

LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 30, 2014 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH

APPROVED

Present: Chair R. Patrick Romprey, Vice-Chairman Jim Spanos, Clerk John Hettinger, Selectmen's Representative Tamra Ham (serving in OJ Robinson's stead), Paula Strickon, Norman Belanger (alternate) and Taylor Beaudin (alternate)

Members Excused: New alternate, Callum Grant, and OJ Robinson, Selectmen's Representative

Members Absent: None

Staff Present: Planning and Zoning Administrator Carole Bont, and Town Manager & Town Planner, Alfred "Butch" Burbank, Nikki Donahue (recorder)

Town Attorney Present: Attorney Peter Malia of Hastings & Malia Law Office, PA, 376 Main Street, PO Box 290, Fryeburg, ME 04037-0290

Guests:

- Lincoln Fire Chief Ron Beard, Town of Lincoln, PO Box 25, Lincoln, NH 03251
- Jeffrey Beir, abutter and co-owner of 9 Ramshorn Unit D7, (Map 126, Lot 021000-03-00017) with Sarah R. Beir of 37 Wedgemere Avenue, Winchester, MA 01890
- Rob Culgin, abutter and co-owner of 7 Sarsaparilla Court, (Map 124, Lot 022), from 4 Parmanter Road, Framingham, MA 01701
- Dennis M. Ducharme, Managing Member of RiverWalk at Loon Mountain, LLC, at 33 Brookline Road, Lincoln, NH 03251, and RRP (Registered Resort Professional), President of Inn Seasons Resorts [212 Mid Tech Drive, West Yarmouth, MA 02673, including InnSeasons at South Mountain and InnSeasons at Pollard Brook
- Cecile Eisenhauer, abutter and home owner (Tax Map 124, Lot 034 – 34 Westwood Drive) from PO Box 1193, Lincoln, NH 03251-1193
- Peter Eisenhauer, abutter and home owner (Tax Map 124, Lot 034 – 34 Westwood Drive) from PO Box 1193, Lincoln, NH 03251-1193
- Karyn P. Forbes, Attorney from Shaheen & Gordon, 107 Storrs Street, Concord, NH 03302, representing abutters, Daniel and Rossana Nigrosh of 3 Battery Wharf, Boston, MA 02109 and whose property is owned by Kevin M. Sargis, Trustee of Hunter Realty Trust, 44 Old Princeton Road, Fitchburg, MA 01420. Sargis also owns abutting lot M124, Lot 027 on Governor's Lane
- Charles "Chip" Fredette, PM, Vital Site Services, Inc., Site Acquisition and Contracts Management working for Verizon Wireless as a contractor. He looks for real estate for Verizon so that Verizon can meet its coverage needs
- Roland Mattison, Director of Coolidge Homeowners Association
- Gale M. Michaud, abutter and home owner (Tax Map 124, Lot 032 – 51 Westwood Drive) from 84 Branch Street, Scituate, MA 02066
- Kenneth A. Michaud, abutter and home owner (Tax map 124, Lot 032 – 51 Westwood Drive) from 84 Branch Street, Scituate, MA 02066
- Doris (Dorie) Mollica, abutter and home owner of 29A Flume Road (Tax Map 123, Lot 046), PO Box 757, Lincoln, NH 03251-0757

