

HAMPTON PLANNING BOARD

MINUTES

June 1, 2016 – 7:00 p.m.

PRESENT: Brendan McNamara, Chair
Tracy Emerick
Ann Carnaby, Clerk
James Waddell, Selectman Member
Keith Lessard
Thomas Higgins, Alternate
Anthony Ciolfi, Alternate
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: **Fran McMahon, Vice Chair**
Mark Olson

I. CALL TO ORDER

Chairman McNamara meeting at 7:00 p.m. by introducing the Board members and leading the Pledge of Allegiance.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

16-020 Liberty Lane (and Liberty Lane East)

Map: 67 Lot: 2.

Applicant: Asset Title Holding Company, LLC.

Owner of Record: Same.

Site Plan: Creation of five (5) separate land units for future development on 78-acre tract of land. Waiver Request: Section V.D.4 & 11; Section V.E.1,4,7,8,9,11,12,13,14 & 15 (Detailed Plans-Site Plan Regulations).

Attorney Peter Saari appeared with Corey Colwell of MSC Engineers. This is a land condominium project. Each person acquires an undivided interest and can put a building on it. The rest of the land is common land. The buildings are not constructed yet.

Corey Colwell said the condo conversion is on the 78-acre parcel. There is a private right of way that goes out to Towle Farm Road. Approximately 30 acres are five separate land units. They are labeled A through E. There is private sewer. Utilities are present for each of the units as well as frontage on Liberty Lane East. There are six ponds and five of the six are located in the common areas. The common area is designed so all five areas have an equal share. RSA 356-B is the RSA that deals with this. The amount of acreage ranges from 2.34 acres up to 8.82 acres. The smallest is Land Unit D. Land Unit B is the largest. It has 88 feet of frontage on Liberty Lane. Commercial development should work here. There are no plans for development as of now. They will have to come back to the Board for each site plan review when it gets to that point. This was submitted as a site plan application per Mr.

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Bachand's conversation with Attorney Gearreald. When buildings go on the land units, then information will be given for each project. It is like a form of subdivision.

BOARD

Mr. Lessard noted a lot of waivers are being requested and we do not know what is happening. Mr. Colwell said it will come back to the Board when they know what is happening. It will come back then for a site plan review. The purpose of this plan is to make marketable lots for sale. Mr. Lessard asked about wetlands on these land units. He asked about crossing to uplands. He wants to know about the buildable plots. What about setbacks was asked as well. It was asked if there will be condominium documents to be reviewed and it was stated "yes".

Mr. Ciolfi asked if this is mixed use; it is in Industrial Zone. Mr. Ciolfi said it could be commercial and retail. Mr. Colwell said it will probably be office space. Mr. Colwell said Mr. Montrone has people interested in office space. Mr. Lessard asked what kind of office space; Mr. Colwell does not know.

Ms. Carnaby said she is confused about creating parcels without knowing what will go in there. She doesn't understand the point of doing the subdivision at this point—they should wait until they know what is going to be built on each parcel.

Mr. Colwell said they drew the land units so that they are big enough to fit proposed uses, but they cannot get any bigger. Expanding the lines would bring in wetlands. Ms. Carnaby asked if someone can buy two lots and merge them.

David Choate of Colliers International, (marketing firm), appeared. He said Mr. Montrone rejected a use because it was too industrial. Site D has been purchased. He discussed due diligence. Mr. Choate said nothing can be built out there without being approved by the Board. A company in Seabrook is interested in this project. Mr. Choate thinks all but one will be single-tenant buildings. A new tenant is looking at 20,000 s.f. All businesses that are interested are local. There will be strict architectural covenants. Ms. Carnaby doesn't want to approve a dream.

Mr. Emerick said he thinks it's a brilliant idea. These spaces are being defined and then they can be marketed.

Mr. Higgins asked if it is condominiums because of common land. It is one owner. He asked about the easements. Mr. Colwell said when the lot was sold to RMMC, Liberty Lane, LLC, the road goes through both properties and there are many walking trails. There is a helicopter pad on the property. They want cross rights to go on both parcels. They want parcels to be able to use roads and walking trails between parcels. There were no defined metes and bounds. RMMC will be able to use walking paths, etc. There are rights to use power lines. Drainage is another easement.

