

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANNONNH.GOV/LIVE
MONDAY, APRIL 15, 2024, 7:00 PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Jeremy Rutter, Patrick Kennelly, Brandon Hill, Kathie Romano, Karen Zook (City Council Rep)

MEMBERS ABSENT: None

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nate Reichert (Director of Planning & Development/Zoning Admin), Brian Vincent (City Engineer)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 7:01pm.

Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

Mr. Rutter joined the meeting at 7:03pm.

2. NOTICE OF REGIONAL IMPACT

Chair Faunce said this would be postponed to the next meeting.

3. PUBLIC HEARING ITEMS

A. Liberty Utilities - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. PB2024-11-SCR

Ms. Heather Green, certified arborist, of Liberty Utilities and Mr. Richard Clark, utility forester, of ECI Environmental Consultants, were present on behalf of the applicant.

Ms. Green said, every 4-5 years, Liberty Utilities cuts vegetation near and around its power lines as part of its vegetation management process. She said customers whose trees may be cut are notified by a mailer and a door hanger. She said homeowner consent is required to do the work.

She said the Public Utilities Commission (PUC) requires the following space be maintained around primary conductors:

- 15 feet above
- 8 feet to the side
- 10 feet below

She said the current project is to flat cut or brush cut (mowing flat to the ground) the vegetation in the space identified along the scenic road of Poverty Lane. She said she and Mr. Clark drove along the route and noted three failed trees and some saplings that should be removed as well. She said the tree removal was not in the original proposal, so that work can be held until the next cycle for vegetation management.

Ms. Green explained Liberty Utilities' process for situations when consent is not given by homeowners to cut vegetation on their property.

Chair Faunce opened the public hearing and invited public comment.

Chair Faunce closed the public hearing.

A MOTION was made by Jeremy Rutter that the Lebanon Planning Board, pursuant to NH RSA 231:158, approves the request of Liberty Utilities (PB2024-11-SCR) to perform scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road, as described in application materials dated February 26, 2024, prepared by Heather Green, ISA Certified Arborist for Liberty Utilities.

The motion was seconded by Kathie Romano.

****The MOTION was approved (7-0).***

B. Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to Article III, Section 303.2 and 302.4 of the Zoning Ordinance for a proposed office use. PB2024-02-CUP – Continued from March 18, 2024

Mr. Dan Nash (Advanced Geomatics & Design), Ms. Amy Stebbins and Mr. Ben Stebbins (Aslan Maintenance), and Attorney Barry Schuster were present on behalf of the applicant.

Mr. Nash said the application materials that were included in the agenda packet for this meeting address the outstanding questions and deficiencies that were identified at the last meeting.

He confirmed that the project is to convert a two-family dwelling into a two-bedroom apartment and an office with accessory warehouse space in the garage. He said the septic system is designed to accommodate a two-bedroom apartment. Ms. Romano said the application materials show a septic tank behind the deck and a tank on the east side of the property. She said it was unclear which photos were of the existing design and which ones were of the proposed design. Mr. Nash said the existing septic tanks (wherever located on the property) will be removed.

Mr. Corwin confirmed that the wetlands issue is not part of this conditional use permit and is more relevant during the site plan review. Mr. Ford Burley suggested that a condition be added to the Conditional Use permit that it should be updated to match the outcome of the site plan review.

Mr. Nash said an ADA lift will be located at the back of the building in the enclosed porch area. He said the design for the lift has not been completed yet and will be reviewed during the Building Permit process.

Chair Faunce opened the public hearing and invited public comment.

Chair Faunce closed the public hearing.

Mr. Nash confirmed that the existing water service should be adequate, but they will not know what the water needs will be until the building permit work is done.