- Robert (Bob) Mollica, abutter and home owner of 29A Flume Road (Tax Map 123, Lot 046), PO Box 757, Lincoln, NH 03251-0757. Treasurer of Coolidge Homeowners Association, PO Box 1086, Lincoln, NH 03251-1086
- Daniel Nigrosh, abutter with a second home at 24 Governor's Lane, Map 124, Lot 028, owned by Kevin M. Sargis, Trustee of Hunter Realty Trust, 44 Old Princeton Road, Fitchburg, MA 01420. Sargis also owns abutting lot M124, Lot 027 on Governor's Lane. Nigrosh lives at 3 Battery Wharf, Boston, MA 02109
- Rossana Nigrosh, abutter who with a second home at 24 Governor's Lane, Map 124, Lot 028, owned by Kevin M. Sargis, Trustee of Hunter Realty Trust, 44 Old Princeton Road, Fitchburg, MA 01420. Sargis also owns abutting lot M124, Lot 027 on Governor's Lane. Nigrosh lives at 3 Battery Wharf, Boston, MA 02109.
- Hermann Pfeuti c/o Black Mtn Burger Co, The Depot, 264 Main Street, Lincoln, NH 03251, (arrived at meeting later) d/b/a/ Black Mountain Burger Co. - owner and operator of Black Mountain Burger Co. in Unit #3 of "The Depot" [known as 264 Main Street #3, Unit 14, owned by Great NH Properties, LLC] who newly purchased two adjacent units at the other end of "the Depot" at 264 Main Street:
 - Unit #9B [known as 264 Main Street #5, Unit 5, formerly owned by Bear Mountain Properties, LLC] and
 - Unit #10 [known as 264 Main Street #10, Unit 4, owned by 3 Cultures Deli, LLC].
- Scheyer, Debra A., PO Box 241, Lincoln, NH 03251, (arrived to meeting later) upstairs abutter to condo units owned by Hermann Pfeuti, and owner of three condo units at the Depot at 264 Main Street:
 - Unit #26 (Tax Map 117, Lot 120000-01-0000L);
 - Unit #30 (Tax Map 117, Lot 120000-01-0000P);and
 - Unit #32 (Tax Map 117, Lot 120000-01-0000R).
- Douglas Smith, abutter and President of Westwood Homeowners Association and homeowner in Westwood, PO Box 941, Lincoln, NH 03251
- Keith Vellante, Senior Radio Frequency Engineer for C Squared Systems, LLC, a third party radio engineering firm working as a Verizon Wireless Consultant for Verizon Wireless on the proposed site
- John F. Weaver, Attorney for McLane, Graf, Raulerson & Middleton, PA, 900 Elm Street, PO Box 326, Manchester, NH 03105-0326, representing Applicant Celco Partnership d/b/a Verizon Wireless
- Darin Whipperman, Reporter for newspaper The Littleton Courier, 33 Main Street, PO Box 230, Littleton, NH 03561-0230

(There may have been others present who did not sign in on the sign-up sheet.)

I. CALL TO ORDER: by Chairman Pat Romprey at 6:00 P.M.

Chair Pat Romprey called the meeting to order. John Hettinger, an abutter, Taylor Beaudin, a contractor working for Loon Mountain and Norman Belanger, an employee of Loon Mountain Recreation Corp., were recused. Selectmen's Representative, OJ Robinson, is on vacation so Selectman Tamra Ham was appointed to sit as the Selectmen's Representative. Chairman Pat Romprey, a contractor, disclosed to the Planning Board that he has been working on renovations

for one new unit owner at the Ramshorn Condominium Association off and on for over a year. He did not do work for the Ramshorn Condominium Association itself. He does not think that he will be influenced in any way by this association. He polled the remaining members of the Planning Board to see if they believed that he should recuse himself. Tamra Ham, Paula Strickon and James Spanos did not. Chairman Romprey did not recuse himself.

II. CONSIDERATION OF DRAFT MEETING MINUTES FROM:

- February 12, 2014 (if completed) - completed
- February 26, 2014 (if completed)
- March 26, 2014 (if completed)
- April 9, 2014 (if completed) - completed
- April 23, 2014 (if completed) - completed

The Board passed over the minutes. The minutes will be considered later in the meeting.

III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

No continuing business.

IV. NEW BUSINESS

A. 6:00 pm. Site Plan Review for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities – continued from April 9, 2014.

1. Application (SPR 2014-02)

Property: Tax Map 126, Lot 20, (60 Loon Mountain Road)

Proposal: John F. Weaver Esq. of Mclane, Graf, Raulerson & Middleton, PA, of 900 Elm Street, Manchester, NH 03101 on behalf of his client, Celco Partnership d/b/a Verizon Wireless (“VzW”) of 400 Friberg Parkway, Westborough, MA 01581, filed an Application for Planning Board Site Plan Review Approval for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities. VzW is proposing to construct a 100 foot monopole within a 40’X40’ fenced-in compound located to the southwest of the Governor’s Lodge at Loon Mountain Ski Resort, at the end of Governor’s Lane at 60 Loon Mountain Road (Tax Map 126 Lot 020). The monopole will host 12 panel antennas with a centerline height of 97’. The monopole will be supported by a 12’X26’ equipment shelter with an internal diesel generator located within the compound. The structures will be in the General Use (G.U.) District. The property is owned by CLP Loon Mountain, LLC (formerly known as CNL Income Loon Mountain, LLC), 60 Loon Mountain Road, Lincoln, NH 03251. Loon Mountain Recreation Corp. operates Loon Mountain Recreation Area at the base.

