

-- FILE COPY --

**HUDSON PLANNING BOARD
MEETING MINUTES
March 5, 2008**

I. CALL TO ORDER

Chairman Barnes called this Planning Board meeting to order at 7:05 p.m. on Wednesday, March 5, 2008, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Barnes asked Selectman Massey to lead the assembly in pledging allegiance to the Flag of the United States of America.

III. ROLL CALL

Chairman Barnes asked Selectman Maddox 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, Vincent Russo, Terry Stewart, and Richard Maddox (Selectmen's Representative), and Suellen Quinlan (arrived at 7:13 p.m.).

Members

Absent: George Hall (excused) and Marilyn McGrath (excused).

Alternates

Present: Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: Brion Carroll (excused) and Tierney Chadwick (excused).

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Barnes noted that there were no alternates to seat in place of the absent members but that there was a quorum of four members present.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes addressed the minutes for the meeting of October 10, 2007, asking if there were any changes or corrections

Mr. Barnes referenced Page 3, 3rd paragraph under section XII.C, 2nd line, stating that the word "requirements " had been misspelled.

No further changes or corrections being brought forward, Mr. Russo moved to accept the 10 -10-07 minutes as amended; Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members present voted in favor, and Chairman Barnes declared the motion to have carried (4 -0).

Chairman Barnes addressed the minutes for the meeting of January 9, 2008, asking if there were any changes or corrections

Mr. Barnes referenced Page 9 , VOTE paragraph at top of page, stating that the numerical tally of the vote had been incorrectly given as 3 -2-2 when, as noted in the accompanying text, the actual vote was 2 -3-2; he asked that the tally count be corrected.

Mr. Barnes referenced Page 10, VOTE paragraph concluding at top of page, stating that the numerical tally of the vote had been incorrectly given as 6 -1 when, as noted in the accompanying text, the actual vote was 6 -0-1; he asked that the tally count be corrected.

No further changes or corrections being brought forward, Mr. Russo moved to accept the 01-09-08 minutes as amended; Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members present voted in favor, and Chairman Barnes declared the motion to have carried (4-0).

Chairman Barnes addressed the minutes for the meeting of January 23, 2008 , asking if there were any changes or corrections. None being brought forward, Mr. Russo moved to accept the minutes as submitted; Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members present voted in favor, and Chairman Barnes declared the motion to have carried.

VI. CORRESPONDENCE

Chairman Barnes noted that the handout included a copy of a petition being addressed by the Board of Selectmen, saying this was for the Planning Board's information, only, together with other items that could be taken up under **Other Business** at the end of the meeting. He noted that the handout packet also included a letter from Atty. Jay Leonard, requesting deferral of the Sagamore Crossing hearing to the May 14th meeting, as there had not as yet been any feedback from the NH -DOT.

Ms. Quinlan arrived at 7:13 p.m. and took her seat at the table, although not yet recognized for the discussion in progress.

Ms. Stewart moved to defer the scheduled hearing for Sagamore Crossing (Green Meadow Golf Club, Inc.) to May 14, 2008, as requested by the applicant. Mr. Russo seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (4 -0).

Chairman Barnes recognized Ms. Quinlan as having arrived and seated her at this time.

VII. WORKSHOP

A. Review Proposal for Revisions to the Town of Hudson Landscapes Regulations

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell referenced his staff report, stating that Ms. Cynthia May was willing to revise both the Subdivision Regulations and the Site Plan Regulations with respect to landscaping provisions and had provided a proposal, adding that he had provided draft motions in his report.

Selectman Maddox said he would vote against any of the offered motions, as he did not see that there was a plan. He questioned what would be the goal, other than spending \$3,000, asking if it were to increase green space, to change how the Board looked at the type of plantings, or what. He noted that this area of the regulations received very little attention, anyway.