Mr. Waddell asked if covenants are in place now. Mr. Choate said there are covenants for Liberty Lane West; there will be some for Liberty Lane East. They are asking buyers to show what they want first. There will eventually be condominium documents.

Mr. McNamara asked about the adult entertainment factor. The overlay district runs through several of the areas. Mr. Bachand said it was stated by Mr. Valle during the Zoning

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Review Subcommittee process that that type of use would not be allowed to occur here. Mr. McNamara said if it is sold later on, that could get tricky. Mr. Choate said that could be made a condition of approval. It could be on the deeds as well. Mr. Lessard said the Planning Board may need to do a new Zone if they ask to exclude this area. Mr. Emerick said the applicant could do it themselves through the condo docs.

PUBLIC

Mr. Sunny Kravitz, appeared. He noted Exeter Road was repaved recently. Wastewater treatment plants have issues as well. There needs to be improvements. It (vote) did not pass. There was a break in the pump station at the beach; that's going to be a big project and expensive. Smuttynose found that iron pipes need to be upgraded. He asked to not put a bigger load on the systems. Exeter Road cannot handle much more traffic. Exeter Road has large trucks traveling on it now. He noted that the Highlands should be informed as an interested party as well in the future.

Julie Moore, 52 Falcone Circle, appeared. Traffic was discussed, wetlands study and sewer problems. When this all came to light, Church Street went down. There are also problems on Lafayette with the sewer. She said the Town needs to look at the sewer; she agrees with Mr. Kravitz. She discussed the traffic on Exeter Road. Traffic is ongoing. She asked for consideration with these issues. She wants water lines protected.

Mr. Bachand highlighted the sewer area issues; it is a private system. It will have to be looked at closely with the development of each land unit.

Mr. Bachand forwarded the Fire Chief's email with Aquarion's comments to the Board. A schematic of the private sewer was provided for the Board's information. Mr. Bachand discussed his conditions regarding future development of the land units. His recommendations do not allow for any development at this point. All projects will go through the PRC process before they reach the Planning Board. Mr. Bachand discussed hydrants. Traffic studies will need to be done. Each land unit being considered in the same manner as a conventional subdivision lot was discussed. The entire parcel will not be looked at as one. Condition #4 was discussed. Mr. Bachand recommended amending #4 as follows: *"This approval shall not be deemed to constitute approval of any utility systems and services including but not limited to water (including dry hydrants) and sewer for any of the land units, which will only be considered once the proposal for development of that land unit is filed with the Planning Board."*

Mr. McNamara understands the concept. He has concerns about the wastewater plant.

Mr. Lessard asked if the applicants read Mr. Bachand's Memo and they have. Mr. Lessard said he is not sure about granting all of the waiver requests. Mr. Bachand said the waiver requests are for this application only. **Mr. McNamara said a condition could be added that these waivers do not extend to the future purchases of the individual lots.**

Ms. Carnaby asked about approving five separate lots; she asked once they are subdivided and they go under various ownerships, it's less likely that five different owners

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would be inclined to assist the Town in any way with relief for sewer or road use issues that we face with the applications that come before the Board. She asked if the Board can get some help. If the lots are subdivided and filled with office space, etc. it results in more traffic. How will the Town get on top of this was asked.

Mr. Lessard asked about the sewer capacity. The applicants are not aware.

Mr. Waddell discussed traffic and sewer. Mr. Waddell would go with this as long as future projects meet recommendations. Protecting the areas are a concern.

Mr. Higgins said restrictions can't be put on five separate land units right now. Ms. Carnaby's concern is we have a huge problem with the wastewater plant. New buildings will pay taxes; it should be used wisely. Mr. Bachand said the DPW is looking at all projects very thoroughly. Mr. Bachand said all projects will also go through the PRC process.

Mr. Lessard discussed capacity and pipe line and larger pipeline issues. The Selectmen are collecting capacity fees/sewer fees. There is now a sewer use fee.

Mr. Colwell said there will be five cracks at it; five separate reviews of this; five PRC's. If this project were all done at once, there would be only one crack at it.

MOTION by Mr. Emerick to grant the waiver requests.

SECOND by Mr. Lessard with the caveat that they know these waivers are not carried to each individual future application/lot.