At the last meeting the Planning Board did not have a quorum so could not hold a meeting on this matter. The matter was recessed and reconvened for a time and date certain, Wednesday, April 30, 2014.

Presenters for Verizon Wireless were the following people:

- John F. Weaver, Attorney for McLane, Graf, Raulerson & Middleton, PA, 900 Elm Street, PO Box 326, Manchester, NH 03105-0326, representing Applicant Cellco Partnership d/b/a Verizon Wireless.
- Charles “Chip” Fredette, PM, Vital Site Services, Inc., Site Acquisition and Contracts Management working for Applicant Cellco Partnership d/b/a Verizon Wireless as a contractor. He looks for real estate for Verizon so that Verizon can meet its coverage needs.
- Keith Vellante, Senior Radio Frequency Engineer for C Squared Systems, LLC, a third party radio engineering firm working as a Wireless Consultant for Applicant Cellco Partnership d/b/a Verizon Wireless on the proposed site.

Verizon presenters noted that there was an issue with the originally proposed site that was discussed two weeks ago. The original site was discovered to be too close to the road on Governors Lane and too many trees would have had to be cleared at the original site. Thus, Verizon has moved the proposed tower 280 ft. over from the original site to a new location, which is a flat parcel of land and will require clearing fewer trees to prep the site. The Verizon presenters noted that the new site would require that the chairlift in existence would need to be altered slightly by Loon Mountain.

Verizon presenters stated that every cellular tower site required three elements; a tower (in this proposal the tower is a monopole design), an equipment shelter, and cables. Verizon policy requires every site to have a backup generator on site. The Verizon presenters stated that for this proposed project, the backup generator would be located inside the equipment shelter. This backup generator will run a weekly test cycle for twenty minutes, which can be done at a preset time to cause minimal disturbances to neighbors. The goal of this proposed project is to create coverage for Loon Mountain property (mainly needed at the base of the mountain) and to add coverage up rt. 112. The Verizon presenters stated that the two Woodstock Verizon Wireless tower sites only provide coverage to a limited area in Lincoln. (Coverage drops off around Loon Mountain/Forest Ridge Drive/ and Rt. 112). They shared that coverage would cover about 1.75 miles east up Rt. 112; since the tower would only be about 100 ft. tall, coverage is limited for Rt. 112. The Verizon presenters noted that the Brick Line Road tower does not have the capacity at this time for the coverage that is needed in the proposed area. They explained that cellular towers can cover three sectors, and that these sectors need to be spread out and not overlapping for optimum coverage. The Brick Line Road tower location is also an issue for using this tower to cover the Loon Mountain and Rt. 112 area. The Verizon presenters noted that with the new proposed location, the cellular tower would be almost 500 Ft. away from the current property lines on Governors Lane.

Verizon presenters stated that all paperwork has been submitted in accordance with Federal Ordinances and the Telecommunications Act of 1996. The Verizon presenters have shown that this proposed tower would comply with FCC Guidelines and that the Planning Board has 150 days from the time paperwork is submitted to make a decision on the construction plan, as indicated by State Law. (In accordance with this, a decision must be made by July 4th, 2014). The Verizon presenters noted that the proposed tower will make connectivity with the existing

Woodstock tower coverage area. They stated that they have revised reports for the proposal due to the location of the tower changing; however, the tower height and type would remain the same as originally proposed.

Verizon presenters stated that the tower would have a galvanized steel finish and materials would be used to blend the tower in with the natural environment surrounding the structure. They also noted that the access road will not interfere with existing structures, the tower will not be lit excessively, and no signs will be put on the tower. (All of these aspects are guidelines that the tower will comply with.) The tower also must be set back 125 ft. from any existing structures and will not harm the existing land at the newly proposed site.