Ms. Quinlan said she thought Cynthia May, being a former Town Planner for this town, had an understanding of what this Board was looking for and had a good track record, adding that she thought the proposed revision would be beneficial to the town, and that she would be comfortable with expending the money for that purpose. She suggested that a copy of the landscaping plan for the recent Route 102 Walgreens Pharmacy case be used as an example, with Ms. May being asked to provide advice as

to how the Board could handle landscaping proposed for the Town's right-of-way, including what sort of concessions the Board could make for such plans.

Selectman Maddox stated that the NRPC had done a program about nonresidential landscaping of some 50 or 60 pages some five years ago and this Board had approved that, but was not doing it now.

Ms. Quinlan suggested asking Ms. May to come before the Board to discuss the proposal. She also noted that the funds for this activity would not come out of the taxpayers' money but would come from the Board's fund.

Town Planner Cashell said it had previously been a consensus of the Planning Board to move in this direction, to enhance the community. He contended that well-designed landscaping was as important as the building, itself, adding that this would be an opportunity to beautify the town over a period of time and that he would like the Planning Board to explore this. He noted that Ms. May's proposal that Ms. May had gone into a good bit of detail in her proposal's scope of work as to what she would be doing and providing.

Selectman Maddox said it was nice to have a nice drawing, but the real issue was how things were maintained through the following years —stating that this Town could not enforce not putting sheds in the side setback, much less whether trees were being fertilized and watered. He said the marketplace should drive this issue, not the Planning Board.

Ms. Stewart moved to request the Board of Selectmen to authorize the expenditure of up to \$3,000 from the Planning Board's Expendable Funds Account, #2050-200, relative to revising the landscape requirements included in both the Site Plan Review and Subdivision of Land regulations.

Ms. Quinlan seconded the motion.

Ms. Quinlan said the Board had to start with a premise and belief that people would do well and would do what they were asked to do. She said the Board had to start with a premise that this was a reasonable standard that people could achieve. She said she wanted the town to look nice, saying enforcement could be dealt with down the road.

Selectman Maddox said he did not see what Ms. May would do to make things better than the pretty detailed requirements that the Board already had. He said the goal could not be just to be beautiful, noting that this varied with the observer. He then concluded by stating that this was just an expense that did not have to be done, until the Board had a goal.

Ms. Quinlan said she agreed with Selectman Maddox to an extent, noting that the previous landscaping regulations had been promoted by Mr. Leonard Smith while he served on this Board —adding that she had not even seen her copy for the past nine years. She said Ms. May could bring some clarity to that extensive book. Addressing the viewing audience, she noted that there was an open alternate's position and any interested landscaping architect would be welcome to sign up.

Chairman Barnes said some things in the NRPC book had been incorporated into the Board's own regulations. He noted that Ms. Mays's letter did mention a goal of providing the Planning Board with some tools, along with more understandable regulations for both staff and the applicants, as well as the Board. He expressed a belief that developing a more specific goal would be hard to do.

VOTE: Chairman Barnes then called for a verbal on the motion. All members present voted in favor except for Selectman Maddox, who voted in opposition, and Chairman Barnes declared the motion to have carried (4 -1).

Ms. Stewart moved to request the BOS to authorize the Planning Board to contract with, Cynthia May, a certified/registered landscape architect, relative to revising the Planning Board's landscape regulations —noting that, in requesting this action, the Planning Board would like the BOS to consider that the Planning Board had determined that Ms. May had specific knowledge and qualifications pertaining to the Town of Hudson's Site Plan Review and Subdivision of Land regulations, especially in regard to landscaping, and as such finds her to be uniquely qualified to assist the Planning Board in revising its landscape regulations.

Ms. Quinlan seconded the motion, speaking again of Ms. May's extensive experience with this Board in the past, both as Town Planner and then later as a representative of NRPC, and later still as an employee of CLD, adding that she and some other members of the Board had respect for Ms. May's ability to help make the town a good place to live.

VOTE: Chairman Barnes then called for a verbal on the motion. All members present voted in favor except for Selectman Maddox, who voted in opposition, and Chairman Barnes declared the motion to have carried (4 -1).

Town Planner Cashell said the first opportunity for Ms. May to come in would be the May Workshop meeting. Ms. Stewart moved to defer further review on this matter, date specific, to the May 7, 2008 meeting.