A MOTION was made by Richard Ford Burley that, on January 8, 2024, March 18, 2024, and April 15, 2024, at duly-noticed meetings of the Lebanon Planning Board, there appeared representatives of property owner Edwards Properties, LLC, regarding 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L, regarding a requested Conditional Use Permit pursuant to §303.2 of the Zoning Ordinance for a proposed office use. PB2024-02-CUP

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Planning Board makes the following findings of fact:

- 1. The property is located within the IND-L District on the south side of Heater Road, and abuts the Hypertherm facility to the rear. The property is currently improved with a two (2)-story, two-family dwelling constructed in 1950 (per the City's Assessing records). The two-family dwelling is not an allowed use in the IND-L District and, therefore, is considered "legal non-conforming".***
- 2. The applicant proposes to convert the existing two-family dwelling to a mixed-use building containing (i) a dwelling unit and (ii) an office use with accessory warehouse space in the basement and attached garage. Site improvements include a proposed parking lot to the rear.***
- 3. "Office," which is allowed in the IND-L District by Conditional Use Permit from the Planning Board. Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if it finds that the proposal meets the Enhanced Performance Standards set forth in Section 302.4.D.***
- 4. The applicant has submitted testimony addressing the Section 302.4.D criteria in an application received by the Planning and Development Department on December 4, 2023, as well as in supplemental written materials provided by the applicant.***

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the Enhanced Performance Standards set forth in §302.4.D of the Zoning Ordinance:

- 1. The site is suitable for the proposal. (§302.4.D.1)***
- 2. The external impacts of the proposed use on abutting properties and the neighborhood is commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)***
- 3. The proposed layout and design of the site is not incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. (§302.4.D.3)***
- 4. The criteria set forth in Section 302.4.D.4 relates to new building construction and, since no new building construction is proposed, is inapplicable to the subject application.***
- 5. The proposed use and layout of the site, including all related development activities, does to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. (§302.4.D.5)***

III. DECISION

Now therefore be it resolved, the Planning Board, on this 15th day of April, 2024, hereby grants the request of Edwards Properties, LLC, for a Conditional Use Permit per Section 303.2 of the Zoning Ordinance to convert a portion of the existing building at 135 Heater Road (Tax Map 78, Lot 41) to an office use as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

- 1. No outdoor storage is permitted other than 2 trailers which are required to be parked in the proposed rear parking lot.***
- 2. Impact fees calculated pursuant to Section 213 of the Zoning Ordinance shall be assessed prior to the issuance of a building permit and shall be paid prior to the issuance of a Certificate of Occupancy.***
- 3. The Conditional Use Permit is contingent on approval of the site plan application of Edwards Properties, LLC, for 135 Heater Road (Tax Map 78, Lot 41), PB2024-14-SPR, currently pending before the Board. If the site plan is approved, all conditions of approval for application PB2024-14-SPR are incorporated herein and shall be considered conditions of approval for the requested Conditional Use Permit.***

- 4. If the site plan for application PB2024-14-SPR is approved, the site plan provided as a part of this conditional use permit application will be updated through the approved site plan.**

The motion was seconded by Brandon Hill.

***The MOTION was approved (7-0).**

C. Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L: In conjunction with a pending Conditional Use Permit application (PB2024-02-CUP), applicant requests Site Plan Review for a conversion of the existing two-family dwelling to a mixed-use building for a proposed office use and a dwelling unit, together with associated site improvements including additional parking spaces and a handicap ramp. PB2024-14-SPR

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

Chair Faunce stated that the application materials dated March 28 supersedes the earlier materials dated March 7.

A MOTION by Kathie Romano that the application of Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L: In conjunction with a pending Conditional Use Permit application (PB2024-02-CUP), applicant requests Site Plan Review for a conversion of the existing two-family dwelling to a mixed-use building for a proposed office use and a dwelling unit, together with associated site improvements including additional parking spaces and a handicap ramp is complete enough for the Planning Board to accept jurisdiction and commence review. The motion was seconded by Richard Ford Burley.

***The MOTION was approved (7-0).**

Mr. Nash stated that the application materials include a letter written by Mr. Peter Spear that states there are no jurisdictional wetlands on the property.

