

Place: Raymond High School, Room 101

Call to Order: 7:30 p.m.

Members Present: Paul McCoy, Chairman; Sharon Weldy, Vice Chairman; Nick Moccia; Chuck White; Joyce Wood; Jim Canney, Alternate.

Also present: Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

Pledge of Allegiance

Election of Officers

Paul McCoy nominated Sharon Weldy for the position of Chairman. Nick Moccia seconded. Voted unanimously in the affirmative.

Paul McCoy nominated Joyce Wood for the position of Clerk. Nick Moccia seconded. Voted unanimously in the affirmative.

Sharon Weldy nominated Paul McCoy for the position of Vice Chairman. There was no second. Nomination failed.

Sharon Weldy nominates Chuck White for the position of Vice Chairman. Nick Moccia seconded. Voted unanimously in the affirmative.

At this time, Mr. McCoy stepped down, and Ms. Weldy assumed her new position as Chairman for the remainder of the meeting.

Approval of Minutes

Paul McCoy made a motion to approve the Zoning Board of Adjustment minutes dated 04-11-07 as amended. Chuck White seconded. Voted unanimously in the affirmative.

Paul McCoy made a motion to approve the Site Walk minutes dated 04-18-07 as presented. Nick Moccia seconded. Voted unanimously in the affirmative.

Public Hearings

Mulholland Area Variance

Continued Case 041107-02 – An application for an Area Variance from William & Sandra Mulholland requesting permission to construct a garage with a side setback of three (3) feet where ten (10) feet is required. The property is shown on Map 29-3, Lot 27 on the Raymond Tax Map, Twins Road.

Joyce Wood asked what the garage would look like.

Mr. Mulholland responded the garage would have a gable roof which will be 12 feet 2 inches high.

Joyce Wood clarified that the roof will be a fairly shallow slope, to which the applicant replied that was correct.

Joyce Wood clarified that the garage would only be one story, and there wouldn't really be any space above it, to which the applicant replied that was correct.

MOTION: Chuck White made a motion to enter Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

DELIBERATIVE SESSION

Nick Moccia asked Code Enforcement Officer Mailhot how far the garage had to be from the septic.

Code Enforcement Officer Mailhot responded 5 feet.

MOTION: Joyce Wood made a motion to come out of Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

MOTION: Paul McCoy made a motion to go into Voting. Nick Moccia seconded. Voted unanimously in the affirmative.

VOTE ON THE CRITERIA FOR AN AREA VARIANCE:

1. The proposed use (would or would not) diminish surrounding property values:

- | | |
|-------------------------|--------------------------|
| Joyce Wood – Would Not | Chuck White – Would Not |
| Nick Moccia – Would Not | Sharon Weldy – Would Not |
| Paul McCoy – Would Not | |

Vote Criteria #1: Would Not, 5-0

2. The variance (will or will not) be contrary to the public interest:

- | | |
|------------------------|-------------------------|
| Joyce Wood – Will Not | Chuck White – Will Not |
| Nick Moccia – Will Not | Sharon Weldy – Will Not |
| Paul McCoy – Will Not | |

Vote on Criteria #2: Will Not, 5-0

3. Special conditions (do or do not) exist such that literal enforcement of the ordinance results in unnecessary hardship because:

a. An area variance is needed to enable the applicant's proposed use of the property given the special conditions of the property (true or false):

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria 3a: True, 5-0

- b. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance (true or false):

Joyce Wood – True	Chuck White – True
Nick Moccia – True	Sharon Weldy – True
Paul McCoy – True	

Vote on Criteria 3b: True, 5-0

- c. An area variance is required to avoid undue financial burden on the applicant (true or false):

Joyce Wood – True	Chuck White – True
Nick Moccia – True	Sharon Weldy – True
Paul McCoy – True	

Vote on Criteria 3c: True, 5-0

Vote on Criteria #3: Do, 5-0

- 4. Granting the variance (is or is not) consistent with the spirit of the Ordinance:

Joyce Wood – Is	Chuck White – Is
Nick Moccia – Is	Sharon Weldy – Is
Paul McCoy – Is	

Vote on Criteria #4: Is, 5-0

- 5. Granting the variance (will or will not) do substantial justice:

Joyce Wood – Will	Chuck White – Will
Nick Moccia – Will	Sharon Weldy – Will
Paul McCoy – Will	

Vote on Criteria #5: Will, 5-0

MOTION: Joyce Wood made a motion to approve the Area Variance requested by William and Sandra Mulholland to construct a garage with a side setback of three (3) feet where ten (10) feet is required, with the following condition:

- The garage must be placed so that it is no closer than 5 feet from the septic, and no closer than 3 feet to the property boundary.

Nick Moccia seconded. Voted unanimously in the affirmative.

James Gregoire Use Variance

Continued Case 041107-03 - An application for a Use Variance from James Gregoire. The applicant is proposing to construct a subdivision with a private road system. The lots are proposed to be considered “Fee Simple” in that they can be sold individually as in a conventional subdivision as exists throughout Raymond. The proposal seeks to extend

town water into the subdivision. The proposed concept of private streets with Fee Simple lots is not allowed under the current Raymond Zoning Ordinance for the following reasons: Article 5, Area and Dimensional Requirements, Section 5.100 Area and Dimensional Tables, 5.102 Minimum frontage, requires lots in Zone "A" (served by town water) to have 100 feet of frontage. Article 2, General Provisions, Definitions section #32 defines Frontage as "the length of a lot at its front lot line which borders on a public street..." Article 2, General Provision, Definitions section #74 defines a Street as "A thoroughfare, road, avenue, freeway, highway and other ways to open to public use." The property is shown on Map 23, Lot 4 on the Raymond Tax Map, Batchelder Road.

Paul McCoy stated that he spoke with Counsel as requested by the Board. Counsel stated that we need to look at the Simplex case as far as hardship, and also the Zoning Ordinance allows for a Conservation Subdivision.

Code Enforcement Officer Mailhot stated in order to do a Conservation Subdivision, the applicant must first present a Conventional Subdivision Plan that is compliant with both the Zoning and Subdivision Regulations. Mr. Gregoire was not able to do that because he was unable to present the ability to have a public road. The first test is to present a conventional subdivision with all of its attributes. This includes roads, town water and whatever else the applicant may choose. During the review process, it was discovered that Mr. Gregoire did not have permission to create a public road. This fact halted them from being able to present a yield plan for their conservation subdivision. The applicant has then opted to seek a variance to do a conventional subdivision with a private road.

Code Enforcement Officer Mailhot stated I believe Mr. McCoy has been trying to relay to you that any variance granted should be the least variance possible to satisfy the applicant's needs.

Erik Saari, of Jones and Beach Engineers, stated the applicant would like to have the variance granted as applied for, and have the final layout not be a conservation subdivision.

Joyce Wood asked what concerns the Zoning Board should have if they grant the variance.

Code Enforcement Officer Mailhot stated that he would try to paraphrase Counsel. Counsel's position was that because this parcel was already granted a variance for the construction of two homes, the property does not have a hardship because there is a reasonable use of the land.

Joyce Wood asked the applicant to demonstrate how the zoning regulations interfere with the reasonable use of the land.

Peter Saari, the applicant's attorney stated the question is that there really is reasonable use of the land. We have addressed each of the 5 criteria with the application. This is a

very large tract of land, and it is unique in the fact that it does not have any access except via privately owned right-of-way.

MOTION: Paul McCoy made a motion to enter Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

DELIBERATIVE SESSION

Nick Moccia stated that reasonable use already exists. To change this, a hardship would have to be proven that I just don't see. I tried very hard to come up with a hardship, and I can't find one.

Paul McCoy stated the hardship is in the fact that he needs to ask for a private road because he is unable to get a public road.