Ms. Quinlan seconded the motion.

VOTE: Chairman Barnes then called for a verbal on the motion. All members present voted in favor except for Selectman Maddox, who voted in opposition, and Chairman Barnes declared the motion to have carried (4 -1).

B. Review Winter Maintenance Bond Amendments to Article VIIC, §289-40.

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell referenced the earlier discussion at the January 2nd workshop meeting, saying recommended changes had been worked into the text, but that one outstanding issue was the deadline dates at which the Town would accept roads for consideration, saying those dates were still being worked on.

Both Chairman Barnes and Selectman Maddox questioned why the dates should be relevant, saying whether or not the Selectmen approved a street had nothing to do with the winter bonding, which would be set up when the plan was approved.

Chairman Barnes suggested that the Board hold off on this, saying he still did not see the relevance of the cutoff dates. Mr. Cashell said it needed more work.

Selectman Maddox moved to defer further review on the proposed adoption of a new §289-40.F subsection for the Planning Board's Subdivision regulations, date specific, to the April 2, 2008 Workshop.

Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 -0).

C. Discuss the Special Site Plan Committee Review and Notification Procedures.

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell referenced past workshop discussions in January and December, stating that applicants were notified along with abutters, in accordance with the same process, ten days or more ahead of time. He said another idea was to provide for notice of the Minor Site Plan Review Committee's decisions to the Planning Board.

Selectman Maddox asked when the Planning Board would get the decisions of the Minor Site Plan Review Committee, which met on the first Monday of the month. Mr. Cashell said it would be either at the workshop or at the following week's meeting, on the second Wednesday of the month.

Mr. J. Bradford Seabury, the Recorder, expressed a belief that what was being discussed was not what was supposed to happen tonight. Noting that the main instigators of the issue were not in attendance this evening, he stated that his recollection was that the Board was supposed to discuss the conditions under which something would be sent to the Minor Site Plan Review Committee, because of concerns about the aftermath of sending the cell tower case to that group.

Ms. Quinlan said she felt that discussion should wait until those main instigators were in attendance. Chairman Barnes then asked for a motion to defer further consideration of this item to the next workshop meeting.

Ms. Stewart moved to defer further review of this item, date specific, to the 04 -02-08 Workshop meeting. Ms. Quinlan seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 -0).

Selectman Maddox said he thought what Mr. Seabury was talking about was the criteria by which a site plan was to be sent to the Minor Site Plan Review Committee. Town Planner Cashell stated that HTC 275 -27 clarified what constituted a minor site plan.

Ms. Quinlan stated that she had voted against the concept of the Minor Site Plan Review Committee, saying she had not thought it was a good idea and would be a great waste of time, adding that she did not think anyone who did anything with a site plan should go before anyone except the Planning Board, itself, as specified by the RSAs. Mr. Cashell stated that, as the designated chairman of the Minor Site Plan Review Committee, he wholeheartedly agreed with Ms. Quinlan, saying it created too much confusion and everything would be better off coming before the Planning Board.

Selectman Maddox said this committee was covered by the RSAs and the Planning Board had finally gotten around to setting up the committee. He asserted that there were businesses that preferred to move to a different community rather than come before this Board. He said the purpose of the committee was to handle small items, noting that a cell tower was not on the list of things that should go to the committee, and he contended that the Board had set the committee up to fail by sending that plan to the committee. He said businesses did not want to go through a four - to six-month process to get a flag pole or a transformer, and this was a way to try to be more realistic in dealing with the businesses in the town. He suggested that the Board perhaps needed to better define what should go before the committee, but that small items should not have to go through the Planning Board process.

Chairman Barnes expressed a belief that this was a new thing and that the Board needed to let it work for a while to see how it would go, saying the Board could change it later if it did not work out.

