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**HUDSON PLANNING BOARD
MEETING MINUTES
February 24, 2010**

I. CALL TO ORDER

Acting Chairman Suellen Quinlan called this Planning Board meeting to order at 7:03 p.m. on Wednesday, February 24, 2010, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Acting Chairman Quinlan asked Mr. Barnes to lead the assembly in pledging allegiance to the Flag of the United States of America.

III. ROLL CALL

Acting Chairman Quinlan asked Mr. Barnes to serve as Acting Secretary and to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: James Barnes, George Hall, Suellen Quinlan, and Richard Maddox (Selectmen's Representative), and Tierney Chadwick (arrived at 7:26 p.m.).

Members

Absent: Vincent Russo and Terry Stewart,

Alternates

Present: Tim Malley, Stuart Schneiderman, and Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: Dennis White.

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Acting Chairman Quinlan seated Mr. Malley in place of the tardy Ms. Chadwick and seated Mr. Schneiderman in place of the absent Ms. Stewart.

V. MINUTES OF PREVIOUS MEETING(S)

No minutes were reviewed by the Board this evening.

VI. CASES REQUESTED FOR DEFERRAL

Acting Chairman Quinlan noted that no cases had been requested for deferral for this meeting.

VII. CORRESPONDENCE

No correspondence items were addressed at this meeting.

VIII. PERFORMANCE SURETIES

From Addendum agenda:

**A. Allyson's Landing Subdivision
Map 217, Lots 37 & 33**

Reference: Memo, dated January 22, 2010, from Gary Webster, Engineer, to John Cashell, Town Planner.

Acting Chairman Quinlan read aloud the published notice, as repeated above.

Selectman Maddox moved to establish a surety for the Allyson's OSD Subdivision in the amount of \$135,683.39, in accordance with the written recommendation of the Town Engineer, Gary Webster (see recommendation in file, dated January 22, 2010), noting that the said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

Mr. Hall seconded the motion.

VOTE: Acting Chairman Quinlan called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Quinlan declared the motion to have carried unanimously (6-0).

IX. ZBA INPUT ONLY

No **ZBA Input Only** items were addressed this evening.

X. OLD BUSINESS/PUBLIC HEARINGS

From Addendum:

B. Tip Top Tree Service
SP# 05-08

Map 161/Lot 48-1
6 Clement Road

Purpose of plan: Site plan review, relative to wholesale distribution of bark mulch products. Hearing. Deferred Date Specific from the 12-09-09 Planning Board Meeting.

Acting Chairman Quinlan read aloud the published notice, as repeated above, noting that there had been a request for deferral. Selectman Maddox moved to defer this hearing, in accordance with the written request of the applicant, date specific, to the April 14, 2010, meeting. Mr. Hall seconded the motion.

VOTE: Acting Chairman Quinlan called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Quinlan declared the motion to have carried unanimously (6-0).

Selectman Maddox moved for the Board to conduct an attorney/client session starting at 7:00 p.m. on April 14, 2010, noting that the public would thereby be forewarned that the public meeting would start late. Mr. Hall seconded the motion.

VOTE: Acting Chairman Quinlan called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Quinlan declared the motion to have carried unanimously (6-0).

Acting Chairman Quinlan noted that Ms. Chadwick had arrived during this discussion, saying she would recognize Ms. Chadwick as sitting from that point on, with Mr. Malley now sitting in place of Mr. Russo.

A. Bockes Road Proposed Retail Develop.
SP# 04-09

Map 145/Lot 001
1 Bockes Road

Purpose of plan: Construction of a 12,800 square foot single-story multi-tenant retail building with associated access driveway, paved parking, drainage, landscaping and lighting improvements. Hearing. Deferred Date Specific from the January 27, 2010 Planning Board Meeting.

Acting Chairman Quinlan read aloud the published notice, as repeated above.

Town Planner Cashell noted that the applicants had requested deferral to March 24th, noting that the applicants had been working with DOD and also with the Fire

Department to resolve continuing issues. He assured the Board that the March 24th date was realistic.

Acting Chairman Quinlan opened the meeting for public input and comment, in favor or opposition. No one coming forward, Acting Chairman Quinlan asked if any members of the Board had any questions.

