

**CITY OF CONCORD PLANNING BOARD
October 15, 2014 MEETING**

The regular monthly meeting of the City Planning Board was held on October 15, 2014, in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 6:30 p.m.

Present at the meeting were Chair Drypolcher and Members Hicks, Kenison, Lavers, Rosenberger, Smith-Meyer, Woodfin and Councilor Champlin. City Planner Nancy Larson and Ms. Murray of the City's Planning Division were also present.

The Board moved to enter into a nonpublic session in accordance with RSA 91-A:2, I (b). The motion was duly seconded and passed unanimously.

Following the discussion, the Board moved to exit nonpublic session and seal the minutes. The motion was duly seconded and passed unanimously.

At 7:00 p.m., a quorum was present and the Chair called the meeting to order. Chair Drypolcher seated Alternate Member Kenison for Member Regan.

PUBLIC HEARINGS

Architectural Design Review Applications

1. Applications by the following for approval of signs at the following locations under the provisions of Section 28-9-4 (f), Architectural Design Review, of the City of Concord's Code of Ordinances:

The Chair opened the public hearings for all the sign applications.

- a. Application by 158 Manchester Street, Inc. and Dennis Crowley, on behalf of Kia, requesting Architectural Design Review Approval for three (3) new 54.9, 21.48, and 20.44 sq. ft. internally illuminated wall mounted signs and one (1) new 37.37 sq. ft. internally illuminated pylon sign (to replace existing) at 158 Manchester Street, within the Highway Commercial (CH) District. MBLU: 110/K1/5

Ms. Larson stated the application was recommended for approval as submitted by ADRC. She noted that of the two pylon signs indicated on the original drawings only one will remain. Mr. Donald Reed, Barlo Signs, was present. He submitted updated drawings to the Board which includes proposed signs NO1, NO2, NO3, and NO4. Sign EO2 is existing and will be removed. Sign NO5 is proposed for the future and is not included in this approval request.

A discussion regarding landscaping at the island ensued. Mr. Reed indicated that he does not know if any landscaping is proposed. Ms. Larson indicated they are not required to propose landscaping. Mr. Reed indicated the area surrounding the pylon would not be a concrete pad.

There were no other comments or discussions.

Ms. Smith-Meyer moved to grant Architectural Design Approval for three (3) new 54.9, 21.48, and 20.44 sq. ft. internally illuminated wall mounted signs and one (1) new 37.37 sq. ft. internally

illuminated pylon sign (to replace existing) (labeled as NO1, NO2, NO3, and NO4 on revised plans) at 158 Manchester Street as submitted by the applicant with the understanding that proposed sign labeled NO5 in the revised plans is not included in this approval. Mr. Lavers seconded the motion. Motion carried unanimously.

- b. Application by Evolution Realty, LLC, on behalf of Evo Rock and Fitness – Indoor Climbing and Fitness Center, requesting Architectural Design Review Approval for one new 49.5 sq. ft. non-illuminated freestanding sign at 10 Langdon Ave within the Urban Transitional (UT) District and the Opportunity Corridor Performance (OCP) District. MBLU: 25/B1/13.

Ms. Larson stated the application was recommended for approval as submitted by ADRC. Ms. Larson stated that according to Craig Walker, Zoning Administrator, the pylon is off premise and may require a variance for use. Ms. Larson stated that Code would approve the final location if the proposed location needs to be moved on-site.

There were no other comments or discussions.

Ms. Smith-Meyer moved to grant Architectural Design Approval for one new 49.5 sq. ft. non-illuminated freestanding sign at 10 Langdon Ave as submitted by the applicant. Mr. Hicks seconded the motion. Motion carried unanimously.

- c. Application by Alan Cohen, on behalf of The Place Studio and Gallery, requesting Architectural Design Review Approval for one new 9.2 sq. ft. non-illuminated hanging sign on an existing bracket and two (2) new 10.75 and 13.41sq. ft. non-illuminated vinyl window signs at 9 North Main Street, within the Central Business Performance (CBP) District. MBLU: 35/4/7.

Ms. Larson stated the application was recommended for approval as submitted by ADRC.