VOTE: 7 – 0 – 0

MOTION PASSED.

MOTION by Mr. Emerick to grant the Site Plan along with the conditions noted in the Planners memorandum, as amended twice: Condition #4 as amended, and the additional condition that the waivers do not extend to the development of the individual land units.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 1 (McNamara)

MOTION PASSED.

16-021 175, 165 & 155 Island Path

Maps: 280 Lots: 22-1, 22-2 & 22-3

Applicant: Aaron Brown

Owners of Record: Same (Lot 22-3); Peter Martin (Lot 22-1) & Robert Dudley (Lot 22-2)

Wetlands Permit: Mitigation work of previously-disturbed areas; Construction of duplex (two townhouses).

Mr. Aaron Brown appeared with Mr. Joseph Coronati, Jones & Beach, and Bob Casassa of Casassa and Ryan. Mr. Casassa said this application has come to the Board before. This is to complete remediation to the property. They need a permit to complete the work. The project has been delayed in the past by abutter appeals and weather. Plantings were discussed.

Mr. Coronati said these plans are the same as shown over the past nine years. They went to the Conservation Commission meeting. They want to complete mitigation and build one

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structure (duplex) that was approved years ago on the property. The third lot has not been built on. Two other lots have been sold. Mr. Brown can do work on the properties. There is a two-phase approach to the letter and the applicant agrees with the conditions.

Mr. Lessard went to the Conservation meeting. He is fine that they are agreeable with the Conservation Commission's wishes.

PUBLIC

Mr. Brian Belanger appeared. He sold the property to his son. He gave an Affidavit to the Board. It was signed in 2013 about taking care of issues on the property. The DES has given approvals. That permit extends until 2018 per Attorney Casassa. The permit was issued from the State in March 5, 2013. The document provided by Mr. Belanger was dated March 3rd; the State ruled after that so it is not pertinent. Mr. Belanger said it is pertinent because Mr. Brown never completed the work.

Mr. Belanger said there are many issues over the years. The prior Public Works Director bought the property. Mr. Belanger says some Town-owned land was included in his Plan of Land and still is. The pond out back and the road on the peninsula were discussed. He said the land is in violation. Mr. Belanger discussed adverse possession.

Mr. McNamara said this may be a court issue. This Planning Board cannot suggest anyone take this to Court. Mr. McNamara said this Board cannot address this.

Mr. Belanger said in the original application, Mr. Brown applied for the permit and obtained it and said he was the owner in November of 2007. He did not have an ownership interest in the property until 2008. He discussed its history.

Mr. McNamara discussed what the Planning Board can and cannot do. Mr. Belanger wants the Board to deny the application.

BOARD

Mr. Bachand discussed the application and noted last year's application was withdrawn by the applicant and the prior permit had expired without completing the work. He said the point of this application is so the work that has not been completed can go forward. They came back to the Board now and Mr. Bachand is adamant that the work gets done this time around, if approval is granted, so the matter can be put to a close. He recommends approval of the wetlands permit along with the conditions in the Conservation Commission's letter dated May 31, 2016.

Ms. Lessard asked if Aaron Brown has a warranty deed and he stated 'yes'.

MOTION by Mr. Emerick to grant the Wetlands Permit along with the conditions noted in the Conservation's Commission's letter dated May 31, 2016.

SECOND by Mr. Lessard.

VOTE: 7 – 0 - 0.

MOTION PASSED.

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16-022 630 Lafayette Road

Map: 126 Lot: 12

Applicant: Hannaford Bros. Co., LLC

Owner of Record: Same

Wetlands Permit: Site improvements including general maintenance and repairs of degraded pavement and site features (fencing, cracked pavement, etc.) to improve safety. Work will not result in new impervious area or structures within the delineated wetland or 50' wetland buffer.

Mr. Jay Lord, appeared. The plan was discussed in detail. Remodeling the parking lot was discussed and taking care of erosion problems. The Conservation Commission addressed all issues at their meeting. Crushed stone will be added to the property. Best practices will be used.

Mr. Lessard was on the Conservation walk and attended the meeting. Mr. Lessard asked about maintenance of the detention pond. He asked if it was followed up on and the applicant said the detention pond, he believed, did not need regular work to be done on it. Mr. Lord said the maintenance of the detention pond requires a report. Mr. Lord thinks in 2006 or 2007 they needed to file an annual report on that with the State and the Town.