Selectman Maddox moved to defer further review of the Site Plan application for the proposed 1 Bockes Road Retail Center, date specific, to the March 23, 2010, Planning Board meeting *and* that the abutters be noticed by regular U.S. Mail at the applicant's expense.

Ms. Chadwick seconded the motion.

Selectman Maddox said he had asked for notification by regular US mail as a courtesy to the applicants, since this matter had been deferred a number of times and a number of interested citizens had been in attendance at the first hearing. Acting Chairman Quinlan concurred.

VOTE: Acting Chairman Quinlan called for a verbal vote on the motion. All members present voted in favor except for Mr. Schneiderman, who voted in opposition, and Acting Chairman Quinlan declared the motion to have carried (6-1-0).

XI. DESIGN REVIEW PHASE

A. Jarry Subdivision – CSB# 03-09

Design Review Phase – Proposed 39-Lot Open Space Subdivision, and proposed lot line adjustment of existing Lot 3, Map 207.

Acting Chairman Quinlan read aloud the published notice, as repeated above, noting that the applicant had come before the Board in the past fall with a conceptual plan, had then withdrawn that conceptual in order to go before the ZBA, and had now come back with an actual subdivision plan.

Town Planner Cashell said the applicant had been under the impression that the Planning Board would be reviewing a finished subdivision plan this evening, but he had not understood that and had noticed this hearing as a design review, thinking that was the way it would proceed. He recalled some of the issues that had been raised in the past, saying the applicant had wanted to come up with a roadway plan that staff would be satisfied with, at which time they had had to go back to the ZBA for an extension of the processing period for the wetland crossing, getting a 6-month extension, and were now present for design review. He noted that the first sheet of the conceptual plan showed an emergency exit out to Bush Hill Road, which was no longer on the table, as the applicant had decided not to go forward with that exit, but instead would talk about the original full access from Moose Hill Road onto Bush Hill Road. Consequently, he

said, the waiver request for a 1,000-ft cul-de-sac was no longer on the table, but what was to be discussed was a second intersection, which was what the Town Planner and the Road Agent had concerns with, as outlined in his staff report. He noted that he had provided Road Agent Burns' letter in the packet, along with the Fire Department's recommendation. He said the applicant would really like to have tonight be the first day of review, but the abutters had not been notified—adding that he had scheduled them for the next regular meeting, on March 10th, in an effort to expedite their review. Acting Chairman Quinlan noted that all abutters would be notified of that March 10th meeting.

Acting Chairman Quinlan asked the Board's pleasure.

Mr. Hall asked if the Board had gone through the process of determining how many lots had been approved.

Town Planner Cashell nothing had been approved, other than the wetland crossing, noting that the applicants had a revised plan if the Board wanted to get into that tonight. Mr. Hall questioned having a determination of the number of lots at that same March 10th meeting. Town Planner Cashell said that would be the Planning Board's prerogative.

Selectman Maddox noted that no features on adjoining properties or the other side of Bush Hill Road were shown, so he had presumed this was just a design review.

Acting Chairman Quinlan noted that the applicant had come with a conceptual, that had been withdrawn, and it had now come back with a plan entitled Conceptual Master Plan Jarry Subdivision, saying she foresaw no difficulties as long as this was discussed as a design review phase. She asked if other members of the board felt it was ready for Application Acceptance; members of the Board expressed a negative response.

Atty. J. Bradford Westgate, of the firm of Winer and Bennett, LLP, 111 Concord Street, Nashua NH, appeared before the Board as the legal representative for the applicant, noting that he was accompanied by Mr. Tony Basso and Jeff Merritt of Keach-Nordstrom, along with the traffic engineers. He then reviewed the past review of this plan, noting that the ZBA had granted a Wetlands Special Exception back in June 2009 and the applicant had then submitted a full subdivision plan, which had led to the discussions with Town staff about the road access issues during the fall of 2009. He noted that Road Agent Burns had expressed significant concerns, which had led to Road Agent Burns's suggestion of an emergency exit, rather than a full-blown northerly access, which had led to the filing in November for the December 9th hearing, but the applicant had requested it not go forward that night because the Fire Department did not like that emergency access arrangement and clearly would not support it.

Atty. Westgate noted that they had gone before the ZBA to extend the 12-month period after getting a Wetlands Special Exception, saying the Zoning Board of Adjustment had granted that to keep the Wetlands Special Exception alive while the applicant was in the planning process. He then suggested that the Board listen to the engineers.

Selectman Maddox expressed a belief that it would make more sense to wait until March 10th.

Mr. Hall asked if the applicants had submitted a standard subdivision plan and obtained a ruling from the Zoning Administrator. Atty. Westgate said a standard plan had been submitted back in September 2009, saying it had not come to the Board for Application Acceptance as yet. Mr. Hall expressed a belief that the applicants must be pretty confident that there would be agreement concerning the number of lots, saying he did not see how Application Acceptance could be granted until the number of lots had been determined. Atty. Westgate asked if it had been customary for an open-space applicant to engage with the Board with respect to the number of lots prior to Application Acceptance. Mr. Hall said in the past there had been agreement from the Zoning Administrator concerning the number of lots.

Mr. Tony Basso, of the firm of Keach-Nordstrom Associates, Inc., Bedford, New Hampshire, appearing before the Board as the engineering representative of the property owner, said the plans had been submitted on September 11th, saying this was pretty much the way he had always done it. He said the number of lots had been discussed—adding that he had not received a letter but also that he had never received such a letter before, either. He noted that CLD (Costello, Lomasney, and deNapoli, Inc.) had reviewed the plan, adding that he did not disagree with waiting until March 10th.

Mr. Hall asked what Mr. Basso would hope to accomplish by hearing the matter tonight. Mr. Basso said he had hoped to get the Board's comments, but added that he had thought it might be a waste of time if the Board members had not had an opportunity to review the revised plans.

Mr. Hall asked where the applicants were with respect to the northern access. Mr. Basso said he did not think they could convince Road Agent Burns that anywhere on that road would be satisfactory, but he felt the planned road met the Town's standards, saying they met all requirements, including grade—stating that there had been a lot of 7% roads done in this town. He noted that they had shown Town Planner Cashell the intentions during a site visit, saying they had done what they could to make that intersection safe for the existing conditions. He noted that there was no curvage signage on the road at the current time, and they were proposing to put up signs and add a guard rail. He said it was a typical New England road and they were doing what they could to make it better.

Selectman Maddox asked if features would be shown on the full set. Mr. Basso said they had all that, saying the conceptual had been submitted for discussion, noting that there was a 56-page packet that covered the whole plan. Selectman Maddox said the Road Agent carried a lot of weight and had concerns that the applicants would have to deal with. He said this development would double the number of houses off Bush Hill Road, saying they needed to consider the amount of traffic. He suggested that the road cuts should be staked and flagged so that the Board members could go look at them, saying he could not determine the location on Google Earth. Selectman Maddox said Application Acceptance on March 10th could be a concern. Mr. Basso said Application Acceptance was not approval but was merely stating that they had submitted everything on the checklist, saying other discussion could occur afterwards. He said he was aware that they would have discussion about the density, adding that he was not discounting Road Agent Burns's concern, but there were standards and

facts to be considered, and there should be a balance. He said Application Acceptance was all they would be looking for at that time. Selectman Maddox said Road Agent Burns had raised concerns from the point of view of a snowplow driver. Mr. Basso said there could be discussion, saying the plow could start from a flat area and he was willing to make a longer taper, as well as to discuss widening on the project's side of the road. He said the area would be staked by next Wednesday (03-03-10) for examination.

Selectman Maddox said his biggest concern, with a doubling of the residences and many Police Department reports about speeding, would be something dealing with deceleration as well as a turning lane. Mr. Basso said the accident reports for the past three years showed about one accident a year, with one of them being DWI and the other two from speeding, adding that they had done speed studies all along the route in accordance with ASHTO (American Society of Highway Traffic Officials) standards. He said he was familiar with the Planning Board's concerns with this road, as he had been before this Board with previous projects on this road.

Selectman Massey asked Mr. Hall when the next Highway Safety Committee meeting would be held. Mr. Hall, a member of that committee, said it would probably be in late April. Selectman Massey suggested that the Highway Safety Committee be asked to provide the Planning Board with its comments. Mr. Basso said he would be happy to go the Highway Safety Committee once they got initial inputs from the Planning Board.

Town Planner Cashell expressed a belief that the next step should be to look at this intersection in a meaningful manner, saying the most important thing for the Planning Board to look at for a conceptual was to ensure the road safety. He said this was an intersection on a dangerous roadway, with Bush Hill road being a very winding road with a bend right where this second egress was planned to be placed. He said anyone intending to enter that access would be at the mercy of people traveling behind them on Bush Hill Road, saying the vegetation might provide only a 30-foot sight distance. He said it felt like a 12% grade and he would be surprised if it were less than 10%. He expressed concern about a serious four-card collision easily happening at that location, saying the Planning Board's most important goal was to ensure that the roads were safe, for the safety of the public. He said he was not against this subdivision, but he was charged to make sure that any proposed intersections were safe—adding that Road Agent Burns also was concerned with this, as well as the problem of maintaining the roadway. Mr. Cashell noted that the maximum development potential was being proposed, with small lots, all of which would have their own wells and septic systems. He noted that these were 1-acre lots, not 2-acre lots.

Atty. Westgate said all of the issues raised would be addressed, in the context of a formal plan that had been accepted, which he hoped would occur at the March 10th meeting. With reference to the question of discussing it tonight, he said, his thoughts were that the Board might find it of some value to have the engineers walk through the plan tonight, which might facilitate their review of the plans.

Mr. Schneiderman asked Town Planner Cashell if they were looking at 30 septic systems at the bottom of a hill in a 100-year floodplain, in a wetland. Mr. Cashell said

there was a lot of wetland on this parcel. Selectman Maddox and Ms. Chadwick said there would be 39 septic systems, not 30. Mr. Cashell said there was a lot of wetland; he then noted several wet areas on the conceptual plan that had been distributed to the Board members for tonight's meeting. He described the proposal as a "condensed" development, adding that this was not an optimum roadway to keep adding a lot of traffic to. If they did anything that altered the public right-of-way, he added, it was not the Planning Board's jurisdiction to grant that, and the Board would have to send them to the Board of Selectmen. Acting Chairman Quinlan clarified that if the Planning Board directed the applicants to straighten out the road, they would have to go the Board of Selectmen. Selectman Maddox noted that the people occupying the other lots might not be appreciative of such a change. Mr. Cashell outlined a possible straightening that he thought would be helpful, noting that there would be a STOP sign at Moose Hill Road, and conceivably a 3-way Stop for the second intersection—adding that doing this might be getting into a can of worms.

Ms. Chadwick said it behooved the Board not to get too far into the review without the plan having been properly accepted, saying she felt Mr. Basso should do that at the March 10th meeting, rather than tonight. Mr. Basso said he agreed completely, but that he had to address a couple things—saying this was not a wetland at the bottom of a hill, saying the wetlands on the site were properly mapped and had been reviewed by the Conservation Commission, which had walked the entire site. Ms. Quinlan, a member of the Conservation Commission, said the Conservation Commission had not known there would be 39 houses; Mr. Basso demurred, saying the Commission had been told that on the plan. Mr. Basso then stated that he was upset with the off-the-cuff statements that had been made, such as a water table being 1 foot deep, saying they had made sure that the intersection met the requirements. He said the site was not entirely wetlands—adding that septics would not be put in wetlands, which was illegal in New Hampshire. He said CLD had not had any of the concerns that had been raised in this discussion, following that firm's review. He said an acre was not a small lot, saying it was half of what was allowed, adding that a hundred acres would be protected through conservation.

Acting Chairman Quinlan said the Board had not reviewed the plans, as yet—noting however, that the Planning Board had been engaged in litigation with respect to sight distance on this road, saying it had been appealed twice and the Town had won in the courts. Mr. Basso responded that sight distance had never been addressed by the court, because there had been a note on the plan saying that the applicant had to develop the parcel before selling lots but had sold one of the lots, and the case had been thrown out for that reason. Acting Chairman Quinlan said she was notifying them that the Town Planner and Road Agent's concerns would be big issues for the Board.

Mr. Basso said a conventional plan had been done, showing 41 acres, but the OSD approach allowed the lot size to be halved, with the remainder placed in conservation. Acting Chairman Quinlan noted that the Town was still talking about some sort of highway going through in place of the Hudson Circumferential, saying the 2-acre requirement was still valid.

Selectman Maddox suggested that a colored map be provided showing the wetlands. Mr. Basso said they had a presentation to do that.

Selectman Maddox asked if there were a crossing south of Lot 12. Mr. Basso answered in the affirmative, saying Mike Jarry would hold that for himself. Selectman Maddox said that lot should be shown, with the rest put in open space. Mr. Basso 3 said some kind of easement perhaps should be provided. Selectman Maddox said they would have to address the fact that a considerable number of houses were going to be added, doubling the number of residences to the town line. Mr. Basso said it was all broken out, saying he would be prepared to talk about it after Application Acceptance, but he had nothing to bring to the Board until he learned what the Highway Safety committee wanted.

Town Planner Cashell said he wanted the Board to be clear that, if the applicant were given the opportunity to keep the underbrush clear, that would provide clear sight distance—adding that his concern, separate from Road Agent Burns's, was what he had suggested as an alternate plan for making Bush Hill road safer. He said he had expected a more productive design review tonight, but the applicants had not wanted to do that. He said this plan was being slammed before the Planning Board without getting full review, saying he did not appreciate it. He said the Board and the applicants should be working together to make the road as safe as possible.

Atty. Westgate said he did not want to start off in an argumentative manner, but he took some exception to what Town Planner Cashell had just said, saying they were not foolish enough to try to slam a plan through the process. He said the application had been submitted in September 2009 but had not been accepted yet, adding that they wanted to air out all of the issues, and he predicted that it would take many hearings to do this. He said the alternative presented tonight by Town Planner Cashell did not have enough detail, saying Mr. Basso would review it, and they would proceed in a professional manner.

Acting Chairman Quinlan said the matter would be on the agenda for March 10th, with all abutters notified.

XII. NEW BUSINESS/PUBLIC HEARINGS

No **New Business** items were addressed this evening.

XIII. CONCEPTUAL REVIEW ONLY

No **Conceptual Review Only** items were addressed this evening.

XIV. OTHER BUSINESS

From Addendum:

A. Review 2010 CAP Fee Matrix and Compare With 2009 Matrix.

Town Planner Cashell said he had wanted to bring to the Board's attention that the CAP fees had been recalculated and were a little higher than last year.

Mr. Barnes asked how the rate of inflation had been calculated, noting that other things had gone down. Mr. Cashell said it had been calculated on the basis of cost of materials in construction.

Selectman Massey questioned why the Town would continue to collect library impact fees, since the library had been constructed. Ms. Chadwick said the Library Trustees were proposing possible expansion of the library, perhaps doubling the square-footage, with this having been planned for about eight years out. Selectman Massey said that would justify the impact fees in the short term.

Mr. Hall suggested that the Board should ask the attorney, saying this amount of money had been predicted on what existed, and that he agreed with Selectman Massey's query as to whether the Town could continue to collect impact taxes.

Mr. Hall said he did not see too many increases in the CAP fees. Ms. Chadwick said she had noticed several increases, saying almost everything had gone up.

Town Planner Cashell expressed a belief that it might be a good idea to ask Town Counsel about the library impact fee. He then suggested that the Board might want to consider consulting with Bruce Mayberry. Selectman Maddox said that should be one of the questions raised with the Town Attorney. Mr. Hall said the Planning Board had paid for it before, saying he did not think a new approach should be made to Mr. Mayberry unless the Library Trustees would be willing to help pay for it. Mr. Hall said the issue was that someone would have to pay for the study, which would cost in the area of \$14,000—adding that maybe the Board of Selectmen should do so.

B. Review Driveway Regulations of various New Hampshire towns

Town Planner Cashell noted that prime wetlands were scheduled for the March workshop, along with soil excavation—adding that Tim Roach was coming in to go over the cTap plans. He said he wanted to develop an overview for what the Planning Board would be doing this year, saying there were sections of the regulations that needed to be updated. He said the changes he had suggested in his staff report should be reviewed by the Board.

He noted that five different changes had been suggested.