The group went through each part of the site plan and discussed them in detail:

C1 (Parking area):

- 24-foot aisle is located between the end of the parking spaces and the curbing
- The aisle begins where the driveway ends
- Total width of parking lot is 42 feet
- A 9-foot area of pervious pavers will provide drainage - curbing holds in the water so it can be absorbed by the pavers
- 8-foot privacy fence is represented by a dashed line on the site plan
- Equipment vehicles will be parked in parking spaces 8 and 9 when not used on job sites

- ADA lift will be located on the Heater Road side of the building

Mr. Rutter said it would be helpful to have two maps to compare the existing site plan and the proposed site plan.

The group discussed whether a number of trees would be removed from the site and if they would be replaced. Mr. Ford Burley stated that the site plan is not just a picture of what the applicant plans to do, it also provides a plan for what the site will continue to look like after the project is finished. Ms. Romano said the removal and replacement of trees could be made a condition of approval. Mr. Corwin confirmed that he and Mr. Vincent will visit the site when the project is completed and ensure the number of trees on the site matches what's in the site plan.

The group discussed the parking area drainage plan involving the pavers and suggested the maintenance of this feature could be made a condition of approval.

C3 (Stormwater plan):

Mr. Vincent said he reviewed the stormwater management plan and he is comfortable with the design.

L1 (Landscaping)

- No defined set-back for fence
- 8-foot set-back from property line for trees
- The site has public water

Mr. Rutter asked if the parking lot could be moved further to the east to allow more space between the west edge of the parking lot and the property line for trees to be planted. Mr. Nash said there is limited space between the garage and the property line.

L2 (Lighting)

Light at back of property has falloff that exceeds the recommended 1 to 4 ratio

Light at back of property is angled down more than 45 degrees

The group discussed whether the proposed lighting is adequate and whether the lighting could be motion activated. Mr. Nash discussed the uniformity of the lighting, noting that it is difficult to achieve uniformity in a small space. Ms. Stebbins said the parking lot is used mostly by employees during daylight hours, so lighting is not critical to employee safety. Mr. Ford Burley suggested that small bollard lights could be added along the front edges of the parking spaces. Mr. Nash said another motion-activated light fixture could be added above the cars to provide illumination.

Chair Faunce opened the public hearing and invited public comment.

The group went through the waiver requests and discussed them in detail.

Mr. Corwin confirmed that the plan's wall-mounted building light fixture triggered the requirement to show the building elevations. He also said a 15-foot perimeter landscape buffer is

required on the side, back and front of the property. The group agreed that the additional lighting for the parking area (suggested earlier in the discussion) could eliminate the need for the parking area lighting waiver.

A MOTION was made by Richard Ford Burley that, for the application of Edwards Properties, LLC, PB2024-14-SPR, the Lebanon Planning Board approves waivers from the following sections of the Site Plan Review Regulations:

- ***5.1.E.13 – requiring building elevations depicting proposed lighting fixtures***
- ***6.2.B.1 – requiring a 15 ft. wide perimeter landscaping buffer***
- ***6.2.B.10 – requiring trees at 40 ft. intervals along property frontage***
- ***6.7.C.1 – parking area lighting requirements (average horizontal illuminance and uniformity ratio)***
- ***6.2.B.6 – requiring an additional 5 ft. of perimeter landscaping along the side of the property adjoining the neighboring residential use, together with an opaque screen***

The motion was seconded by Kathie Romano.

****The MOTION was approved (7-0).***

Chair Faunce closed the public hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the Site Plan Review application of Edwards Properties, LLC, regarding 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L, PB2024-14-SPR, for a conversion of the existing two-family dwelling to a mixed-use building for a proposed office use and a dwelling unit, together with associated site improvements including additional parking spaces, as shown on a plan set titled, “99 Heater Road,” prepared by Advanced Geomatics and Design, dated January 30, 2024, last revised March 28, 2024 (11 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

General Conditions

1. ***It shall be the applicant’s responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant’s responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.***

2. *The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended February 7, 2024, which are the regulations in effect at the time the application was submitted.*
3. *A building permit must be applied for and issued within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.*
4. *“Active and substantial development,” as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations.*
5. *“Substantial completion,” as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations.*
6. *All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.*
7. *The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.*
8. *Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City’s third-party inspector on site.*
9. *The property owner is responsible for the maintenance and operation of the stormwater management system in accordance with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).*

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

10. Within 30 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:

- a) Add a note that the property does not contain wetlands and reference the March 7, 2024 letter from Peter Spear.**
- b) On the Cover Sheet:**
 - i. Update title of plan set and property address information on cover sheet to 135 Heater Road.**
 - ii. In the "Zoning Comparison" table on the cover sheet:**
 - 1. clarify that 9 parking spaces are proposed including two spaces for the outdoor storage of two trailers for the office use.**
 - 2. add a footnote that the office use is permitted pursuant to a Conditional Use Permit approved on April 15, 2024 (PB2024-02-CUP)**
 - 3. provide description of plan revisions made pursuant to the Planning Board's approval (5.1.E.4.d).**
- c) On Sheet 5 (C-1):**
 - i. add a note identifying how trash pickup will be handled.**
 - ii. provide a legend identifying various symbology.**
 - iii. identify proposed uses of the existing building (staff note: instead of "ex. Garage" and "ex house" which would be more appropriate for an existing conditions plan, not a site plan that is intended to depict future conditions).**
- d) On Sheet 8 (L-1), remove Landscape Note #10 which is duplicative of Note #9.**
- e) On Sheet 9 (L-2), clearly identify the color correlated temperature (CCT) and wattage of the proposed building-mounted light fixture.**
- f) Make such alteration to Sheets 5 (C-1) and 8 (L-1) as necessary to depict only the proposed conditions after the completion of the proposed work and provide equally detailed plans of the same size and scale depicting only the existing conditions prior to the proposed work.**
- g) On Sheet 9 (L-2), add a second light fixture on the eastern edge of the parking lot to improve lighting conditions and show the revised lighting levels.**

11. Once approved by staff pursuant to Condition of Approval #10, the applicant shall provide the Planning and Development Department with a digital copy of the final revised plan set saved in a PDF-A format for archival purposes.

12. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

- 13. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.**
- 14. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (Staff note: applicant can request an invoice from the Department of Public Works).**

Conditions to be Satisfied Prior to the Issuance of a Building Permit

- 15. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.**
- 16. All water and sewer fees shall be paid as set forth in City Code Chapter 68.**
- 17. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.**

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

- 18. The impact fee calculated pursuant to Condition of Approval #15 shall be paid.**
- 19. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.**

The motion was seconded by Jeremy Rutter.

***The MOTION was approved (7-0).**

D. Seale Properties, LLC, 50 Maple Street (Tax Map 73, Lot 65), zoned R-3: Request for approval of a proposed two (2)-lot Minor Subdivision. PB2024-13-MIN

Mr. Ian MacKenzie, Vermont civil engineer, and Mr. Perry Seale, managing member of Seale Properties, were present on behalf of the applicant.

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Patrick Kennelly that the application of Seale Properties, LLC for a proposed two (2)-lot Minor Subdivision of 50 Maple Street (Tax Map 73, Lot 6) PB2024-13-MIN is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Brandon Hill.

****The MOTION was approved (7-0).***

Mr. MacKenzie gave an overview of the project. He said a shared driveway will provide right of way for a single-family residence and the existing multi-family structure. He said he may sell the properties to his children. The group discussed the trend in the City toward pattern zoning as an alternative housing solution.

Ms. Romano asked about the size of the parking lot and whether it meets the 10,000 square feet requirement for subdivisions in the R3 district. She also asked if there is a limit to the number of properties that can be accessed from a common driveway.

Mr. Corwin explained that the property includes a two-family structure that is allowed by special exception. He said the new dwelling could not be built as a two-family dwelling because, in the R3 district, a two-family dwelling is only permitted by conversion. He said the owner could build the one-family structure, obtain a Certificate of Occupancy, and then apply to the Zoning Board of Adjustments for a special exception to convert the single-family dwelling to a two-family dwelling.

Mr. MacKenzie said he added space around the driveway to achieve the required five-foot set-back from the property line. The group discussed the frontage and width of the lot.

Ms. Romano asked if the owner of the single-family property would need approval if he eventually wants to install a private driveway. Mr. Corwin said the subdivision plat would have to be amended to make a change like that.

Mr. Vincent asked how the back lot will access water and sewer. Mr. MacKenzie said he worked with Rick Brown of the DPW to determine how the water and sewer lines will run from Maple Street to the new lot.

Chair Faunce opened the public hearing and invited public comment.

Ms. Bonnie Barber (Dana Street) asked how many trees will be retained on the property border. She said there is one very tall, beautiful oak tree that she was curious about in particular. Mr. MacKenzie said he is looking to retain the oak tree in question.

Chair Faunce closed the public hearing.

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board approves the application of Seale Properties, LLC, for a proposed two (2)-lot Minor Subdivision of 50 Maple Street (Tax Map 73, Lot 65), PB2024-13-MIN, as shown on a plat titled “Minor Subdivision Plat for Seale Properties, LLC,” prepared by Rockwood Land Services, LLC, dated March 15, 2024, last revised April 5, 2024, Project No: 1661, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

- 1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:***
 - a. Add addresses to Lot 1 (50 Maple Street) and to Lot 2 (48 Maple Street).***
 - b. Shift the surveyor’s stamp and signature to uncover obscured text underneath.***
 - c. Provide the date and description of the plat revisions. (9.5.A.1)***
- 2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City’s GIS Coordinator).***

General Conditions

- 3. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded in accordance with Planning & Development Department procedures. The Warranty Deeds submitted with the application materials shall be executed and submitted together with the plat for contemporaneous recording by the Planning & Development Department.***
- 4. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of***

that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

- 5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).***

The motion was seconded by Jeremy Rutter.

****The MOTION was approved (7-0).***

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of Seale Properties, LLC, PB2024-13-MIN, titled “Minor Subdivision Plat for Seale Properties, LLC,” prepared by Rockwood Land Services, LLC, dated March 15, 2024, last revised April 5, 2024, Project No: 1661, and as further revised per the Planning Board’s conditions of approval.

The motion was seconded by Richard Ford Burley.

****The MOTION was approved (7-0).***

4. OTHER BUSINESS

5. APPROVAL OF MINUTES

March 18, 2024

Amendments: Page 3, Line 23: Insert “a” before “Conditional Use permit”
Page 3, Line 28: Remove “Parking tot”
Page 4, Line 19: Change “construction is completed.” to “new fire station has been completed.”
Page 4, Line 29: Edit to read: “He said that once the buildings have been taken down, the spaces they occupied will”
Page 4, Lines 5-20: Remove map image
Page 5, Line 14: Change “Aidmab” to “Adimab”

A MOTION was made by Kathie Romano to approve the Planning Board Minutes of March 18, 2024, as amended. The motion was seconded by Patrick Kennelly.

****The MOTION was approved (6-0; Mr. Ford Burley abstained from the vote).***

March 26, 2024

Amendments: Heading of Minutes: Change “March 26” to “March 25”
Page 2, Line 8: Insert “a” after “has”
Page 2, Line 11: Insert “said” after “Mr. Mayberry”
Page 2, Line 16: Change “license care” to “licensed care”
Page 2, Line 30: Insert “those of” before “neighboring towns”
Page 2, Line 37: Change “the criteria is” to “the criteria are”

Page 3, Line 33: Change “are” to “cost”

Page 3, Lines 34-35: Change “of” to “about”

A MOTION was made by Kathie Romano to approve the Planning Board Minutes of March 26, 2024, as amended. The motion was seconded by Patrick Kennelly.

****The MOTION was approved (6-0; Mr. Ford Burley abstained from the vote).***

6. ADJOURNMENT

A MOTION was made by Jeremy Rutter to adjourn the meeting at 9:08pm. The motion was seconded by Richard Ford Burley.

****The MOTION was approved (7-0).***

The meeting was adjourned at 9:08pm.

Respectfully submitted,
Paula Roux
Recording Secretary