Town Planner Cashell said the Board had handled several small items as correspondence items, allowing the applicants to go to the Community Development Department for a permit, recognizing the minor nature of the request. He said this idea had just kept gaining a life of its own, but it created a lot of confusion, and all of the Planning Board members still wanted to know everything that was going on, and it was just another layer of bureaucracy that did not need to be there. He expressed doubt that there were people in the business world who were afraid to come before the Planning Board.

Ms. Quinlan agreed, saying there was an established way of handling small cases as conceptual items, without putting an extra burden on staff. She then pointed out that many times in the past, when an applicant came in for a shed, a pad, or a bush beside the door, it had been Selectman Maddox who had been questioning the parking

configuration or the striping. She added that she did not think it was an inappropriate thing, when a plan that had not been looked at for ten or more years was before the Board, to just sort of check it out, to find out if what the Board had originally approved was what was actually going on —adding that she did not think the Board should want to give that up to a small committee.

Selectman Maddox said Ms. Quinlan was absolutely right, but that business owners did not want to open themselves up for that sort of inspection of the plan, for small changes.

Town Planner Cashell said he did not think it was saving anyone any time to go to the Minor Site Plan Review Committee, as there was so much involved —adding that it only took one of the committee members to send it to the full Planning Board, which would mean that the applicant then would have to wait another month or two to get on the Planning Board agenda. He contended that the best way to save time and money was to go through the conceptual review process, which he said worked effectively.

Chairman Barnes asked Town Planner Cashell to keep a record of how many plans went to the Minor Site Plan Review Committee.

Ms. Quinlan expressed concern about the fact that the cell tower applicant had threatened to sue the Town, and she expressed a belief that the Board had abdicated its responsibility by creating this committee. Chairman Barnes responded that this had been just one case, adding that what the applicant had been appealing was not in fact a decision by the committee. Ms. Quinlan then stated that she did not want the perception to exist that the committee would allow some applicant to put up a shed when the applicant was doing something “funky” out in the parking lot —adding that people who were doing what they were supposed to do, through the years, and just wanted to come in for a small change, were different from people who were doing things differently from what had been approved in the past, such as putting 50% of their inventory out on the sidewalk, and these were legitimate plans that the Board needed to review.

Selectman Massey pointed out that a prerequisite for going to the Minor Site Plan Review Committee was that there could be no violations, unless the reason for coming in was to correct the violation.

Selectman Maddox said the applicant who had been threatening to sue was the cell tower case, which never should have gone to the Minor Site Plan Review Committee; he then reiterated his charge that the Board was setting the committee process up to fail.

Town Planner Cashell stated that Subsection E provided for that. Mr. Russo noted that he had not been in attendance when the Board voted to send the cell tower case to the Minor Site Plan Review Committee, adding that he probably would not have voted for that. He then stated that there was nothing in the Minor Site Plan Review Committee process that allowed the Planning Board to send something to the committee, anyway, stating that this was determined by the Town Planner. Mr. Cashell said it had been determined by the Community Development Director that the cell tower plan needed to go to the Planning Board for review, but the Board, taking into

consideration that the tower and associated infrastructure was already in place and that this was just a request to add additional antennae, had felt that it should not have to go through a full Planning Board review. Mr. Russo said he did not believe this Planning Board had the authority to send something to the Minor Site Plan Review Committee — adding that he was a proponent of the committee as a way to relieve pressure and it was supposed to save time for this Board.

VOTE: No further discussion being brought forward, Chairman Barnes called for a verbal vote on the motion to defer. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 -0).

D. Review of Proposed Amendments to the Planning Board By-Laws.

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell said he was not ready for this item.

Selectman Maddox moved to defer further review of this item, date specific, to the 04-02-08 Workshop. Ms. Quinlan seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 -0).

E. Review Section 275-4 of the Site Plan Review Regulations, re: Change of Use.

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell referenced the first paragraph of his staff report, explaining what was desired to be accomplished, while the second paragraph clarified what was required for submission of site plans.

Ms. Quinlan noted that the members with strong opinions on this matter were not in attendance this evening, and she predicted that the Board would have to talk about this again if they settled anything now.

Selectman Maddox moved to defer further review of this item, date specific, to the 04-02-08 Workshop. Ms. Quinlan seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 -0).