Mr. Bachand said there was a condition of approval in 2005 requiring an annual monitoring report for the detention pond. Mr. Bachand said there was a report for 2013 (dated February 2014). That was the last record of a report he could find. They are off a couple of years. This condition was not provided in the 2014 permit approval.

Mr. Higgins said it was required. The last one was 2013. It is part of the DES permit as well as the Planning Board.

Ms. Carnaby asked if the stream will be cleaned out (north part of parking lot). Mr. Lord said this addresses issues in the wetlands buffer. Ms. Carnaby asked about vines – a lot of it is poison ivy. Mr. Lord noted it is not on the Hannaford's property.

PUBLIC

Ms. Rayann Dionne appeared. She said the most recent report she has is from 2013. It pre-dates the Town's O&M requirement. We may need an O&M on this.

Mr. Lessard would postpone this until we get an updated report. If they aren't filing with the State either; this should be taken care of.

BOARD

Mr. Bachand said a report should be done annually. Apparently it did not happen after 2013. He has no other issues and recommends that approval be in accordance with the May 31, 2016 Conservation Commission letter.

Mr. Emerick discussed maintenance at Hampton Meadows. They needed to maintain the pond. It was asked if they could repair it without a permit. Mr. Emerick asked if this is a similar situation. Would this be a two-year approval was asked. If we grant approval for them to maintain the area, is that forever or do they have to come back every two years when it expires was asked.

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Mr. Lessard said if they are not maintained, they fail. Ms. Dionne said when they came in to get a wetlands permit, in the approval, it said they didn't need to get another wetlands permit. If they had to do more work, they would go to the Conservation Commission again.

Mr. Emerick asked if this should be added in. An O&M can be created.

Mr. Lord said the pond has been there for 30 years.

Mr. Lessard said it is operating as designed, but we don't have the report. The report does not cover the detention pond.

MOTION by Mr. Higgins to deny.

Mr. Lord said the report addresses the berm. Mr. Lessard said we don't have maintenance of the ditch records. Mr. Bachand said condition #3 speaks to the report itself.

Mr. Emerick asked for them to get together an O&M manual for this. If there is erosion, etc. they need to get it checked. The applicant will need to let the Town know every year how it is going. Mr. Bachand said it sounds reasonable.

MOTION by Mr. Lessard to continue this application to the Planning Board's July 6th meeting.

SECOND by Mr. Higgins.

Mr. Lessard said it would be to develop an O&M for the whole site/entire parcel.

Mr. Lord asked the Board if it wants an O&M for the whole property – the whole area in the back. The Board wants to know how it will be maintained.

Mr. Lord said the only area on the site that has an issue is a small area around of erosion around the bank.

Mr. Lessard wants it to function properly. This could be postponed for one month. The Board wants an O&M plan for the entire parcel.

VOTE 7 – 0 – 0

MOTION PASSED.

Mr. Bachand will give an O&M Manual example to the applicant. Paperwork will need to go to the Planning Office by July 1st (O&M). Mr. Lord and Mr. Bachand will talk about this.

16-023 7 Perkins Avenue

Map: 293 Lot: 28

Applicant: MCJ Seacoast Ventures 7, LLC

Owner of Record: Same

Condominium Conversion: Convert existing three (3) year-round rental units to three (3) condominium units. No changes to the units or site to be made. Waiver Request: Section V.E. Detailed Plans (Site Plan Regs.)

Attorney Steve Ells appeared with Chris Drozen (sp), principal of MJC Seacoast Ventures 7, LLC. It is a straightforward condominium conversion. The three rental units will be converted to condominium form of ownership. Everything is staying the same.

BOARD

Mr. Higgins said the parking spaces need to be delineated and assigned on the plot plan and on the site. Attorney Ells agreed.

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PUBLIC

Ms. Karen Prevost appeared, 3 Perkins Avenue. She does not want it converted because it is grandfathered as a three-family home. They have complied with snow removal, bio retention area, etc. for their project. She is concerned about being on a moat. There are pictures. It floods the entire neighborhood.

