No work sessions will be called unless there is work that cannot be accommodated on the meeting night. The Planner will inform the chairman if that is the case and the chairman can call a worksession on the posted date.
- B.** Brown Hill/Laconia Road Intersection Improvements: C. Daigle reported that this project had been postponed as several of the subdivisions that produced increased traffic for the intersection had been delayed. However, Johngis is inquiring as to their participation. Staff has sent a letter to NH DOT, District 3 to see if there are any resurfacing plans that could accommodate the north/southbound widening, or if Transportation Aid funding is a possibility. The first step would be the design. The other impacted project will be Terra Firma. The Members agreed to proceeding. Underwood Engineers will be contacted regarding developing an estimated cost.

ZONING AMENDMENTS:

The Board discussed possible amendments including:

1. Biosolids: Define biosolids. Prohibit the application of Class B biosolids. Permit the

application of Class A biosolids in the Rural Zone on areas a minimum of 5 acres in size.

W. Rollins pointed out that the amendments should maintain some sort of notice to abutters. As an abutter he would want notice.

Carol Fairfield asked about the special exception process which C. Daigle explained. P. Harris stated he found sites on NH and biosolids and its separation from sludge material. He noted the articles agreed that sludge had created very serious problems. However, we now have quite widespread pretreatment of industrial sewer. One of the advantages of using biosolids is that it eliminates the use of artificial fertilizers. The industry is now more aware of hazards such as lead and arsenic. He referred to an article on an award winning process in Bristol referred to on the NH Biosolids site. He also noted DES Rules call for updating on a more frequent basis than has been done. He found that much of the information was not substantiated by facts or science.

The participants agreed that Class B seems to have a lot of toxins in it and that it was important to continue to control and regulate it. W. Peterson referred to a study sent to him by staff where employees of waste water treatment plants and neighbors of application sites complained about rashes and respiratory problems. The researchers were unable to link the problems to pathogens from the waste water treatment plants or biosolids.

W. Peterson agrees that Class B biosolids are not something that should be spread in Belmont. That finding seems based on scientific data. He referred to Cornell University also having a large study. Carol Fairfield suggested prohibiting Class B and allowing Class A as Special Exception.

The members referred to the RMI request which was to eliminate the special exception process for Class A. RMI had indicated that they were not proposing to spread Class B in Belmont. The members discussed that the process would be better reviewed by the Planning Board instead of through a Special Exception process. W. Peterson asked why the review could not be as a Site Plan, but it was agreed it was an agricultural use, not a commercial or multi-family use. C. Fairfield pointed out the report of the plant in Milwaukee that makes milorganite that was shut down because of sludge problems. Her concern is that we just don't know what's going on. It could also be the case that while everyone's working toward cleaner effluent outfall, more contaminants may be left in the sludge.

R. Ball suggesting using a conditional use permit process as being more appropriate than a special exception. C. Long suggested that it didn't make sense to close the exemption gap for possible contaminants from 55 to 5 gallons under the aquifer ordinance amendments and leave the biosolids issue open. The Board discussed the appropriateness of applying biosolids over the aquifer. There are several agricultural uses that occur on the aquifer. P. Harris feels biosolids might be better on the aquifer than fertilizers. C. Fairfield hasn't been able to find any comparison between fertilizers and biosolids. P. Harris has seen some info on that and will attempt to locate and share. C. Fairfield inquired about using biosolids to

reclaim pits. It seems that would not occur if Class B is used and Class B is prohibited in Belmont. The Board directed staff to notice:

Purpose: Permit the application of Class A biosolids in the Rural Zone on areas a minimum of 5 acres in size by a Conditional Use Permit issued by the Planning Board. Eliminate the requirement for a Special Exception. Prohibit Class B biosolids in all zones. Define Biosolids.

Article 5. Table 1. Change permitted use table to:

Sludge/Biosolids – Class A – Lots < 5 acres in application size – Do not permit in any zone.

Sludge Biosolids – Class A – Lots =>5 acres in application size – Permit in Rural zone. Do not permit in any other zone.