There were no other comments or discussions.

Ms. Smith-Meyer moved to grant Architectural Design Approval for one new 9.2 sq. ft. non-illuminated hanging sign on an existing bracket and two (2) new 10.75 and 13.41sq. ft. non-illuminated vinyl window signs at 9 North Main Street as submitted by the applicant. Councilor Champlin seconded the motion. Motion carried unanimously.

Conditional Use Permit Applications

2. Request by PSNH to permit Wetland Buffer and Shoreland Buffer impacts as well as a request to permit the re-establishment of an Essential Public Utility and Appurtenance(s) in the Residential (RO, RM, and RO) and Non-Residential (CG and UT) Districts. The Conditional Use Permit applications are associated with the re-establishment of the 317 line from the Unitil Manor Road Substation on Route 3 westerly through Penacook to the PSNH Pole mounted equipment on Route 103/127 in Webster. **((Public Hearing is continued from the September 17, 2014 Planning Board meeting.))** (2014-0027)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Ms. Rosenberger recused herself from this item.

Chair Drypolcher stated the Board wanted to get some guidance from the City Solicitor's office as to what could be considered when developing a motion. He stated that although they have received more information over the last month they may need more information from the applicant regarding terrain.

Ms. Larson updated the Board on the revised buffer for the CUP request and handed out a revised report.

David Still, PSNH and Amy Sanders, CLD were present to speak to the application. Chair Drypolcher asked for a better understanding of where the wetlands and buffers are located throughout the project. Ms. Sanders referred to the plans and outlined the legend pointing out the different areas. Mr. Still injected that the angles in the corridor dictates where the poles are placed. He also stated that what is seen on the plans is worst case scenario and PSNH will try to avoid impacts when they can. Chair Drypolcher asked Ms. Sanders to point out where two abutters are on the maps, Mr. Bourque and Mr. Lacey, who both spoke in opposition to the project at the September 17, 2-014 meeting.

Discussion ensued about wetland buffer impacts. Ms. Sanders stated that the total square feet of wetland buffer impact is 293,135 square feet, the Shoreland buffer impact is 162,000 square feet and the permanent wetland impact is 119 square feet.

Discussion ensued about the process for inserting poles. Mr. Still stated that if the ground is frozen then the holes are augered and if not frozen then the holes are excavated.

Discussion ensued about cost of buried lines versus overhead lines, width of clearing for buried lines, width of clearing for maintenance of lines, examples of other buried lines in NH, and geological issues with buried lines. Mr. Still responded that there is no data for this project but handed out a study conducted by the Edison Electric Institute showing various studies of typical costs of overhead lines versus buried lines. He also stated that the impact in the wetlands would be greater with a buried line versus an overhead line. Mr. Still stated there are no 34KB lines that are buried, which are the lines going in at the 317 line. Mr. Still handed out a plan which showed the easements that allowed underground transmission lines within the 317 line which amounts to about 15%.

The Chair asked if members of the public had any comments or questions on the application.

Ms. Kelly Normando, Sanborn Road, spoke. She asked where the line starts and ends. The Board explained the line goes from Manor Road west to the Webster border.

Jody and Tom Berkeley, 140 Peaceful Lane, spoke. Mr. Berkeley stated their house is within 60 feet of the Contoocook River water line. They are concerned about the trees that are 110 feet tall and 130 years old that will be removed causing damage to remaining trees. The trees need each other to stand. He also stated the remaining trees would still be in the fall line of the distribution line. Ms. Berkeley stated that the 100 foot easement has never been cleared. She also stated that there is a Unitil pole by their driveway and when PSNH installs the new poles it will encroach on their lawn if the 100 foot easement is utilized. She stated that her hope is for underground lines but if not then keep the easement to a 70 foot or less clearing. She is also concerned for her property value which may drop 20 -25%. Ms. Berkeley showed pictures of the trees she is concerned for and the poles that are existing. Mr. Berkeley asked about the DES permit and if it

allows for a 100 foot clearing. Ms. Larson responded that PSNH received their dredge and fill permit and asked Mr. Still if they expect to receive a separate Shoreland permit.