BOARD

Mr. Bachand said it is a change in the form of ownership. It is non-conforming. It is allowed to be converted. Mr. Bachand asked about the taxes that need to be paid.

This application is to change form of ownership. We look at change of ownership and make sure it complies with the Regulations per Mr. McNamara.

Attorney Ells discussed the tax issues. He doesn't think that is part of the mandate there. They are past due and will be paid in reasonable time. He never heard of the Board acting as tax collector in the past. He objects to including it as a condition of approval.

Mr. Bachand said it was brought to its attention by the Tax Collector. The taxable value will go up per Attorney Ells. There is an LLC that owns everything now and it will own everything until Mr. Bachand and the Town Attorney work through everything. Hopefully a sale will take place and the buyer will pay taxes before title is transferred. At every sale, the title attorney calls the tax office.

Mr. McNamara agrees that the Board is not a tax collector for the Town. If a condo conversion gets recorded and the property is liened, the Town could own 3 condos that are going to be more difficult to sell than one parcel with one tax lien. Mr. Higgins said we should invite the tax collector in to talk to us. Mr. Bachand said the Board can choose to remove the condition as stated, but he said the issue is critical and needs to get cleared up.

Mr. Ciolfi thinks the taxes should be taken care of. It was asked if #2 should be stricken.

MOTION by Mr. Emerick to grant the condominium conversion with conditions noted in the Town Planner's Memorandum dated June 1st, excluding Condition #2.

SECOND by Mr. Waddell.

VOTE: 6 – 1 (Ciolfi) – 0

MOTION PASSED.

MOTION by Mr. Emerick to grant the waiver request.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

16-018 4 Ocean Drive (continued from May 4, 2016)

Map: 304 Lot: 18

Applicant: Edward N. Herbert Assoc. Inc.

Owner of Record: 4 Ocean Drive LLC

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Wetlands Permit (Amended): Remove stairwell off side deck; replace with emergency generator pad. Shrub replacement with mature Rosa Ragusa. New irrigation, landscape lighting and fence.

Mr. John Alosso (sp), general contractor; Peter Zohdi of Edward Herbert & Associates and Jennifer Dinovo (sp) (architectural landscaper) appeared.

Mr. Zohdi discussed changes regarding the generator in a certain location. Taking stairs away was discussed. The pad of the generator is pervious. There is a reduction of impervious area.

Mr. Emerick went on this site walk. It has gorgeous landscaping; first-class construction. He supports this proposal.

Mr. Lessard went to the follow-up meeting. The Commission has given 30 days for the applicant to provide the landscaping plan. Mr. Lessard said this plan does not include the modifications that the Conservation Commission discussed.

BOARD PUBLIC

Ms. Rayann Dionne appeared, Conservation Coordinator. The Commission discussed the amended site plan. There were four major areas; generator, vegetation removal, the lawn area in the front and fencing. Ms. Dionne said the generator plus 6" pad actually totals 31.6'; stairs are 29.6' – it is not being offset, but it is close to being offset.

As far as the Rosa Ragusa – the Commission requested that they be replanted. The location has to be staked out. The lawn area – pea stone; the Commission does not support that. Pea stone should be replaced with permeable paver. Landscaping areas were discussed; a final landscaping plan should be submitted within 30 days if Planning Board approves this application.

Mr. Chris Whitley appeared, 79 Whitley Street. He asked what is being discussed. He is concerned about the generator and replanting.

The original landscaping designs were discussed. Rosa Ragusa plants are not being shown accurately. The plants should be set back by 10'.

Mr. Higgins asked if there is setback for shrubbery. It exceeds the property setback location per Mr. Whitley. The placement of the deck shows that they set it back to keep away from the brush.

Mr. Whitley discussed the generator. He read the instructions per the manufacturer--Kohler. Where the exhaust is, it should be vent free. A 4' x 4' pad extends around the corner. It's 48 s.f. that should be protected per Kohler recommendations. Heat is within the building setback line. That is part of the generator set up.

Mr. Whitley said there are a list of conditions regarding the generator. The generator needs to be 9' away from all vegetation. They said this is a Building Department issue (Conservation Commission). The generator should be 4' back.

Mr. Whitley said they have a significant negative square footage. He discussed lighting and fences. This is all square footage being taken away from the original plan. Adding all this on now is too late. The fence is now a spite fence. The fence was moved to the property line.