Joyce Wood stated the applicant has a variance to build two homes out here. We have conflicting testimony from the applicant. Previously, the applicant stated it was reasonable to build two homes, and now he is stating that it isn't.

Chuck White stated he does not see a hardship.

Joyce Wood asked to have the motion read from the original variance that was granted. Mr. Saari read the motion.

MOTION: Paul McCoy made a motion to come out of Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

ABUTTER COMMENT

Mr. McKinnon asked if Mr. Gregoire is still planning to dig the pond.

Mr. Saari replied that the idea of the pond is very much alive.

Mr. McKinnon stated he is against the granting of the variance.

VOTE ON THE CRITERIA FOR A USE VARIANCE:

- 1. The proposed use (would or would not) diminish surrounding property values:

Joyce Wood – Would Not	Chuck White – Would Not
Nick Moccia – Would Not	Sharon Weldy – Would Not
Paul McCoy – Would Not	

Vote Criteria #1: Would Not, 5-0

- 2. The granting of this variance (would or would not) be of benefit to the public interest:

Joyce Wood – Would	Chuck White – Would Not
Nick Moccia – Would Not	Sharon Weldy – Would
Paul McCoy – Would	

Vote on Criteria #2: Would, 3-2

3. Denial of this variance (would or would not) result in unnecessary hardship for the owner because:

a. Zoning restrictions as applied to this property interferes with its reasonable use (true or false):

- | | |
|---------------------|----------------------|
| Joyce Wood – False | Chuck White – False |
| Nick Moccia – False | Sharon Weldy – False |
| Paul McCoy – False | |

Vote on Criteria 3a: False, 5-0

b. No fair and substantial relationship exists between the purpose of this ordinance and the specific restriction on this property (true or false):

- | | |
|---------------------|----------------------|
| Joyce Wood – False | Chuck White – False |
| Nick Moccia – False | Sharon Weldy – False |
| Paul McCoy – False | |

Vote on Criteria 3b: False, 5-0

c. The variance will not injure the public or private rights of others (true or false):

- | | |
|---------------------|---------------------|
| Joyce Wood – True | Chuck White – False |
| Nick Moccia – False | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria 3c: True, 3-2

Vote on Criteria #3: Would Not, 5-0

4. Granting the variance (would or would not) do substantial justice:

- | | |
|-------------------------|--------------------------|
| Joyce Wood – Would Not | Chuck White – Would Not |
| Nick Moccia – Would Not | Sharon Weldy – Would Not |
| Paul McCoy – Would Not | |

Vote on Criteria #4: Would Not, 5-0

5. The proposed use (would or would not) be contrary to the spirit of the Ordinance:

- | | |
|-------------------------|-------------------------|
| Joyce Wood – Would | Chuck White – Would Not |
| Nick Moccia – Would Not | Sharon Weldy – Would |
| Paul McCoy – Would | |

Vote on Criteria #5: Would, 3-2

MOTION: Paul McCoy made a motion that the use variance requested by James Gregoire for a conventional subdivision be denied. Nick Moccia seconded. Voted unanimously in the affirmative.

Robert Marchewka/The Kane Company Special Exception

Case 050907-01 – An application for a Special Exception from Robert Marchewka/The Kane Company requesting permission to operate a Recycling Processing Center. The property is shown on Map 28-2, Lot 25 on the Raymond Tax Map, 63 Epping Street.

Mr. Marchewka introduced himself to the Board. He explained that the Recycling Operation was mistakenly moved into the building without realizing that a Special Exception was needed for their operation. The tenant's name is E-waste Processing Services. The business owners are here tonight and can explain to you about their business.

The business owners stated that they buy new and used electronics equipment, and they separate it, sort it and sell it. We don't accept hazardous waste. No liquids or any environmental concerns whatsoever. The operation is very quiet and clean and the abutters shouldn't have any concerns with that.

Joyce Wood asked how many people will be working there, and how much space they occupy in the building.

The business owners replied that they occupy only 13,000 square feet, and they currently have 4 total employees, including themselves.