F. Review Article XII – Signs – of the Town’s Zoning Ordinance.

Chairman Barnes read aloud the published notice, as repeated above.

Town Planner Cashell said the Board was concerned specifically with electronic flashing signs, noting that concern had been initiated by the recent ZBA case involving the Aronasian gas station sign on Lowell Road.

Ms. Quinlan noted that the current ordinance was designed some ten years ago, when there was concern about flashing -message signs, such as the one at the Haeffner fueling station, but nowadays there was a new capability for changing the text on signs by means of a computer inside the building.

Mr. J. Bradford Seabury, a member of the Zoning Board of Adjustment, noted that there were two issues involved, with one being that the first sentence of the definition of “Electronic Changing Signs (Message Center)” and the last sentence seemed to be talking about two different kinds of signs, with the last sentence seeming to restrict “Electronic Changing Signs” to signs that did one of the four described things —adding that no one seemed to be clear as to what “Message Center” was referring to existing ordinance specifically prohibited. The other issue, he noted, was that the particular sign being referenced used LED (Light -Emitting Diode) lights, which were extremely bright, with complaints having made by residents and passersby that they were perhaps too bright —but there was nothing in the ordinance about LED signs.

Ms. Stewart said the sign was bright but did not bother her. She suggested that what the Board had wanted to prevent was something such as the real -estate sign on Amherst Street in Nashua, which was very bright and could be seen for a very long distance. She said she did not see a sign that changed periodically to show the current price of gas being sold as an issue.

Selectman Maddox said he thought the whole sign ordinance ought to be revised, suggesting that the New Hampshire Office of Energy and Planning should be consulted for advice about technology and possible restrictions with respect to brightness and size. He noted that the case involving the Aronasian sign actually had come about because of a snafu in the paperwork, adding that he had suggested to the Community Development Director that the sign permit form should be changed to include a note stating that the sign met all criteria of the Hudson Zoning Ordinance.

Mr. Russo said the definition might be clarified by including the word “animation” and specifying it as something that was prohibited. He said he had no problem with the price of gas being displayed, but he did not think temperature readings were necessary—adding that the purpose of such signs was to attract attention to the associated facility, and that it was distracting to motorists. He concluded by stating that the given definition was too involved and not very clear.

Ms. Stewart requested that staff do research to find out what other communities were doing about electronic signs. Selectman Maddox suggested that the Board, instead of looking at what nearby communities were doing, should go to Concord, which had just won its court case pertaining to an ordinance prohibiting all electronic signs, indicating that its ordinance was sustainable. Ms. Stewart clarified that she had meant communities such as Salem, Manchester, Concord, and Nashua.

Chairman Barnes noted that he had seen some ordinances regulating how often the text on signs could change.

Ms. Quinlan moved to defer further review of Article XII – Signs – of the Town's Zoning Ordinance, date specific , to the May 7, 2008 Workshop. Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor, and Chairman Barnes declared the motion to have carried unanimously (5 –0).

V. NEW BUSINESS/PUBLIC HEARINGS

Chairman Barnes noted that there were no **New Business/Public Hearings** items to be addressed this evening.

VI. OTHER BUSINESS

Chairman Barnes noted that he had attended a presentation on the Shoreland Protection Act during the previous week, reporting that the Shoreland Protection Act was changing, with a number of outreach things going on. He said a model ordinance was being proposed. Ms. Quinlan said the Conservation Commission was looking into this.

Selectman Maddox noted that the handouts for this evening included a chance for some training.

Selectman Maddox noted that the handouts for this evening also included a two - page letter regarding driveways, which was addressed to the Board of Selectmen but was of interest to the Planning Board, as well. Noting that the Planning Board had specifically delegated authority for driveway permits to the Town Engineer, and there currently was no Town Engineer, he suggested that the Planning Board might want to redelegate that authority, adding that he would do some research and see if there was a consensus among the selectmen as to what should be done about this.