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He does not think these can be allowed until the Board knows where the plantings will be. Mr. Whitley discussed the PVC fence. Illuminating the house was discussed – disruptive to his enjoyment.

PVC fencing is not legal in the State. There should be a fence viewer per Mr. Whitley.

Ms. Dionne said the Commission did talk about the Rosa Ragusa. There is a survey located on the plan. The survey plan is more accurate in the Commission's opinion.

Ms. Dionne said the generator was addressed in the Conservation Commission's letter. The final location of the generator will not result in removing more vegetation.

Mr. Lessard said the Conservation Commission wants them back where they were; it stops trash from going into the wetlands.

Mr. Zohdi said he is working with the wetlands scientist.

Mr. Whitley wants a stamped plan. Ms. Dionne said the plan needs to be updated. Mr. Zohdi is glad to update it; the engineer will stamp it and the wetlands scientist will stamp as well. He needs a few days.

BOARD

Mr. Bachand recommends approval of the (amended) Wetlands Permit along with the conditions contained in the Conservation Commission letter dated May 31, 2016. The Condition about obtaining a stamped plan can be added as well. The stamped plan will be forthcoming.

MOVED by Mr. Emerick to approve the Wetlands Permit along with the Conservation Commission stipulations dated May 31, 2016.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

V. CONSIDERATION OF MINUTES of May 18, 2016

MOTION by Mr. Lessard to accept and approve the May 18, 2016 Minutes.

SECOND by Mr. Emerick.

VOTE: 5 – 0 – 2 (Higgins and Ciolfi)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- 71 & 73 Ocean Boulevard – Discussion on Lot Merger inquiry from Attorney Steve Ells.

Mr. Bachand said we received a letter regarding the lot merger. The applicant has met the conditions of approval and a pre-construction meeting was held. A lot merger has to be completed for this project. It could not be recorded because of a mortgage issue; a SBA

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(Small Business Association) loan. SBA takes longer to clear up; it needs to be cleared up before lots are merged. The lot merger has to be recorded first. The applicant wants to proceed with construction at his own risk. He asked if the Planning Board would support them commencing work.

Mr. Schultz was spoken with and he is all set. Attorney Ells said it is funny the Town has that in the form. Most people get their approval and then get their financing. Mr. Fleury bought this lot a year ago; so he had two separate loan documents. Two separate loans on each property. The mortgages don't apply equally. Attorney Ells is following the criteria of the form. Mr. Fleury is willing to take the risk and acknowledged everything. No CO will be issued until the merger is completed.

BOARD

Mr. Lessard is fine with this if the Town will not be responsible. Other Board members concurred.

MOTION by Mr. Emrick to accept the letter from the applicant.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

- 377 Ocean Boulevard – Request to reduce the height of the 8-unit condominium building on the approved site plan from 5 stories to 4 stories. (POSTPONED)
- 31 & 33 Ocean Boulevard – Request to not install 36" tall ornamental fence with gates, which was shown on the approved site plan. (POSTPONED – the applicant has indicated the fence will be installed Saturday)
- Hampton Beach Area Commission Update

Mr. Bachand gave an update to the Board regarding the most recent HBAC meeting. Sidewalks at the beach were discussed. Also, on June 16th at 4:00 p.m. there is an HBAC special meeting on the transportation grant. We are not sure if it is televised. The next HBAC meetings commence in September, unless another special meeting is called.

The HBAC suggested a motion on the sidewalks. After they are constructed, the Town will maintain.

Mr. Bachand discussed the Drift Motel; the parking spaces in the right-of-way are not taken care of as of today. He will see what to do next. Mr. Schultz and Mr. McDonald in the Building Department are working on it.

Mr. Lessard discussed poultry. Urban chicken raising was discussed. There is an unwritten rule about livestock. It is silent to fowl. Mr. Lessard asked about roosters.

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He also asked if this should be bounced to the Selectmen. This can be pushed to the Selectmen. Raising chickens in RA zoned areas needs to be addressed. Mr. Lessard can attend the meeting.

Mr. Higgins asked if the Tax Collector should be invited to attend a meeting with the Planning Board. We will ask her to be in attendance.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:30 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING