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**HUDSON PLANNING BOARD
MEETING MINUTES
January 23, 2008**

I. CALL TO ORDER

Chairman Barnes called this Planning Board meeting to order at 7:04 p.m. on Wednesday, January 23, 2008, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

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

Members

Present: James Barnes, George Hall, Vincent Russo, Terry Stewart, Marilyn McGrath, Richard Maddox (Selectmen's Representative), and Suellen Quinlan (arrived at 7:07 p.m.).

Members

Absent: None.

Alternates

Present: Brion Carroll, Tierney Chadwick and Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: None.

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Barnes seated Mr. Carroll in place of the tardy Ms. Quinlan.

V. ELECTION OF OFFICERS

Chairman Barnes stated that this item would be taken up later in the meeting , following completion of the hearings .

VI. MINUTES OF PREVIOUS MEETING(S)

Chairman Barnes noted that the minutes for the November 14, 2007 , and December 12, 2007 , Planning Board meetings would be reviewed at another time.

VII. CORRESPONDENCE

Chairman Barnes noted that items of correspondence received in tonight's packet would be taken up in conjunction with the associated cases, with any remaining items being taken up under **Other Business** at the end of the meeting.

VIII. PERFORMANCE SURETIES

Chairman Barnes noted that there were no **Performance Sureties** items to discuss at tonight's meeting.

IX. CONCEPTUAL REVIEW ONLY

Chairman Barnes noted that there were no **Conceptual Review Only** items to discuss at tonight's meeting.

X. ZBA INPUT ONLY

Chairman Barnes noted that there were no **ZBA Input Only** items to discuss at tonight's meeting.

XI. OLD BUSINESS

**A. Gerald Nash Subdivision
SB# 05-07**

**Map 219/Lot 001
58 Trigate Road**

Purpose of Plan: To subdivide a 4 +/- acre building lot off from a 215 +/- acre parcel. Hearing. Deferred Date Specific from the December 12, 2007, Planning Board Meeting.

Ms. Stewart stepped down to avoid a possible perception of conflict of interest. Chairman Hall appointed Ms. Chadwick to sit in Ms. Stewart's place.

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, reviewed the status of the plan, noting the only issue had been the sight distance requirement, and adding that the sight distance requirement had been addressed.

Mr. Carroll said it appeared as if the 400-foot sight distance were not achievable. Mr. Maynard said it was achievable by cutting brush on the inside of the curb. Chairman Barnes said it was up to the applicant to see that the brush was cut.

Ms. Quinlan arrived at 7:07 p.m. and took her seat at the table, although not yet recognized by the Chairman for the inprocess hearing.

Ms. McGrath referenced Note 22, saying it should read Monday through Friday only and prohibited on Saturday and Sunday.

Ms. McGrath moved to approve the subdivision plan, entitled **Subdivision Plan, Map 219/Lot 001, Gerald Q. Nash Land, 51 Trigate Road, Hudson, NH**, prepared by Maynard & Paquette, Engineering Associates, LLC and dated August 14, 2007, revised through January 11, 2008, consisting of Sheets 1 through 2 and Notes 1 through 23, shown on Sheet 1, per the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the Hillsborough County Registry of Deeds, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$705.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. A public school impact fee in the amount of \$3,578.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public library impact fee in the amount of \$124.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00 shall be paid prior to the issuance of a Certificate of Occupancy.
6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
7. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday only. Said blasting/ ramming activities shall be prohibited on Saturdays and Sundays.
8. Construction activities involving the lot shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday only.
9. This approval is subject to final engineering review.

Selectman Maddox seconded the motion.

Mr. Russo asked if Ms. McGrath wanted to add another stipulation regarding the ramming and blasting. Ms. McGrath said it was already there.

Mr. Hall asked if a stipulation should be added regarding sight distance. Stipulation 10 was added by Ms. McGrath and agreed to by Selectman Maddox, as follows:

10. The driveway sight distance of 400 feet shall be maintained by the property owner, in perpetuity.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion, and Chairman Barnes declared the motion to have carried (7 -0).

Ms. Stewart resumed her position as a regular member of the Planning Board, with Ms. Chadwick returning to her nonvoting alternate position.

Chairman Barnes recognized Ms. Quinlan as having arrived during the preceding hearing, and Ms. Quinlan took her position as a regular member of the Planning Board, with Mr. Carroll returning to his nonvoting alternate position.

**B. Hudson Monument
SP# 13-07**

**Map 248/Lot 018
Pine Road**

Purpose of Plan: To propose a new facility for Hudson Monuments, which will include a 2,000-ft² retail building, with 1000 ft² of second-floor office space. Development will include an access drive, appropriate parking areas, onsite septic and well, landscape and lighting improvements. Hearing. Deferred Date Specific from the December 12, 2007, Planning Board Meeting.

Town Planner Cashell noted that there were a couple of outstanding issues in the staff report which the applicant wished to discuss.

Mr. Patrick Colburn, Keach-Nordstrom, said Mr. Hall had asked if the applicant needed all 14 parking spaces. Mr. Colburn said one of the waivers that had been requested was the 100-foot buffer so that the parking space requirement could be met. He said the Board seemed to have been more in favor of granting the parking requirement waiver, adding that the applicant was no longer requesting the 100-foot buffer waiver but was requesting the parking requirement waiver.

Mr. Colburn said the Board had asked that the applicant modify and remove Note 8. He said that note had been removed. He said the Board had asked that a new note be added regarding the ZBA decision of September 13th along with the ZBA stipulation, and he said that note had been added.

Mr. Colburn said Selectman Maddox had asked the applicant to look at alternatives for the vinyl fence and that Mr. Hall had asked that the fence be moved closer to the edge of the pavement. He said the fence had been moved and that the fence would be a vinyl fence, made to look like a cedar.

Mr. Colburn said CLD's concerns had been addressed, the Fire Department's concerns had been addressed , and the only required State perm it had been acquired.

Mr. Colburn said the applicant was proposing that three of the seven parking spaces that were to be removed be used as employee parking. He said that would leave six parking spaces for customers and one handicapped -accessible parking space.

Mr. Colburn apologized for having missed the note regarding outside storage of materials and equipment, He said the headstone display area was all the applicant was planning to store outside.

Mr. Hall referenced the first part of Note 4 on the staff report. Mr. Colburn said he understood that Note 2 covered that. Mr. Hall said that note did not alleviate his concern. He said he thought the 100 -foot buffer waiver was still needed. Mr. Basso expressed agreement but noted that the site was in the residential zone. He said staff had said the use was allowed in this case. He said the use variance had been granted for Hudson Monument , adding that any other use would have to be approved by the Planning Board. Mr. Hall said he did not see that in Note 2 , and he reiterated his concern about the use. Mr. Basso said the applicant was fine with the waivers and any use stipulations.

Mr. Carroll suggested adding the word "only" to Note 2. Mr. Basso concurred.

Ms. McGrath asked if the stipulations from the note were taken from the Zoning Board of Adjustment minutes. Mr. Basso answered in the affirmative. Ms. McGrath expressed a belief that this meant it would not be proper to alter the note.

Ms. McGrath then expressed agreement with Mr. Hall , suggesting that another note, similar to Note 2, be put on the plan to cover that issue .

Selectman Maddox moved to approve the following waivers:

HTC 275-8B26	Off-Street Parking Spaces
HTC 275-89B30	Loading Space
HTC 275-9C	Noise Impact Study
HTC 289-9D	Fiscal/Environmental Impact Study
HTC 275-9H	HISS Study

Ms. McGrath seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion , and Chairman Barnes declared the motion to have carried (7 -0).

Selectman Maddox moved to grant a waiver for the 275-8B12(C) 100-foot Residential/Non-residential buffer requirement . Mr. Hall seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion , and Chairman Barnes declared the motion to have carried (7 -0).

Mr. Hall asked Mr. Basso about Note 3. Mr. Basso said the note would be similar to Note 2. Mr. Hall expressed concern that the note would render the Zoning Board of Adjustment's decision somewhat ambiguous. Mr. Basso said it was clear in the Zoning Board of Adjustment minutes. Mr. Hall expressed concern that the two notes would cancel each other out. Selectman Maddox concurred. Mr. Hall suggested elaborating on the note and attaching the Zoning Board of Adjustment minutes for reference.

Ms. Stewart asked if storage pods would be covered. Mr. Cashell said it could be added. Mr. Basso said that was implied in the site plan. Chairman Barnes expressed concern that adding specifics could lead to loopholes, saying that type of issue should be left up to the Code Enforcement Officer.