Sharon Weldy asked about traffic and hours of operation.

The business owners replied that there may be 1 truck every couple of days, occasionally there will be a tractor trailer. The hours of operation are from 8:30 am to 5:00 pm Monday through Friday. If anyone is there on Saturday, it will be us in the office, and that's it.

Joyce Wood asked if they are open to the public.

The business owners responded that they are.

ABUTTER COMMENTS

An abutting property owner asked if this business fails or moves out for whatever reason, is there anything that can prevent another company from coming in that does recycle hazardous waste?

Sharon Weldy responded they would have to come in for a Special Exception as well.

Joyce Wood asked how long material stays on site.

The business owners stated the material is turned every couple of weeks.

Chuck White asked if anything will be flattened.

The business owners replied it depends on what the material is. Plastic cases and cardboard will be compressed, but anything sorted does not get crushed.

MOTION: Paul McCoy made a motion to enter Deliberative Session. Joyce Wood seconded. Voted unanimously in the affirmative.

DELIBERATIVE SESSION

Paul McCoy stated I am familiar with your operation in Newfields. That was a very clean operation, and it was interesting to see it.

Joyce Wood asked if the applicant would be able to have a commercial operation, for instance public sales, since they are zoned Industrial.

Code Enforcement Officer Mailhot replied yes.

MOTION: Joyce Wood made a motion to come out of Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

VOTE ON SPECIAL EXCEPTION

1. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected:

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria #1: True, 5-0

2. That the use will be compatible with adjoining development and the proposed character of the zoning district where it is to be located:

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria #2: True, 5-0

3. That the use conforms with all applicable regulations governing the district where located:

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria #3: True, 5-0

- 4. Exception to obtain Planning Board approval of the site plan prior to applying for a building permit. In the event a Site Plan review is not required, the applicant shall submit a plan satisfactory to the Board of Adjustment showing the effect, if any, of the Special Exception to the site:

Joyce Wood – Not Applicable	Chuck White – True
Nick Moccia – True	Sharon Weldy – True
Paul McCoy – True	

Vote on Criteria #4: True, 4-0-1; (One Not Applicable)

MOTION: Nick Moccia made a motion to approve the Special Exception for Map 28-2, Lot 25 to operate a recycling processing center with the following conditions:

- Only electronic equipment may be recycled
- No hazardous materials are allowed
- No food-based materials are allowed

Chuck White seconded. Voted unanimously in the affirmative.

Greg Bemis Area Variance

Case 050907-02 – An application for an Area Variance from Gregory Bemis requesting permission to construct a three family residential multi-family building by combining two lots into a one plus acre parcel. This parcel is in Zone C-2. Zoning requires a minimum five acre lot to construct a multi-family residential housing. The property is shown on Map 17, Lots 31-1 and 31-2 on the Raymond Tax Map, Batchelder Road.

Joyce Wood recused herself from this case. Alternate Jim Canney served in her place.

Harold Wood of Wood Engineering presented the plan. Mr. Bemis is proposing to combine these two lots to form a one acre parcel, and put a 2-bedroom triplex on it. This parcel would allow for two four bedroom homes, but Mr. Bemis is not proposing to do that. The parcel will be serviced by town water.

Code Enforcement Officer Mailhot stated that this will require a site plan review from the Planning Board, if it is granted the necessary variance to go forward tonight.

Mr. Wood said site distance will be addressed.

ABUTTER COMMENT

Donna Stathos asked about water.

Mr. Wood replied that town water will be brought to the lot, because without it this plan is not viable.

Donna Stathos asked about ledge blasting, and the impact if there is ledge.

Mr. Wood said Fire Chief Pratt would be monitoring any blasting if it is required.

Harry Richard stated that 3 families on a one acre lot seems a little restrictive.

MOTION: Paul McCoy made a motion to enter Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

DELIBERATIVE SESSION

Nick Moccia stated he is a little concerned about having 3 families on 1 acre.

Chuck White stated he agrees with Mr. Richard regarding the children.