Town Planner Cashell expressed a belief that second driveways normally came to the Planning Board, but this one seemed to have slipped through and had come to the Zoning Board of Adjustment's attention in an indirect manner.

Chairman Barnes noted that there was also a copy of a protest petition with respect to one of the proposed zoning changes. Town Planner Cashell said this had gone to the Board of Selectmen, adding that it would be posted in a conspicuous place in the polling area on Election Day.

Zoning Determination – 4 Derry Road – Map 182/Lot 82

Mr. Russo referenced the 02-26-08 zoning determination by the Community Development Director that a use variance would be required for a proposed funeral home for pets at 4 Derry Road . He expressed a belief that there was a need for this sort of service in Hudson, and also that funeral homes were a permitted use in the Business District. He said this business would be extremely minor in nature, adding that he believed an appeal of the Community Development Director's decision would be in order, noting the Board's earlier discussion about wanting to bring businesses into the town and pointing out that it was not always the Planning Board that prevented businesses, but orders coming from higher up in the staff level. If the Board wanted to show that the Planning Board was business oriented, he continued, he believed the Board would want to join with him in appealing this decision.

Ms. Quinlan said she did not have enough information to either support or deny it. She expressed concern that there might be a pet cemetery involved, questioning if that would be acceptable at the location, which previously was a bank or real estate office.

Mr. Russo said the Zoning Administrator's decision was that funeral homes for pets were not allowed in the Business District, whereas funeral homes were allowed, and this decision would force someone wanting to put in a low -impact business to go through the process of getting this decision appealed —which he described as a ridiculous process. He said he was pro -business, saying he felt this person was being treated unfairly.

Mr. Russo then moved to appeal the Zoning Administrator's determination for 4 Derry Road (Map 182/Lot 82) . Ms. Stewart seconded the motion.

Ms. Quinlan stated that she took exception to the implication that she or any other members of the Planning Board were anti -business, saying the members of this Board were charged to see that proposed businesses were an appropriate fit for the town . She noted that the request had been accompanied by a two -page extract downloaded from the Internet, which told her absolutely nothing about the proposed business, about what it would do, what would go on the site, or how the business would be run or what it would look like. She then expressed concern that the last sentence on the extract invited prospective customers to come in and join the proprietors on the porch for a cup of coffee, and she questioned whether this proposed business would entail a coffee shop, saying not enough information was provided.

Chairman Barnes said the motion was to appeal the decision that a use variance was required, pointing out that the business would then have to come to the Planning Board for site plan review.

Mr. Russo said the Planning Board was not trying to make a determination, but merely trying to give an applicant fair and due process, to which they were entitled. Ms. Quinlan questioned why requiring an applicant to go before the Zoning Board of Adjustment was denying due process. Mr. Russo replied that the Town had an ordinance that established that anyone in the funeral business had an allowed business, and this decision was requiring the applicant to go through a couple extra

steps, which he felt to be unfair, as the ordinance did not draw any distinction between funeral homes for people and funeral homes for pets.

VOTE: No further comment being brought forward, Chairman Barnes called for a verbal on the motion. Mr. Russo, Ms. Stewart, and Mr. Barnes voted in favor; Ms. Quinlan voted in opposition, and Selectman Maddox abstained. Chairman Barnes then declared the motion to have carried (3-1-1).

Mr. Russo said he would move forward with the appeal, emphasizing that he had zero affiliation with the applicant or the business, but was just responding to what he had read in the Zoning Administrator's report. He noted that he had just gone through a bereavement of a pet passing away and had had to drive down to Massachusetts to have the pet cremated.

Town Planner Cashel I said the Community Development Director had to be cautious, and a funeral home for pets was not listed in the ordinance as an allowed use. He said it was a whole different category.

VII. ADJOURNMENT

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

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor.

Chairman Barnes then declared the meeting to be adjourned at 8:44 p.m.

Date: March 20, 2008

James Barnes , Chairman

J. Bradford Seabury, Recorder

Richard Maddox , Acting Secretary

These minutes were accepted as submitted following review at the 04-23-08 Planning Board meeting.