

Enfield Planning Board – Meeting Minutes
DEPT OF PUBLIC WORKS/MICROSOFT TEAMS
PLATFORM
September 28, 2022

PLANNING BOARD MEMBERS PRESENT: David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard Representative), Phil Vermeer (Secretary), Tim Jennings, Brad Rich, Jim Bonner (Alternate and Videographer)

PLANNING BOARD MEMBERS ABSENT: Whitney Banker (Alternate), Kurt Gotthardt (Alternate)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Ed Morris – Town Manager

STAFF ABSENT: Whitney Banker-Recording Secretary

GUESTS: David Beaufait (via Microsoft Teams Platform), John Dibitto, Steve Doherty, Karl Dubay (The Dubay Group, Inc., Civil Engineer), Daniel ?? (via Microsoft Teams Platform), Celie Aufiero (Lockehaven Rd, Enfield), Alv Elvestad (Rt 4, Enfield)

I. CALL MEETING TO ORDER:

Chair Fracht called the meeting to order at 7:00 p.m. and took a “roll call” of members present for attendance.

II. PUBLIC COMMENTS:

III. REVIEW MEETING MINUTES: September 14, 2022

Vice-Chair Kiley MOVED to approve the September 14, 2022, Minutes presented in the September 28, 2022, agenda packet as presented and amended.

Seconded by Mr. Rich

Amendments:

Line 49 – Chair spelling correction

Line 74 – ‘tract’ to ‘tracks’

Line 92 – ‘grand’ to ‘grant’

Line 126 – ‘tract’ to ‘tracks’

Line 144 – remove sentence.

Line 278 – clarify Ms. Stewart is not part of “everybody online” wondering

41 Line 288 – add “the property owner” before later...

42 Line 319 – “tract” to “track”

43 Line 339 – add commas, insert “of” after timetable

44 Line 387 – add “as” before the town...

45 Line 340 – remove “...”

46 Line 346 – remove “?” add “.”

47

48 **Roll Call Vote:**

49 David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard
50 Representative), Phil Vermeer (Secretary), Tim Jennings, Brad Rich **all voting Yea.**

51 **None voted Nay.**

52 **None Abstained.**

53

54 ** The Vote on the MOTION was approved (7-0).*

55

56 **IV. SELECTBOARD REPORT: Kate Plumley Stewart**

57 Ms. Stewart said there were four separate hearings.

58 The first few hearings involved the Shaker Hill Granite property that the town will be purchasing
59 for the new Public Safety facility. These hearings included entering into the purchase agreement,
60 as well as authorizing the financing and hiring the architect (Black River Design architects).

61

62 The fourth hearing was to accept donation funds for the Lakeside Park.

63

64 The majority of the meeting focused on public concerns for the Johnston Drive parcels owned by
65 the town. Ms. Stewart said there are two schools of thought: one to consider possible future use
66 for the town, and the other to consider sale of the land. Ms. Stewart said this was the very first
67 presentation about what to do with the property as the lifetime leases have been coming to an
68 end. Mr. Jennings asked if the Selectboard anticipates decisions made about that parcel to be
69 done after the Master Plan is complete, particularly the recreation section. Ms. Stewart said she
70 thinks yes as the timing of the Master Plan completion is to be the end of the year, and any
71 development project on Johnston Drive would not happen for some time. Town Manager Morris
72 added that there is a lot of confusion out there about this property, they are trying to get the word
73 out that the CIP plan does not mean a project would use CIP money. Any item over \$10,000
74 goes to CIP for discussion, but the money can come from many different places.

75

76 Mr. Jennings said that the recreation section of the Master Plan has not been started, Chair Fracht
77 confirmed that that would be part of phase 2 of the Master Plan. Chair Fracht said the timing
78 plan for that would be roughly the second half of 2023. Mr. Jennings said he suggests that a
79 major recreation facility like the beach proposal, could benefit from the recreation section of the
80 Master Plan being complete. Ms. Stewart said that the actual discussion was very basic: upgrades
81 to the road, and some type of barrier so cars would not drive into the lake. Town Manager Morris
82 said that upgrading the road would be minimal, filling in ruts as an example.

Chair Fracht said that the Master Plan Task Force has a lot of raw data that has been collected, if the Selectboard would like access to the data before the recreation chapter is written.

V. HEARINGS:

None.

VI. CONCEPTUALS: Laramie Farms- John Dibitetto and Steve Doherty

Chair Fracht invited Mr. Dibitetto, Mr. Doherty, and their Engineer Mr. Dubay to the table to discuss their conceptual.

Chair Fracht explained that a conceptual hearing is a first look on the applicant's vision of their project. Nothing said by applicant(s) or members of the Planning Board is expected to stay the same. The project is expected to continue to evolve and likely change from the conceptual meeting to any future hearings. When a formal application is submitted, that is the point where formal answers will be given.

Chair Fracht asked for the future applicants to walk through discussion of their project.

Mr. Taylor projected the new Laramie Farms plan on the TV screen for both in-person and virtual attendees to review.

Mr. Dibitetto said that he purchased the property as a cluster-single-family-home project, with access from Maple Street. He said this was not the perfect plan for the property. They presented a new plan to neighbors (abutters) which was much better received by them as well as the planning board. They feel this is a better use for the property, however as years passed cost factored into the project not moving forward.

Mr. Dibitetto said that they worked to create a more cost-effective design and brought in Mr. Doherty to the project along the way. He said the two had worked together on other projects closer to the MA border. Mr. Doherty brought in civil engineer Mr. Dubay. Mr. Dibitetto said that the updated project is a result of the most recent planning. He turned over the discussion to Mr. Doherty.

Mr. Doherty said after reviewing the site and the old project, they looked at a better way to develop the site. One issue with the previous plan was frontage on every lot, which was going to be impossible to develop. Mr. Doherty said in this plan they are proposing no lot lines, as is common with most condominiums. He said they have designed a roadway that works much better with the topography as well. The updated plan has the same number of units (154) allowed by today's zoning within 3 buildings and is condensed from the original number of buildings proposed. They are in the process of determining if the project can support the 154 units as they

124 desire.

125
126 Mr. Taylor zoomed into the section of the plan where the buildings are planned, projected on the
127 TV screen.

128
129 Mr. Dubay said that his company does a lot of apartment projects like this, from high-end luxury
130 to workforce housing and everything in between. He has worked with Mr. Doherty on many
131 projects. He explained the plan has access from a private road, 24' wide with curbing, from
132 Route 4. This would include a driveway up to the town water tower for maintenance access. The
133 development road would be private, and fully maintained (no town maintenance cost). The
134 building meets all the new building codes, has underground parking, has full NFPA access. The
135 site is efficient, safe, and has no dead-end parking areas. The access road has no parking which is
136 an attractive and safer improvement from the previous plan. The footprint of the project is more
137 compact than the previous project, to leave more woodlands. The developers want to make sure
138 that the new plan is more efficient.

139
140 The plan proposed has 1-and-2-bedroom units. A DES AOT (Department of Environmental
141 Services Alteration of Terrain) permit will be required for this project.

142
143 Mr. Dubay explained the grading plan of the drive reflects the topography that exists. There will
144 be more alteration around the buildings and where the garage parking is under the buildings. Mr.
145 Dubay said that the look and style of the buildings, including the underground parking that is
146 covered and can immediately access the elevator to units, is very desirable.

147
148 Mr. Taylor projected the mock-up exterior photographs from the plan on the TV screen.

149
150 Mr. Dubay said that some features are similar to the old plan – lodge look, balconies, urban-
151 farmhouse style, buildings with a lot of character. Mr. Doherty worked with the Enfield Fire
152 Department on height restrictions to be as close to the zoning regulations as possible. Mr. Dubay
153 said that they worked to design a high-quality development.

154
155 Mr. Doherty said that the buildings have 28 1-bedroom units, and 26 two-bedroom units. The
156 proposed building is 3.5 stories. He clarified that he had not met with the Fire Chief but took
157 details from the zoning ordinance on height requirements. He said he expects to meet with the
158 Fire Chief after tonight's meeting.

159
160 Mr. Taylor projected the floor plans of the units, and the building interior on the screen.

161
162 Mr. Doherty explained the layouts, including that every unit has a balcony. He explained that on
163 the third floor, there are balconies designed up into the roof. He said there are 33 spaces in the
164 underground garage, with two spaces per unit total including the outside spaces. Mr. Doherty

165 said that the style of the exterior looks somewhat like a barn. He said he has renovated several
166 barns into homes and likes that look. Mr. Doherty explained that in front of each parking space
167 there will also be storage areas for bikes/outdoor equipment etc. He explained that the remaining
168 pages go through elevations and building design.

169
170 Mr. Taylor projected the old design on the screen.

171
172 Mr. Doherty explained that from the old design, the new design does not stop at that first cul-de-
173 sac (the longer section of roadway is no longer needed). He said the key thing to be figured out is
174 making a single lot, not having multiple lots that make the design impossible to develop. He said
175 an increase in density would be helpful, and that competitors in Lebanon and Hanover areas are
176 laxer on their density. He said he thinks the height works as proposed. He said he would also like
177 to get input from the board on what they like, dislike, and what direction they may wish to do.
178 He said he would like to come back to another conceptual meeting with the feedback from
179 tonight.

180
181 Chair Fracht said that he was looking at the town tax map earlier today, as well as the zoning
182 regulations, and trying to figure out what they might be doing differently. He said the bottom-
183 line conclusion he came to is that they have currently two lots and multi-family dwellings (which
184 he believes condos are considered) are one principal building per lot. He said that what he was
185 thinking was that they could put in a multi-family dwelling of whatever density needed, as long
186 as it was on a single lot at least ½-acre (on town water and sewer). He said that what he was
187 anticipating they might be thinking of doing was rearranging lot lines and subdividing so they
188 have more than just the two lots that currently exist. Mr. Doherty said the previous plan showed
189 6 lots, but the way the lots were designed had issues with sloping and roadways. He explained
190 that they were hoping to get a variance for the lot lines, or whatever would be needed. Mr.
191 Dubay said he felt if they put a responsible variance package together and worked with the
192 boards on that, going through the five criteria, that it would be the best way to go. Mr. Doherty
193 said that the old plan tried to follow the zoning regulations but made the project undevelopable.
194 He said it also would have created a town road that would then require town acceptance and
195 maintenance. Vice-Chair Kiley agreed that with the old plan there were compounded problems.

196
197 Ms. Stewart said that from the Selectboard point of view, there is a lot of work that the town has
198 been doing for the Master Plan, etc. She said as a selectboard member, she thinks the town needs
199 to look at goal setting as they consider the Master Planning outcome. She said that sometimes
200 the zoning has good intentions but then the outcome turns out not to be great. She said a next
201 step she sees in the process is how the zoning could be better and better serve community
202 members.

203
204 Mr. Doherty said that in the past he believed the access from Maple Street was undesirable by
205 property owners there, and so they worked to have the access from Route 4 to stay away from

206 that issue.

207
208 Mr. Jennings asked Mr. Taylor to briefly describe the zoning for this size lot in this location. Mr.
209 Taylor said it is in the R1 zone, with a 1-acre minimum except for those with municipal
210 water/sewer which are a ½-acre minimum. Two-units per acre, multiplied by the 77-acres, equals
211 the 154 units that they are proposing. Chair Fracht said he did not see where total acreage was
212 tied to number of dwelling units allowed in a multi-family. He said if the town did this, many of
213 the existing multi-families would not have been allowed.

214
215 Mr. Jennings asked if they had a sense of what variance would be required. Mr. Dubay said yes,
216 it would be Zoning Ordinance IV, the R1 district criteria under 401.1 A-U, certain sub-sections
217 have some limitations they would be looking at. As example, 401.1-U (no lot shall have more
218 than two dwelling units). Mr. Dubay said multi-family would be allowed by site plan approval,
219 though, so it is a matter of how you get there. Vice-Chair Kiley said sub-dividing the lots to
220 accommodate the three buildings they are proposing would create odd, shaped lots. Mr. Rich
221 asked if the variance they would ask for is to take the existing two lots and turn them into a
222 single lot. Vice-Chair Kiley said yes to turn them into one lot and have a variance to have three
223 buildings on one lot.

224
225 Ms. Jones asked if they show anywhere the lot lines for the existing two lots. Mr. Dubay said
226 they did not have it in the plan, but it is split almost in half.

227
228 Mr. Dubay said they feel this will be a higher-quality project on the same footprint with a much
229 better design.

230
231 Mr. Jennings said that they are in the process of finishing up the Master Plan, and that they will
232 be updating the Zoning Ordinance. He asked if these are condos. Mr. Dubay said they are leased
233 apartments. Ms. Stewart said there is nothing in town of this scale.

234
235 Ms. Jones asked if this will be on town water and sewer. Mr. Doherty said yes it will be.
236 Secretary Vermeer asked if they had spoken to Liberty Utilities about the power lines. Mr.
237 Dubay said that they want to make sure they stay away from the infrastructure that already
238 exists; the design works around the poles that are currently there.

239
240 Mr. Taylor said that this would be a regional impact. Vice-Chair Kiley and Ms. Stewart agreed.
241 Ms. Stewart said it would be a substantial impact to the town, so they are going to discuss the
242 DRI (development of regional impact) at some point in the process. Town Manager Morris said
243 he would anticipate this discussion. Mr. Dubay said they are prepared to fulfill the needs of a
244 DRI if it is determined to be one.

246 Ms. Jones asked how long the road is to the loop past the third unit. She said she was thinking
247 for roads in town over a certain length there must be a second exit. She wondered if they needed
248 a second access road for safety. Vice-Chair Kiley said there was a second road in the original
249 Laramie Farms plan for fire department access. Mr. Dubay said that it would not apply if they do
250 not have a town road, though the Fire Chief would still be the authority. He explained they
251 designed the road to loop all the way around. Ms. Jones said she assumed that the Fire Chief
252 would check turning radius, etc. Mr. Dubay said yes, he believed so. They designed for this.

253
254 Mr. Jennings said 150+ units represent a huge draw on the water supply. He said there are
255 limitations they may or may not be aware of but would need to have engineering review of this.
256 Mr. Dubay asked if they have a consultant they typically work with. Ms. Stewart said they do.
257 Town Manager Morris said he would provide them the information for this. Ms. Stewart said
258 there was recently an extensive project done with the sewer and water and they have some very
259 good detail available. Mr. Jennings said he was concerned about the availability of water since
260 the third well can only be used intermittently. Ms. Stewart said the first phase of the water plan
261 will address this.

262
263 Mr. Jennings asked if the sewer access would be off Maple Street. Mr. Dubay said it would be,
264 and he believed they can simplify the plan with this new design. Ms. Stewart said the water and
265 sewer analysis data is available on the website right now, and additional data can be provided to
266 them. Town Manager Morris said they are working with Horizon Engineers right now.

267
268 Ms. Jones asked what the plan for the area that was logged off is. Mr. Dibitetto said they had
269 logged the area from the original design. That logging is completed.

270
271 Ms. Jones asked if Mr. Dibitetto has any property there that has not been logged. Mr. Doherty
272 said he had given the logger the template of the first plan and asked him to restrict logging to the
273 building area. Mr. Dibitetto said if they were going in, they would be clearing the same areas that
274 were cut. They are keeping the entrance roadway the way it is, and the top changes a little bit. At
275 the top of the hill, they went more linear with the new roadway and kept the buildings on the
276 upper side of the road.

277
278 Ms. Stewart said she was looking at the town water plan, and suggested Mr. Dubay may want to
279 start reviewing it around pages 6/7.

280
281 Secretary Vermeer said DOT is planning to do a \$12M upgrade to Route 4 over Dry Bridge Hill
282 and asked if this would impact the entry on Route 4. Mr. Dubay said their traffic engineer would
283 speak with DOT about how to line up plans, and then put any necessary warrants etc. Secretary
284 Vermeer said he believed the upgrade would come up shortly. Mr. Dubay said the information
285 about this would be embedded into their traffic study and package.

287 Ms. Stewart said that one of the things they'd spoken about was different things they want to ask
288 the DOT to do. She said she continues to ask the state to slow traffic down on Route 4 coming
289 into town in this area. She said she asks for traffic calming measures and complete streets and
290 would like to see sidewalks to access downtown. Mr. Dubay said there are walkways everywhere
291 around the development. Ms. Stewart said that she would like to see walkways to allow people to
292 get into town safely along Route 4. Mr. Dubay said they did not show walkways on the access
293 road, since DOT would usually say not to put a walkway to the street if they don't plan on a
294 walkway. Ms. Stewart said her personal opinion is that people who may rent these apartments
295 may want to walk downtown, to businesses, eateries, the rail trail, and the beach. She said she
296 would like to have a partnership with them to ask the state for a walkway. Vice-Chair Kiley said
297 he would see a natural walkway on Maple Street, and this already had a sidewalk right of way.
298 Mr. Jennings said he agreed with Kate that they need to design a way for residents to get
299 downtown.

300
301 Mr. Jennings said the original plan he noticed had some recreation amenities up on the hill. He
302 said that having things for residents to do on site (private tennis court, etc.) may help to not put
303 demand on some of the amenities that exist in town. Mr. Dibitetto said they did not plan this
304 recreation because they are apartments and not condos, due to costs and liabilities.

305
306 Ms. Jones said one thing she thinks they should consider is having a bus stop and having their
307 traffic person speak with DOT about that. Commuter buses won't stop unless they can pull the
308 entire bus off the street. Ms. Stewart said with complete streets this could be included. The
309 convenience of the Advanced Transit bus is great to have.

310
311 Vice-Chair Kiley said he agreed with Mr. Dibitetto about removing the amenities, to have
312 affordable housing it must be affordable. He thought it made sense to do away with recreational
313 amenities. Ms. Stewart said there is also a new Recreation Director since the last plan was
314 presented. Town Manager Morris said that he and the new Recreation Director could work
315 together with the developers for this.

316
317 Ms. Jones asked if multi-family dwellings have impact on wetland regulations. She said
318 wetlands were a large concern when the property was discussed as a different type of
319 development. She asked Ms. Aufiero if she recalled if there was wetland impact on this. Ms.
320 Aufiero said it did. Ms. Stewart said that the new plan is more contiguous that she sees it would
321 be less impactful. She said they would also comply with any state regulations for wetlands. Mr.
322 Jennings pointed out that this plan is similar to the intent of the original Village plan. He said
323 they may get more support from the town if their variance is only for the building area, and the
324 rest is put into some sort of conservation. Mr. Dubay said they will plan to do that. He said they
325 have a few sections where wetland is impacted but saves the wetland across the street from
326 having further impact. He said they would probably need to get approval from the ZBA (Zoning

Board of Adjustment) for this and demonstrate what they are doing is less impactful. He said they anticipate having to put together a package for the ZBA.

Mr. Dubay said the subdivision regulations have a road length limit of 2000' for a public road, but it does not seem to apply to private roads.

Mr. Dubay said they plan to begin work on looking at standards and assessments before this winter. This would include reaching out to town and state agencies, doing required studies, etc. before snow is on the ground this year. He said he feels like the wetlands may have changed a little bit from what are listed.

Chair Fracht asked for any other questions or comments for the applicants.

Mr. Dibitto asked if board members liked the project – the look and initial layout. No board members voiced disapproval. Chair Fracht said he thinks they are generally headed in the right direction. He said he would like to see the future part of potential development. Mr. Dibitto said if there will be zoning changes, they may modify the plan later, or decide whether to ask the ZBA for relief, etc. He said they need to gather more information and review it to make a decision. He said in the largest scenario, they would go no further than what was previously approved; he said this may be anywhere from 1 to 3 additional buildings, depending on what can be supported. He said that he was unsure of whether to try and represent this now or wait until after zoning changes. Mr. Rich said he felt this created good discussion. Chair Fracht said the earliest that town zoning changes may happen would be town meeting of 2024. Vice-Chair Kiley and Ms. Stewart said there may be smaller changes in 2023 that could be an impact. Chair Fracht and Ms. Stewart agreed that they would not want the development to wait until a larger zoning project is underway; starting now would be better. Mr. Dibitto said to answer the question of the future, they don't know what it may be, but they would not go any further than what was previously approved.

Chair Fracht thanked the presenters for coming in, he invited them to come back for another conceptual when they are ready.

Vice-Chair Kiley clarified that the Laramie Farms with 56 units was approved, but there was never an application for the 7-building design that was approved (labeled as the old design throughout the plan shared).

Ms. Jones said she had thought access to Route 4 was previously an issue.

Mr. Jennings said they have a large project that is going to require a great deal of engineering to make it all work.

Vice-Chair Kiley suggested they should end the discussion on this as it is a conceptual and they had left the building.

Mr. Beaufait said that it was implied of a phase 2 of 3 more buildings and doubling the number of occupants at the next conceptual.

Chair Fracht said he would like to get a sense from the board if they would like to do a site visit before they come back for the next conceptual. Ms. Stewart said she would rather wait until after the next round and they have worked more with the town. Town Manager Morris agreed that a formal site visit would be more appropriate when they have a formal application.

VII. UPDATE ON MASTER PLANNING TASK FORCE WORK: David Fracht (Co-Chair)

Co-Chair Fracht said they did some drone ariel photography for the Master Plan yesterday. He had not seen it yet but be anticipated it would be a nice stock of photography for the town.

He said that they worked on starting an implementation matrix at the meeting on Monday. This will take the recommendations from the 5 chapters and condense them into a single chapter.

VIII. OLD BUSINESS:

None.

IX. NEW BUSINESS:

A. Zoning Changes Ideas for Inclusion on Town Meeting Warrant

Chair Fracht asked for ideas of changes to include on the warrant.

Mr. Jennings said he would take on the role of putting together a list of ideas if he can access a Word version of the Zoning Ordinance.

Mr. Jennings said that one idea he has is the concept of abandonment, which they recently ran into with the Conkey gravel pit. He said he felt they need to look at the fact that the concept of abandonment is not well defined. He said he thinks focusing on harmonizing definitions of this are important.

Chair Fracht said he thinks they need to settle on a definition of a parking space. He thinks it should be 10'x20', the same for all districts with no exceptions. Right now, it is all over the place and causes confusion.

Ms. Stewart said something she wants to think about is unintended outcomes in other areas as they change ordinances.

Ms. Stewart said that she is tired of lots with very skinny, useless pieces of land to conform to minimum lot sizes. Mr. Taylor said this is sometimes addressed in other ordinances with shape lots. Vice-Chair Kiley said this was done away with previously. Ms. Stewart said she wants to think about a way to have more sustainable and usable lots. The current practice is causing a cascading problem.

Vice-Chair Kiley said he would like for the ability to have a second ADU in their house. This provides income and also affordable housing.

Vice-Chair Kiley said he would like to work on increasing density.

Chair Fracht said he thought the state would allow four ADUs. He said he would like to see unlimited ADUs if it is within the footprint of existing buildings. Town Manager Morris said he would agree with allowing that with a single outbuilding, but not multiple outbuildings. Ms. Aufiero said what about septic systems? Vice-Chair Kiley said that they must have a system for the needed number of bedrooms. Mr. Taylor said they can share a septic leach field but must have separate tanks if buildings are separated.

Town Manager Morris said he would like to review the definition of structure and look at the possibility of adding a temporary structure. He said there are a lot of garden sheds, etc. that are not within the usual setbacks, but there isn't a specific definition. Mr. Taylor read the current definition of structure from the Zoning Ordinance:

Any temporary or permanently constructed, erected or placed material or combination of materials in or upon the ground, including, but not limited to buildings, manufactured homes, radio towers, sheds and storage bins, storage tanks, portable carports, swimming pools, tennis courts, parking lots, signs. Fences, culverts, driveways, roads, mailboxes, bobhouses not exceeding sixty-four (64) square feet, stonewalls, walks, landscaping, subsurface waste disposal facilities and essential services are structures, but are exempt from dimensional and buffer zone requirements.

Mr. Rich suggested improvement of the lake zoning.

Mr. Jennings recapped the list to confirm areas for him to review.

B. Possibility of a Joint Meeting with Enfield's ZBA and CC?

Chair Fracht said he sent an email to both Chairs for these committees, and invited them to attend the October 12, 2022, meeting to discuss zoning changes. He had not heard back from either. Town Manager Morris suggested checking in with them as they may need to postpone the discussion if they haven't had a chance to discuss with their boards.

X. NEXT MEETING: October 12, 2022

XI. ADJOURNMENT:

A MOTION was made by Mr. Rich to adjourn the meeting at 9:10 p.m.

The MOTION was seconded by Secretary Vermeer

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard Representative), Phil Vermeer (Secretary), Tim Jennings **all voting Yea.**

None voted Nay.

None Abstained.

** The Vote on the MOTION was approved (7-0).*

Respectfully submitted,

Whitney Banker

Recording Secretary