Paul McCoy stated the applicant is looking for a variance on the acreage. If the applicant had a 5 acre lot, he could have 4 two bedroom units. This is more in the spirit on the Zoning Ordinance than his previous proposal. This proposal only has one entrance. This proposal looks like it will have less impact than a commercial use would.

Sharon Weldy asked how much would you set for a buffer? There have been times we have set a certain number of feet to be a buffer.

Code Enforcement Officer Mailhot stated they need to have a 100 foot setback from the property line for the residential buildings, or a 50-foot setback with 20 foot dense vegetative buffer.

Paul McCoy stated the hardship is in the fact that the property isn't really conducive as a commercial piece.

Nick Moccia stated I don't see that as a hardship. I'm a little concerned with having 3 units on 1 acre, especially if there are children in there.

Mr. Wood stated these are two bedroom units. You aren't likely to see many children in them.

Nick Moccia stated we are starting to crowd the Town, and we are starting to look like Manchester in some spots. I don't think it is in the best interest of Raymond to do things like this.

Chuck White stated he agrees with Mr. Moccia.

Jim Canney stated the plan makes sense to him.

Paul McCoy stated this is a way to keep continuity for the area. There is residential all around the area with the exception of a garage that is tucked away quite well.

MOTION: Paul McCoy made a motion to come out of Deliberative Session. Nick Moccia seconded. Voted unanimously in the affirmative.

VOTE ON THE CRITERIA FOR AN AREA VARIANCE:

1. The proposed use (would or would not) diminish surrounding property values:

- | | |
|------------------------|--------------------------|
| Jim Canney – Would Not | Chuck White – Would |
| Nick Moccia – Would | Sharon Weldy – Would Not |
| Paul McCoy – Would Not | |

Vote Criteria #1: Would Not, 3-2

2. The variance (will or will not) be contrary to the public interest:

- | | |
|------------------------|-------------------------|
| Jim Canney – Will Not | Chuck White – Will Not |
| Nick Moccia – Will Not | Sharon Weldy – Will Not |
| Paul McCoy – Will Not | |

Vote on Criteria #2: Will Not, 5-0

3. Special conditions (do or do not) exist such that literal enforcement of the ordinance results in unnecessary hardship because:

a. An area variance is needed to enable the applicant’s proposed use of the property given the special conditions of the property (true or false):

- | | |
|--------------------|---------------------|
| Jim Canney – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria 3a: True, 5-0

b. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance (true or false):

- | | |
|--------------------|---------------------|
| Jim Canney – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria 3b: True, 5-0

c. An area variance is required to avoid undue financial burden on the applicant (true or false):

- | | |
|---------------------|---------------------|
| Jim Canney – True | Chuck White – True |
| Nick Moccia – False | Sharon Weldy – True |
| Paul McCoy – True | |

Vote on Criteria 3c: True, 4-1

Vote on Criteria #3: Do, 4-1

4. Granting the variance (is or is not) consistent with the spirit of the Ordinance:

- Jim Canney – Is
- Nick Moccia – Is Not
- Paul McCoy – Is
- Chuck White – Is
- Sharon Weldy – Is

Vote on Criteria #4: Is, 4-1

5. Granting the variance (will or will not) do substantial justice:

- Jim Canney – Will
- Nick Moccia – Will Not
- Paul McCoy – Will
- Chuck White – Will Not
- Sharon Weldy – Will

Vote on Criteria #5: Will, 3-2

MOTION: Paul McCoy made a motion to approve the Area Variance requested by Gregory Bemis to construct a three family residential multi-family building by combining two lots into a one plus acre parcel. Chuck White seconded. VOTE ON THE MOTION: Nick Moccia and Chuck White voted against the motion. The remaining members voted in favor of the motion. MOTION PASSED.

Alternate Jim Canney stepped down and Joyce Wood resumed her seat for the remainder of the meeting.

Paul McCoy recused himself from the following case. Alternate Jim Canney served in place of Mr. McCoy for the remainder of the meeting.