Mr. Tony Bourque, 7 River Road, Penacook, spoke. The easement passes through 1000 feet through his property which is a tree farm. His tree farm is one of the oldest in the state and one of the last totally intact 19th century farms in the city. Mr. Bourque stated that he read PSNH's proposal and feels like although they are proposing an 80 foot easement they could expand that easement to 100 feet anytime they wanted. He stated that the line has not been present up to 2010 as stated by Mr. Still because people have been stealing the line all along. He stated this is an opportunity to reduce the visual pollution and make the conditions safer if the line is buried. He spoke about a project in Hopkinton where the line was physically moved off the original corridor. He thinks this is the perfect opportunity because the corridor would not need to be moved just buried.

Mr. Norm Lacey, Blackwater Road, spoke. He believes the original clearing was between 60 and 70 feet. He agrees with Mr. Bourque's about burying the line. Burying the line would have less impact. He would like to have another hearing about the width of the corridor if the line is not buried.

Ms. Ortega (? No spelling supplied), whose mother (Ms. Miner) owns property at 14 River Road, spoke. She stated the 317 line will go approximately 1/3 into her mother's property line. She stated the property will be diminished by 1/3 to 1/2 of its current use. She asked the Planning Board to consider having the lines buried. The easement runs 10 feet from her mother's kitchen door. The easement also goes through a planted orchard in the backyard. She feels this easement will limit any developments to the property. Ms. Ortega is also concerned about the septic system which is located in the path of the easement and stated it may fail from the trucks driving over it. She is concerned with trucks driving on the property. Chair Drypolcher replied that they would stay in the corridor. Ms. Ortega referred to the map and explained the layout of the property in reference to the easement. The Board asked if she felt there would be less truck intrusion with the burying of the lines verses the overhead lines. She replied that a backhoe would most likely be used with burying the lines and not heavy trucks.

Mr. Still replied that PSNH has the right to remove trees within the easement; they do not have rights to remove trees outside the easement. Mr. Still reiterated that they have 100 feet which is reasonable and safe but are proposing to cut to 80 feet and see how that works and stated if it wasn't working they would not object to having to come back to the City to explain the circumstances if the easement had to be enlarged beyond 80 feet. Mr. Still spoke about the Miner property easement; everything associated with this work was agreed to by the landowner and that they had taken additional steps at the request of the landowner including avoiding some trees. He also stated that if they come across septic system they try to avoid them and where the septic system was in place before the easement if it's broken because of the work then they would replace it. If the homeowner allows another access to avoid certain things then that is doable. He also stated that the presence of the easement itself has the impact on the property value. PSNH paid for the rights of this easement. A discussion ensued regarding selective cutting.

There being no further comments from the members of the public, the Chair closed the public hearing.

Ms. Smith-Meyer moved to postpone the request by PSNH to permit Wetland Buffer and Shoreland Buffer impacts as well as a request to permit the re-establishment of an Essential Public Utility and Appurtenance(s) of the 317 line from the Unital Manor Road Substation on

Route 3 westerly through Penacook to the PSNH Pole mounted equipment on Route 103/127 in Webster until December 17, 2014 at in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. in order to allow staff time to obtain a requested third party consult supplying information on subsurface constraints including geological, archeological, biological and hydrological constraints. Mr. Lavers seconded the motion. Motion passed unanimously.

3. Request by Energy North to permit impact to the buffer of an existing wetland located on 10 Broken Bridge Road in order to widen Broken Bridge Road and allow for construction of new drainage structures to accommodate existing drainage on Broken Bridge Road. The roadway improvements are associated with a recently approved site plan for Energy North/Liberty Utilities' training facility to be constructed at 10 Broken Bridge Road. Map/Block/Lot: 109/1/2 (2014-0050)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Ms. Larson recommended that the application be determined complete and the public hearing opened.

Ms. Foss moved to determine the application complete. Mr. Hicks seconded the motion. Motion passed unanimously.

The Chair opened the public hearing.

Matt Routhier, Northpoint Engineering, was present. The CUP request is a result of the City's request regarding the widening of Broken Bridge Road. A wetlands application has been submitted to DES.