Ms. Chadwick asked why the maximum width of driveways should be changed. Town Planner Cashell pointed out that 40-foot roadways from subdivisions were allowed to connect to 26-foot-wide roads, so why should the Town allow a 50-foot driveway? He noted that there were attendant issues with drainage, saying 50 feet was an exorbitant width.

Ms. Chadwick said her thoughts were that there were a lot of people with multiple vehicles that they had to maneuver around in the driveways. She said it also meant

that there need not be an overflow issue with guests, leading to parking on the street. Town Planner Cashell expressed a belief that a 50-foot-wide driveway would accommodate three trailer trucks. Ms. Chadwick then asked if there were an example of a driveway that was at the maximum. Mr. Hall said he had seen one on a side street off Melendy Road—noting that 50 feet was wider than any of the roads in town. Ms. Chadwick questioned why the Board should get into this. Acting Chairman Quinlan noted that the Board had seen issues in the recent past.

Mr. Barnes noted the sight distance was a problem, as people frequently drove above the speed limit. He referenced the Exxon station on Lowell Road, recalling that there had not been a single instance in the traffic studies for that site of cars obeying the speed limit. He then referenced the 20-mph limit posted in his own neighborhood, saying people normally drove 30 mph or faster. He said these sight distances were too short if they were based on the speed limits. Mr. Barnes said there was no posted speed limit in some areas.

Mr. Hall referenced #2, saying he could not believe an engineer would come in and say “I told you so,” in view of how long the Board had been fighting this. He said he would not be interested in #1 or #2, agreed with #3, had not digested #4 sufficiently, but could not understand #5. Mr. Cashell spoke in favor of allowing driveways to be located in the sideline setback, saying he did not know of any other towns that had a setback for driveways; he argued that their logical location should be followed and that it did not matter or hurt anyone if driveways were in the setback.

Ms. Chadwick said she tended to agree. Mr. Hall expressed concern, saying a driveway on the lot line meant that a homeowner could park a motor home against the lot line. Ms. Chadwick then referenced #1, saying she had a hesitation about putting the Town Engineer in there, as the Town had gone almost a year without having a Town Engineer. Mr. Cashell suggested that “or his designated replacement” be added.

Selectman Massey expressed agreement with Mr. Hall's concerns about setbacks, saying only in the TR zoning district should it be allowed to have a driveway on the lot line. Acting Chairman Quinlan concurred, noting that there had been a case before the Board just a few weeks ago in which a neighbor had complained about vehicles traversing on a driveway right next to his lot line.

Acting Chairman Quinlan asked what the Board wanted to do.

Selectman Maddox said all the others could go away, but he would go along with reducing the 50-foot width to 30 feet.

Acting Chairman Quinlan suggested putting the matter, *in toto*, on an upcoming workshop agenda. Selectman Maddox expressed disagreement, saying he had not seen a lot of support for a number of these.

Mr. Hall said he was only interested in changing #3.

Mr. Malley expressed no interest in making any changes.

Mr. Barnes said he thought comments had been raised, but he had not heard a big hue and cry in favor of making any changes.

Ms. Chadwick moved that the Board respectfully advise Mr. Cashell that, while his efforts were appreciated, this matter could be left alone for the time being. Selectman Maddox seconded the motion.

VOTE: Acting Chairman Quinlan then called for a hand vote on the motion. All members present voted in favor except for Mr. Schneiderman and Ms. Quinlan, who voted in opposition, and Acting Chairman Quinlan declared the motion to have carried (5-2).

XV. ADJOURNMENT

All scheduled items having been addressed, Ms. Chadwick moved to adjourn; Selectman Maddox seconded the motion.

VOTE: Acting Chairman Quinlan then called for a hand vote on the motion. All members present voted in favor except for Mr. Barnes, who voted in opposition, and Mr. Schneiderman, who abstained. Acting Chairman Quinlan declared the motion to have carried (5-1-1).

Acting Chairman Quinlan then declared the meeting to be adjourned at 8:49 p.m.

Date: February 24, 2010

Suellen Quinlan, Acting Chairman

J. Bradford Seabury, Recorder

James Barnes, Acting Secretary

These minutes were accepted as submitted following review at the 04-07-10 Planning Board meeting.