Ms. McGrath moved to approve the Site Plan entitled **Map 248; Lot 18 Non-Residential Site Plan Hudson Monuments 73 Dracut Road Hudson, NH**, prepared by Keach-Nordstrom Associates, Inc., dated September 12, 2007, revised through December 14, 2007, consisting of Sheets 1 through 12 and Notes 1 through 22, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Site Plan -of-Record, including Notes 1 through 24, shown on the Master Site Plan Sheet, shall be completed in their entirety and at the expense of the applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$5,605.00 shall be paid prior to the issuance of a Certificate of Occupancy. Prior to Planning Board endorsement of the Site Plan -of-Record, the aforementioned CAP Fee sum shall be inscribed on it.
4. Prior to the issuance of a final certificate of occupancy, a n LLS-certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms to the Planning Board-approved site plan.
5. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Saturday only.
7. This plan shall be subject to final engineering review and approval.
8. The applicant's engineer and/or contractor shall contact the Town to schedule a preconstruction meeting, which will be held with Staff prior to starting construction.
9. This plan shall be subject to final engineering review and approval to determine constructability, prior to plan recording.
10. The Building and Site Rendering Plan -of-Record is dated October 16, 2007.
11. Prior to Planning Board endorsement, the Site Plans shall be amended to include the following notes:
 - (a) Note 23 to read: The allowed use of this site is exclusive to Hudson Monument. Any expansion or change of use shall require Planning Board

approval under the provisions of the Site Plan Review regulations and as per the intent of the ZB A meeting minutes of September 13, 2007.

- (b) Note 24 to read: No outside storage of materials or equipment shall be allowed except for that which is shown in the display area designated on the Site Plan -of-Record.

Selectman Maddox 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 (7 -0).

XII. NEW BUSINESS/PUBLIC HEARINGS

A. 2 Abbott Street (Whitney)
SB# 08-07

Map 174/Lot 034
2 Abbott Street

Purpose of Plan: To subdivide one existing lot into two, with public sewer and water services. Application Acceptance & Hearing.

Mr. Cashell said the plan was ready for application acceptance.

Ms. McGrath moved to approve application acceptance. 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 (7 -0).

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, said the site was a 36,000 -ft² lot in the TR zone. He said two years ago a request for a driveway easement was turned down because of the frontage requirement. He said the lot had been reconfigured so that there were 40 feet on Abbott Street and the owners then got a variance so the driveway could access Abbott Street. He said the reason for wanting the driveway on Abbott Street was because of sight distance problems on Haverhill Street. He said having the driveway on Derry Street would not be ideal either , saying that was confirmed in a memo from Mr. Sommers.

Chairman Barnes opened the meeting for public input and comment, in favor or opposition. No one coming forward to provide input, despite two requests by the chairman for comment for or against, Chairman Barnes asked the members of the Board for comments and/or questions.

Mr. Carroll noted that the site was listed as the G1 zone. Mr. Cashell confirmed that it was in the TR zone.

Mr. Hall noted that the sight distance was not shown on the site plan. Mr. Maynard said Town Engineer Sommers had already approved the driveway. Mr. Hall asked if Mr. Maynard were going to indicate sight distance on the plan or not. Mr. Maynard said he would put it on if the Board insisted that it appear on the plan.

Ms. Stewart asked if frontage had to be contiguous. Mr. Maynard said that did not apply as he got a frontage variance to allow a driveway on Abbott Street. He said it was not preferable to put the driveway on Derry Street. Mr. Hall expressed agreement with Mr. Maynard.

Ms. McGrath said Note 15 should be exactly what the Zoning Board of Adjustment's decision had specified, along with any stipulations included in the decision. Mr. Maynard said there were no stipulations. Selectman Maddox demurred, saying there was a stipulation that stated that no deck or doors would be built along the north side of the structure at any time in the future.

Mr. Russo asked about the dotted lines around the building. Mr. Maynard said they represented the eaves of the roof.

Ms. McGrath noted that only one owner had signed the plan. Mr. Maynard said only one was required to sign the plan.

Ms. Stewart referenced Stipulation 7. Ms. McGrath said that was a standard note but that it was not on the plan.

Ms. Stewart said Stipulation 8 should be changed to include Saturday. Ms. McGrath said the Planning Board had allowed construction on Saturday.

Ms. Stewart moved to approve the subdivision plan, entitled ***Whitney Subdivision, 2 Abbott Street, Map 174/Lot 034, Hudson, NH***, prepared by Maynard & Paquette, Engineering Associates, LLC and dated November 16, 2007, revised through January 11, 2008, consisting of Sheets 1 through 2 and Notes 1 through 23, shown on Sheet 1, per the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the Hillsborough County Registry of Deeds together with the Plan.
2. A cost allocation procedure (CAP) amount of \$718.56 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. A public school impact fee in the amount of \$3,578.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public library impact fee in the amount of \$124.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00 shall be paid prior to the issuance of a Certificate of Occupancy.
6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan -of-Record.
7. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday

through Friday only. Said blasting/ ramming activities shall be prohibited on Saturdays and Sundays.

8. Construction activities involving the lots shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday only.
9. This approval is subject to final engineering review.

Ms. McGrath seconded the motion and suggested that Stipulation 10 be added which would state that Note 16 on the plan should be corrected to read in agreement with the precise motion of the Zoning Board of Adjustment. Ms. Stewart expressed agreement, and Ms. McGrath read as follows:

10. Note 16 on the plan to be corrected to read as the precise motion of approval by the Zoning Board of Adjustment.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion, and Chairman Barnes declared the motion to have carried (7-0).

**B. Dion Property Site Plan
SP# 16-07**

**Map 182/Lot 055
Central Street**

Purpose of Plan: To construct a 32-foot by 40-foot detached, 2-car garage on an existing 6-unit multi-family property. Application Acceptance & Hearing.

Mr. Cashell said there were changes to Page 2 of the staff report but that the plan was ready for application acceptance.

Selectman Maddox moved to approve application acceptance. Ms. Quinlan seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion, and Chairman Barnes declared the motion to have carried (7-0).

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, described the plan, saying the existing driveway extended into the side setback. He said a waiver was probably required for an additional driveway. He said it would be a two-car garage with storage.

Chairman Barnes noted that there was no one in the audience for the public hearing.

Mr. Hall asked about the garage. Mr. Maynard said it was for storage, with no form of residence.

Ms. Quinlan asked about the RV storage. Mr. Maynard said it was just parked there.

Ms. Stewart asked where the applicant lived. Mr. Maynard said they lived in the building.

Mr. Carroll expressed a belief that an RV parking next to a garage was a violation. Chairman Barnes said the Planning Board had not come to an agreement on that issue, so one RV would be allowed.

Selectman Maddox asked about the out-buildings shown on Diagram 2. Mr. Maynard said the larger of the out-buildings had been removed, saying the shed was the only remaining out-building. Mr. Cashell said he had visited the site, saying he had not seen any out-buildings on the site. Mr. Maynard agreed to put a note on the plan saying the out-buildings were gone.

Ms. McGrath said the pad setback lines should be removed.

Ms. McGrath asked if the applicant were asking for an equitable waiver. Mr. Maynard said a waiver was not required.

Mr. Russo noted that a six-unit building required 12 parking spaces. He said he felt that something should be done about the parking. Mr. Maynard said it had been a six-unit building for 50 years and that there had never been a problem with parking. Mr. Russo said something should be done; Ms. Chadwick expressed agreement. Mr. Maynard said he would add three more parking spaces. Mr. Russo said there should be 12 spaces. Selectman Maddox expressed agreement with Mr. Russo. Ms. Chadwick asked about the RV pad. Mr. Maynard said the applicant drove the RV back and forth to Florida. Ms. Chadwick said she was concerned that the abutting property owner had to look at the RV. Mr. Maynard said the nearest abutter was almost 200 feet from the RV pad and that the vehicles were not normally screened.

Mr. Russo moved to defer further review of the Dion Site Plan application, date specific, to the February 27, 2008, meeting. Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion, and Chairman Barnes declared the motion to have carried (7 -0).

V. ELECTION OF OFFICERS

Ms. Quinlan moved to nominate Mr. Barnes as Chairman. Mr. Hall seconded the motion.

Ms. McGrath moved to close nominations. Mr. Hall seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion except for Chairman Barnes, who abstained. Chairman Barnes then declared the motion to have carried (6 -0-1).

Selectman Maddox moved to nominate Mr. Russo as Vice -Chairman. Ms. Quinlan seconded the motion.

Ms. McGrath moved to nominate Ms. Quinlan. Ms Stewart seconded the motion.

Mr. Hall moved to close nominations. Selectman Maddox seconded the motion.

VOTE: Chairman Barnes called for a hand vote on the motion. Ms. Stewart, Ms. Quinlan, Mr. Hall, and Selectman Maddox voted in favor of Mr. Russo. Ms. McGrath and Mr. Russo voted in favor of Ms. Quinlan. Chairman Barnes abstained. Chairman Barnes then declared Mr. Russo to be winner (4-2-1).

Ms. Stewart moved to nominate Ms. McGrath as Secretary. Mr. Hall seconded the motion.

Mr. Hall moved to close nominations. Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. All members voted in favor of the motion except for Ms. McGrath, who abstained. Chairman Barnes then declared the motion to have carried (6 -0-1).

XIII. OTHER BUSINESS

Ms. Stewart noted concern about the business at 76 Lowell Road changing to a hair salon, noting tight parking as a possible problem. Mr. Russo expressed the belief that the use would change. Chairman Barnes asked about the ZBA ruling. Ms. Stewart said she did not know if the ZBA had ever made a ruling.

Ms. Chadwick asked if there would be environmental impact with a hair salon.

Mr. Carroll asked if the use would constitute a different count based on square footage.

Ms. McGrath asked if a site plan existed for the site. Mr. Cashell said he did not know.

Selectman Massey noted three very different uses had existed on the site, saying a site plan probably existed.

Ms. McGrath said the Planning Board should determine if the Zoning Board of Adjustment had made a determination —and, if not, the Planning Board should request one.

Ms. Quinlan said all the uses were permitted.

Ms. McGrath said they might be permitted, but a change of use might trigger a site plan review. Mr. Russo concurred.

Mr. Carroll asked who would incur the cost if a site plan review would be required. Chairman Barnes said it would be the property owner's responsibility.

Ms. Quinlan said there were ample parking spaces but that they were not paved and striped. Ms. McGrath said she believed the Planning Board had had something to do with the site. She asked Mr. Cashell to check the records for a site plan.

Selectman Massey suggested that the site plan regulations needed to be modified based on use. Mr. Cashell referenced HTC 334 -16.1, site plan approval.

Selectman Massey said he was suggesting that site plan review should also be triggered by parking density.

Mr. Russo said the Planning Board should determine if the Zoning Board of Adjustment had made a determination.

Mr. Cashell suggested this subject should be on a workshop agenda.

Selectman Maddox said the Planning Board should look at HTC 334 -16.1. Mr. Carroll expressed concern, saying the Planning Board should have a workshop on when a site plan review should be triggered.

Ms. Chadwick said the reference to category change was not clear.

Mr. Russo noted that the Planning Board had recently gone through changes to the Table of Permitted Principle and Accessory Uses.

Mr. Russo moved to request that the Community Development Director provide a written determination concerning 76 Lowell Road with respect to the change of use from a Karate Studio to a Hairdressing Salon, to determine whether a site plan was required. Ms. Stewart seconded the motion.

VOTE: Chairman Barnes called for a verbal vote on the motion. Ms. Stewart, Mr. Russo, and Ms. McGrath voted in favor; all other members voted in opposition. Chairman Barnes then declared the motion to have failed (3 -4).

Mr. Carroll expressed his belief that the Planning Board should have a workshop to determine what would trigger a site plan review. Ms. Quinlan concurred, saying there should be something in the regulations on which basis the Zoning Administrator could make a good determination.

Mr. Hall said it would be good to see whether there was a site plan for this site. Chairman Barnes requested that Mr. Cashell have the materials for a site plan review trigger prepared for the February workshop.

Selectman Maddox noted issues of flashing signs in Laconia. Mr. J. Bradford Seabury expressed agreement that flashing signs should be looked at, commenting on a recent judicial decision concerning electronic flashing signs in Concord.

Ms. McGrath noted that the Aranco Oil filling station now had a Dunkin Donut store on the site.

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**HUDSON PLANNING BOARD Meeting Minutes
January 9, 2008**

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XIV. ADJOURNMENT

All scheduled items having been addressed, Selectman Maddox made a motion to adjourn. Ms. Stewart 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 9:10 p.m.

Date: February 11, 2008

James Barnes, Chairman

J. Bradford Seabury, Recorder

Marilyn McGrath, Secretary

Transcribed by:
Joseph F. Hemingway and J. Bradford Seabury

These minutes were accepted as submitted following review at the 03-05-08 Planning Board meeting.