Mr. Kenison moved to grant a conditional use permit to the buffer of an existing wetland located on 10 Broken Bridge Road in order to widen Broken Bridge Road and allow for construction of new drainage structures to accommodate existing drainage on Broken Bridge Road at 10 Broken Bridge Road with the following conditions:

1. All appropriate professionals shall sign and seal final plan sets.
2. Any Conditional Use Permit(s) granted are to be noted and fully described on the plan including date granted and applicable citations.
3. A NHDES Wetlands Dredge and Fill Permit shall be received and permit number to be noted on the final plan set.
4. Draft language for the proposed drainage easement to be deeded to the City shall be submitted for review and approval by the Engineering Division and the City Solicitor. Upon approval, the executed easement document shall be submitted to the Planning Division for recording.
5. Applicant to submit a check made payable to the Merrimack County Registry of Deeds for recording the drainage easement.
6. Satisfactory resolution of any remaining comments from the Engineering Services Division.

And with the following general and subsequent conditions:

1. If not already submitted, prior to commencement of construction activity, payment of inspection fees associated with the off-site improvements in an amount approved by the City Engineer shall be made.
2. A pre-construction meeting shall be required prior to the start of any roadway improvement activities. Prior to the pre-construction meeting, seven copies of the final approved plan shall be provided to the Planning Division for endorsement by the City Engineer as “approved for construction.”

Councilor Champlin seconded the motion. Motion carried unanimously.

Site Plan Review

4. Request by NH Charitable Foundation for Minor Site Plan Approval to expand their existing parking lot by adding eight (8) parking spaces for compact cars at 37 Pleasant Street in the Civic Performance (CVP) District. Also requested are Conditional Use Permits pursuant to 28-7-8(c)(1), 28-7-11(f), 28-7-7(f) and 28-7-11(g) of the Zoning Ordinance to exceed the number of driveways allowed based on amount of street frontage; to allow less than 100 ft. of separation between driveways, to allow less than 125 ft. between the proposed driveway and a street intersection, and to reduce the width of the proposed driveway to 20 ft., whereas 24 ft. is required for two-way traffic flow, are also requested. **(Public Hearing is continued from the September 17, 2014 Planning Board meeting.)** Map/Block/Lot: 36/7/1 & 36/7/8 (2014-0043)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

The Chair opened the public hearing.

Bob Duval; TF Moran, and Paul Cole; Foxfire Management, were present. The application proposes to expand an existing parking lot for NH Charitable Foundation by adding eight parking spaces for compact vehicles. There are four CUP requests also.

The Chair asked if members of the public had any comments or questions on the application.

Mr. Greg Banks, 10 Wall Street, spoke. Mr. Banks stated that all the green space will be gone from the property. He stated that the proposed snow removal will make driveway maintenance difficult. Referring to the site plan, Mr. Banks showed where vehicles are now parking in no-spaces. He stated that cars from NH Charitable back up into his driveway. He stated that the additional 8 spaces will not be enough parking and that maybe this isn't the place they need to be.

Chair Drypolcher asked for additional information about the illegal parking as suggested by Mr. Banks and the backing up into his driveway.

Mr. Duval explained that parking is a problem in that area. Mr. Cole responded that most of the cars backing out are delivery people and that he has never seen anyone backing out into Mr. Banks driveway. A discussion ensued regarding meeting that are held at the property and which causes most of the parking problems. Mr. Cole responded that once every month is a full staff meeting and other meetings are down to meeting once a quarter. There are 18 employees and currently 26 parking spaces with 34 proposed.

Discussion ensued about other possibilities such as satellite parking and reducing the number of curb cuts.

There being no further comments from the members of the public, the Chair closed the public hearing.

Mr. Lavers moved to deny the Conditional Use Permit request under Section 28-7-8(c)(1) and 28-7-11(f) of the Zoning Ordinance to permit three (3) driveways on a lot, as submitted by NH Charitable Foundation at 37 Pleasant Street.

Ms. Smith-Meyer seconded the motion. Motion passed 6 to 1 with Mr. Kenison opposing.

Mr. Lavers moved to deny the Conditional Use Permit request under Section 28-7-8(c)(1) and 28-7-11(f) of the Zoning Ordinance to permit the proposed driveway to the new lot to be constructed approximately 36.7 ft. from an existing driveway, as submitted by NH Charitable Foundation at 37 Pleasant Street.

Ms. Smith-Meyer seconded the motion. Motion passed 6 to 1 with Mr. Kenison opposing.

Mr. Lavers moved to deny the Conditional Use Permit request under Section 28-7-8(c)(1) and 28-7-11(f) of the Zoning Ordinance to permit a driveway to be constructed approximately 29 ft. from a street intersection (Wall Street), as submitted by NH Charitable Foundation at 37 Pleasant Street.

Ms. Smith-Meyer seconded the motion. Motion passed 6 to 1 with Mr. Kenison opposing.

Mr. Lavers moved to deny the Conditional Use Permit request pursuant to Section 28-7-7(f) and 28-7-11(g) of the Zoning Ordinance to reduce the width of the proposed driveway to 20 ft., whereas 24 ft. is required for two-way traffic flow, as submitted by NH Charitable Foundation at 37 Pleasant Street.

Ms. Smith-Meyer seconded the motion. Motion passed 6 to 1 with Mr. Kenison opposing.

Mr. Lavers moved to deny Conditional Minor Site Plan approval for the expansion of an existing parking lot for NH Charitable Foundation by adding eight (8) parking spaces for compact vehicles, as submitted by NH Charitable Foundation at 37 Pleasant Street.

Ms. Smith-Meyer seconded the motion. Motion passed 6 to 1 with Mr. Kenison opposing.

5. Request by RJB Engineering on behalf of West Congregational Church for Minor Site Plan Approval to construct a new driveway off of Hutchins Street to provide two (2) accessible parking spaces adjacent to an existing accessible entrance to the building at 499 North State Street in the RN (Neighborhood Residential) District. Map/Block/Lot: 72/C2/7 (2014-0045)

- a. Determination of Completeness
- b. Public Hearing
- c. Deliberations and Action on the Application

Ms. Larson recommended that the application be determined complete and the public hearing opened.

Ms. Foss moved to determine the application complete. Mr. Kenison seconded the motion. Motion passed unanimously.

The Chair opened the public hearing.

Jeff Burd, RJB Engineering, was present. West Congregational Church requests Minor Site Plan Approval to construct a new driveway off of Hutchins Street to provide two accessible parking spaces adjacent to an existing accessible entrance to the building at 499 North State Street which is needed for the church and also for voting. Also requested is a Conditional Use Permit (CUP) under Article 28-7-8(b) to allow an additional driveway on the property and to allow for less than a 30 ft. separation between the proposed driveway and the intersection of Hutchins and Garrison Streets. Variances have been granted by Zoning.

Mr. Lavers moved to Grant the Conditional Use Permit request under Article 28-7-8(b) to allow an additional driveway on the property, as submitted.

Councilor Champlin seconded the motion. Motion carried unanimously.

Mr. Lavers moved to Grant the Conditional Use Permit request under Article 28-7-8(b) to allow for less than a 30 ft. separation between the proposed driveway and the intersection of Hutchins and Garrison Streets as submitted.

Councilor Champlin seconded the motion. Motion carried unanimously.

Mr. Lavers moved to grant final approval to the minor site plan for West Congregational Church with the following precedent conditions to be fulfilled prior to issuance of any building permits or the commencement of site construction, unless otherwise specified:

1. The Licensed Land Surveyor shall sign and seal final plans.
2. Any conditional use permit(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Site Plan Regulations.
3. Address to the satisfaction of the Engineering Division, review comments received in a Memo from Laura Aibel, PE and Jeffrey Warner, PE dated October 6, 2014 (see attached).

Councilor Champlin seconded the motion. Motion carried unanimously.