BRAUSA International Special Exception

Case 050907-03 – An application for a Special Exception from Brausa International Granite Imports, Inc. to operate a business for the purpose of manufacturing granite counter tops. This business would be located within a building at 322 Route 27 and is shown as Map 37, Lot 6. The property is owned by Grandview Realty, LLC.

The applicant stated they are moving their business to New Hampshire. They just opened a 5,000 square foot showroom in Hooksett on Daniel Webster Highway. The commercial end of the business will be done in Hooksett. The only thing taking place in Raymond will be the fabrication of the granite countertop. We will produce 1-2 countertops a day. There will be 2-3 employees. Parking will be minimal – maybe 1 or 2 cars. The completed countertop will be brought from Raymond to Hooksett by pickup truck, so no large trucks will be at the shop. We recycle water, so we are only using about 75-100 gallons of water per month. The only residual is essentially rock dust.

Sharon Weldy asked what gets released outside.

The applicant replied that nothing is released outside.

The applicant stated there is a rock quarry across the street. They produce a significantly greater amount of noise than we ever will. During the summer months, we may open the doors to circulate the air, but the dust collection units will be collecting the dust, so very little if anything will escape outside.

Chuck White asked what will be done with the mud.

The applicant stated the dust collection units collect the dust and deposit it in bags and it becomes mud, and we will have a waste treatment company come to pick it up.

The applicant stated the expected hours of operation would be about 8:00 am to 4:00 or 5:00 pm.

Joyce Wood asked if this is considered Light Manufacturing.

Code Enforcement Officer Mailhot stated Light Industrial.

Joyce Wood stated that Light Industrial is not allowed in Zone C.1. Shouldn't this be a Variance rather than a Special Exception?

The applicant stated it could be either Light Manufacturing or Light Industrial.

Sharon Weldy took a poll of the Board as to whether or not the application should be considered as Light Manufacturing, which would require a Special Exception as applied for, or Light Industrial, which would require a Variance and a new application:

- | | |
|-----------------------------------|------------------------------------|
| Joyce Wood – Light Industrial | Chuck White – Light Manufacturing |
| Nick Moccia – Light Manufacturing | Sharon Weldy – Light Manufacturing |
| Jim Canney – Light Manufacturing | |

ABUTTER COMMENT

No abutters were present.

VOTE ON SPECIAL EXCEPTION

1. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected:

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Jim Canney – True | |

Vote on Criteria #1: True, 5-0

2. That the use will be compatible with adjoining development and the proposed character of the zoning district where it is to be located:

- | | |
|--------------------|---------------------|
| Joyce Wood – True | Chuck White – True |
| Nick Moccia – True | Sharon Weldy – True |
| Jim Canney – True | |

Vote on Criteria #2: True, 5-0

- 3. That the use conforms with all applicable regulations governing the district where located:

Joyce Wood – True	Chuck White – True
Nick Moccia – True	Sharon Weldy – True
Jim Canney – True	

Vote on Criteria #3: True, 5-0

- 4. Exception to obtain Planning Board approval of the site plan prior to applying for a building permit. In the event a Site Plan review is not required, the applicant shall submit a plan satisfactory to the Board of Adjustment showing the effect, if any, of the Special Exception to the site:

Joyce Wood – Not Applicable	Chuck White – Not Applicable
Nick Moccia – Not Applicable	Sharon Weldy – Not Applicable
Jim Canney – Not Applicable	

Vote on Criteria #4: Not Applicable, 5-0, Site Plan Is Required.

MOTION: Nick Moccia made a motion to approve the Special Exception from Brausa International Granite Imports, Inc. to operate a business for the purpose of manufacturing granite counter tops. Joyce Wood seconded. Voted unanimously in the affirmative.

Other Business

Adjournment

MOTION: Joyce Wood made a motion to adjourn. Nick Moccia seconded. Voted unanimously in the affirmative. Meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Robert Price
Planning Technician