Sludge/Biosolids – Class B – Do not permit in any zone.

Article 8.H. – New Section:

Biosolids Application.

The Planning Board may grant a Conditional Use Permit for the application of Biosolids which is otherwise permitted within the underlying district.

In granting a Conditional Use Permit:

- a. The Planning Board must determine that the proposed application is not a prohibited use;
- b. Biosolids material may only be brought into the Town of Belmont once properly processed as required by all applicable Federal, State and local Regulations;
- c. Biosolids may only be applied where the area of application is greater than 5 acres in size;
- d. Biosolids may only be applied for accepted agricultural purposes;

Article 13.F.1. – delete in entirety. Renumber remaining sections.

Article 15. Add Definition for “Biosolids”.

Biosolids – means “biosolids” as defined by RSA 485-A:2,XXII, as amended.

2. Burials: Allow and state regulations for burials on private property. The Board agreed to set aside this proposal to concentrate on fewer issues of more immediate importance.
3. Aquifer: Add municipal well-head protection areas to the Aquifer Ordinance. Retitle the Ordinance as a Groundwater Protection Ordinance. Amend, add & delete definitions. Update references to NH DES Rules and Stormwater Manual, EPA Stormwater Prevention Guide and Agriculture BMP Manual. Reduce amount of regulated material that is exempt from 55 to 5 gallons. Revise fertilizer reference. Make Code Enforcement Officer reviewer of Spill plans. Require mobile fueling to comply with Best Management practices. The Board agreed to notice as proposed:

Aquifer Ordinance:

Purpose: Add municipal well-head protection areas to existing aquifer district. Retitle Groundwater Protection District. Delete unused definition (outdoor maintenance). Define Seasonal High Water Table. Amend definition of and Secondary Containment to include a

cover. Update all references to NH DES Rules, NH DES Stormwater Manual and EPA Stormwater Pollution Prevention Plan Guide. Update reference to NH Department of Agriculture BMP Manual. Reduce the amount of regulated substance that is exempt from the Ordinance to 5gallons. Eliminate “commercial” fertilizer reference. Make Code Enforcement Officer the reviewer of the Spill prevention plan. Require mobile fueling to comply with Best Management Practices.

Article 7. Retitle as Groundwater Protection Ordinance

Article 7.B. Add “designated wells and /or”

The purpose is to be accomplished by regulating land uses which could contribute pollutants to designated wells and/or aquifers identified as being needed for present and/or future public water supply.

Article 7.C.

7. Delete “Outdoor Maintenance”.

12. Update DES Rule references: ...by Env-***Dw 301*** or ***302*** (for community water systems); Env-***Dw 372.14*** and Env-***Dw 373.12*** (for other public water systems).

13. Add new #13 and renumber remaining: Add: Seasonal High Water Table (SHWT): means the depth from the mineral soil surface to the upper most soil horizon that contains 2% or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a Hydrogeologist, Soils Scientist, Wetlands Scientist, Engineer or other professional approved by the Planning Board through the use of wells or test pits that extend to either the SHWT, ledge, or to a minimum of six feet below the maximum proposed excavation depth or other method approved by the Planning Board.

13. Add to Secondary Containment - Secondary containment areas must be covered if regulated substances are stored outside.

Article 7.D. Update title and include municipal well head protection areas.

The ***Groundwater*** Protection District is an overlay district which is superimposed over the existing underlying zoning and includes within its boundaries the Stratified Drift Aquifers ***and municipal well head protection areas*** shown on the map entitled “Town of Belmont ***Groundwater*** Protection District”, adopted concurrent with this Ordinance.

Article 7.E. Replace “Aquifer” with “Groundwater”.

Article 7.F.

Replace “Aquifer Protection District” with “Groundwater Protection District”.

8.a. Replace Stormwater Management For Industrial Activities: Developing Pollution Prevention Plans and Best Management Practices. (US EPA, 1992) with Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators (US EPA 2009).