6. Request by Richard D Bartlett & Associates on behalf of HP Hood, LLC for Minor Site Plan Approval to construct a 3,244 sq. ft. addition to provide a new receiving bay between two wings of the building at 330 North State Street in the IN (Industrial) District. Map/Block/Lot: 70B/1/3 (2014-0053)
 - a. Determination of Completeness
 - b. Public Hearing

Mr. Woodfin moved to postpone the request by Richard D Bartlett & Associates on behalf of HP Hood, LLC for Minor Site Plan Approval to construct a 3,244 sq. ft. addition to provide a new receiving bay between two wings of the building at 330 North State Street until October 29, 2014 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. Councilor Champlin seconded the motion. Motion passed unanimously.

Subdivision Applications:

7. Request by FWS Land Surveying on behalf of John & Donna Reardon for Minor Subdivision Plan Approval to subdivide one (1) single-family residential lot into three (3) single-family non-cluster residential lots at 37 Curtisville Road in the RO (Open Space Residential) District. Map/Block/Lot: 118/1/35 (2014-0044)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Mr. Woodfin moved to postpone the request by FWS Land Surveying on behalf of John & Donna Reardon for Minor Subdivision Plan Approval to subdivide one (1) single-family residential lot into three (3) single-family non-cluster residential lots at 37 Curtisville Road until October 29, 2014 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. Councilor Champlin seconded the motion. Motion passed unanimously.

8. Request by T. F. Bernier Inc. on behalf of Anne M. Haller Rev. Trust 1993, Harriett M. Ferns, Elizabeth F. Giroux, M. F. Lapierre, and David E. Barradale, et. al. for a lot line adjustment between 9 & 11 West Parish Road in the RO (Open Space Residential) District. Map/Block/Lot: 103/1/8 & 103/1/9 (2014-0049)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Mr. Woodfin moved to postpone the request by T. F. Bernier Inc. on behalf of Anne M. Haller Rev. Trust 1993, Harriett M. Ferns, Elizabeth F. Giroux, M. F. Lapierre, and David E. Barradale, et. al. for a lot line adjustment between 9 & 11 West Parish Road until October 29, 2014 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. Councilor Champlin seconded the motion. Motion passed unanimously.

9. Request by T. F. Bernier Inc. on behalf of Riverwash, LLC for Minor Subdivision Plan Approval to subdivide one (1) lot into three (3) residential lots at 130 Washington St, Penacook, in the RM (Medium Density Residential) District. Map/Block/Lot: 119P/39 (2014-0051)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Mr. Woodfin moved to postpone the request by T. F. Bernier Inc. on behalf of Riverwash, LLC for Minor Subdivision Plan Approval to subdivide one (1) lot into three (3) residential lots at 130 Washington St, Penacook until October 29, 2014 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. Councilor Champlin seconded the motion. Motion passed unanimously.

10. Request by Richard D. Bartlett & Associates on behalf of Brook Shire for Minor Subdivision Plan Approval to subdivide one (1) lot into two (2) single-family residential lots at 61-65 Sanborn Road in the RM (Medium Density Residential) District. Map/Block/Lot: 122/3/21 (2014-0052)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

Mr. Woodfin moved to postpone the request by Richard D. Bartlett & Associates on behalf of Brook Shire for Minor Subdivision Plan Approval to subdivide one (1) lot into two (2) single-family residential lots at 61-65 Sanborn Road until October 29, 2014 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m. Councilor Champlin seconded the motion. Motion passed unanimously.

REGULAR MEETING

11. Approval of the minutes of the September 17, 2014 & October 1, 2014 Planning Board meetings.
12. The Board will hold an informal workshop to discuss a request to revise the Zoning Ordinance to allow for carports in manufactured housing parks.

Mr. Woodfin moved to postpone the workshop to discuss a request to revise the Zoning Ordinance to allow for carports in manufactured housing parks until the November 19, 2014 meeting at 7:00pm in Council Chambers, 37 Green Street. Councilor Champlin seconded the motion. Motion passed unanimously.

13. Any other business which may legally come before the Board.

INFORMATION

14. Minutes of the October 7, 2014 Design Review Committee meeting.

- Next regular monthly meeting on Wednesday, November 19, 2014.

There was no further business to come before the Planning Board and the Chair adjourned the meeting at 11:00 pm.

A TRUE RECORD ATTEST:

Nancy Larson
Clerk