8.b. Replace “Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, Rockingham County Conservation District, August 1992, Best Management Practices for Urban Stormwater Runoff, NH Department of Environmental Services, January 1996,” with “New Hampshire Stormwater Manual Volumes 1-3, December 2008, NH Department of Environmental Service,”

Article 7.G. Replace “Aquifer Protection District” with “Groundwater Protection District”.

Article 7.H. Replace “Aquifer Protection District” with “Groundwater Protection District”.

10. Replace “United States Natural Resources Conservation Service;” with “Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, August 2005, and any subsequent revisions;”
11. Update NH DES Rules references: “to Env-Hw 500-900 except for: a.household hazardous waste centers and events regulated under Env-Hw 401.03(b)(1) and Env-Hw 501.01(b);”
12. Update NH DES Rules reference: “that are subject to Env-Wq 402, except the following”
13. Replace “(i.e. 55-gallons)” to “(i.e. 5 gallons)”.
14. Delete the word “commercial”.

Article 7.I.1. replace “Belmont Fire Department” with “Code Enforcement Officer”.

Article 7.J.

2. After “and/or equipment” add “provided fuel transfers are conducted over an impervious area and utilize portable spill containment equipment with trained personnel present during transfers.”
8. Update NH DES Rule Reference, “Rules Env-Hw 401.03(b)(1) and 501.01(b)”.
4. Definitions: Amend/add definitions for Veterinary Clinic and Retaining Walls. The Board agreed to set aside this proposal to concentrate on fewer issues of more immediate importance.
5. Manufactured Housing Parks: Require the same density for parks as for other types of residential development. The Board discussed the issue of density and the importance of meeting both 674:59 for affordability and 674:32 providing a reasonable opportunity for manufactured homes.

A 2007 report by Mr. Russ Thibeault of AER found that the Town has maintained its status as already providing a “fair share” of the regional affordable housing need. Mr. Thibeault is currently updating those numbers for the Board and his report will be in by year-end. His preliminary comments are that he does not expect that status to change. In addition, as more affordable housing has been completed in Belmont as recently as 2009, it would appear that our Ordinance already provides reasonable opportunity for the construction of affordable housing. Therefore, the Town is compliant with 674:59.

In regards to 674:32, currently manufactured homes are allowed in manufactured home subdivisions and manufactured home parks in the Rural (R) and Residential-Multi-family (RM) zones only. The currently allowed density for parks is two units per acre in both zones.

In the RM zone, the density for subdivisions and other types of housing is also two units per acre. Since manufactured housing parks (new and enlarged) have been developed under this density the Board believes it is reasonable.

However, in the R zone, subdivisions and other types of housing require three acres per unit.

The current draft proposal is to change the density for parks to be the same; three acres per unit. The Board discussed that such a density may not continue to provide a “reasonable”

opportunity for manufactured housing parks. Being noncompliant would be grounds for the Ordinance to be found invalid. They discussed other density options. It was the consensus of the Board that increasing the density to 50% above that required for other types of housing in the R zone would provide reasonable opportunity. They directed that the following be noticed for public hearing:

Manufactured Housing Parks:

Purpose: Require the same density for manufactured housing units in manufactured housing parks as for other type of residential development in the permitted zones.

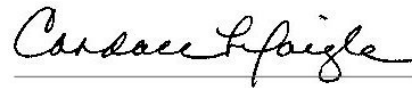
Article 8.B.9.a. Replace first sentence with: "The maximum density in the Residential Multi-Family Zone shall be two (2) dwelling units per acre. The maximum density in the Rural Zone shall be one and one-half (1½) acres per dwelling unit."

6. Wetland Ordinance: In conformance with the Town Meeting vote of 1997 to abandon the Prime Wetlands category, remove Prime Wetlands references in the Wetlands Ordinance. The Board agreed to set aside this proposal to concentrate on fewer issues of more immediate importance.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by W. Rollins, it was voted unanimously to adjourn at 9:32 p.m. (5-0)

Respectfully submitted,



Candace L. Daigle
Town Planner