Verizon presenters noted that Verizon and the building owners “could not reach terms” to build a tower structure on top of Governors Lodge. The Planning Board stated that they had issues with the language of this statement in the Verizon report. The Verizon presenters stated that they need at least 200 square ft. for equipment on the site and they could not come to terms to use the Governors Lodge as a site for the cellular tower. Selectman Ham brought up the “Gondola Site” that was listed in the report submitted by Verizon. The report states that the tower design is “insufficient to support additional equipment”. However, the Governors Lodge site is listed as “agreement to collocate on the rooftop could not be reached with landlord”. Selectman Ham inquired about this and the Verizon presenters stated that both sites did not offer enough space for the tower structure to be built. The Planning Board members had issues with the language used in the report because it does not state the same information the Verizon presenters were stating. The Verizon presenters stated that they would flag this section of the report and clarify the issue at the next meeting presentation. They also stated that the Brick Line Road tower cannot be used because Verizon antennas will not fit into the tower structure.

Verizon presenters stated that they have been in contact with the North Country Council and they have expressed that they are in support of the tower, as long as it does not affect the views at the site location. Decreasing property values have also been brought up as a concern with this project. The Verizon presenters claim that time and data show that the addition of a cellular tower does not bring down property values. The Verizon presenters submitted multiple reports to attest to this information to the Planning Board for them to review.

Motion: To move to Public Hearing on the proposed Verizon Wireless Cellular Tower

Motion: Jim Spanos.

Second: Tamra Ham.

Motion carries (4-0).

Public Hearing:

Roland Mattison: *“It appears that the site would not give full coverage to Loon Mountain. Was it considered to put tower up on the ridge, on a different ski trail, or between two ski trails?”*

The Verizon presenters stated that most of the traffic is at the base of the ski area and that is what they wish to cover with the tower, versus the top of the ski mountain if those other locations were used. Mattison then asked if building on a gondola area would be better for area coverage. The Verizon presenters are unsure if there would be enough space for their equipment to fit on a

gondola. Mattison then stated: *"That it does not appear to him that Verizon would be meeting their coverage objectives."*

Douglas Smith: stated that he found only 25% of coverage when he overlaid the land map with the coverage map. *"If this will only give 25% of coverage, then does this address the issue they are bringing up?"* Smith found that the proposed facility would only give coverage at the base of the mountain, not elsewhere on the mountain. The Verizon presenters responded by asking Smith to calculate the area of coverage their plan will address.

Peter Eisenhower: stated that he *"also questions coverage area"*. *"The Woodstock tower provides some coverage to Loon Mountain area, so why does this tower need to be at this site and not cover as much area?"* The Verizon presenters stated that this would not work because of a capacity issue and the proposed tower will have 12 antennas like the Parker Ledge Woodstock site.

Jeffery Beir: stated that he *"is an AT&T customer and says that the AT&T tower works perfectly well for coverage and does not obstruct views."* He stated that he has issues with the visual aspect of the tower and the fact that it has been moved closer to the public.

Rob Culgin: *"Are there restrictions that Loon Mountain must follow in regards to building this concerning viewing rights?"* The Planning Board is unaware of any restrictions that Loon Mountain must follow.

Douglas Smith: stated he has no concerns with the Pollard Brook tower site and suggested that Verizon come to an agreement for collocation on the Pollard Brook tower. He stated that the tower at the Pollard Brook site is invisible and does not bother residents. He stated that it *"seems like Verizon has rejected this idea and will not reconsider using it."* The Verizon presenters stated that even building onto this area will not address the coverage issues they wish to address.

Paula Strickon: *"When will you come back asking for another tower in the future to cover the areas that this proposed tower will not cover?"* The Verizon presenters claim there is no future plan for this.

Carole Bont: *"Could the tower be put next to the Pollard Brook tower that already exists?"* The Verizon presenters claim there would still be a location issue for coverage and they are not required to show that they have exhausted every single location to build a tower.

Peter Eisenhower: *"Does the report the Board has clearly state why other considered locations are not available for use?"* The Planning Board questioned this earlier but the Verizon presenters will need to get back to them on this matter. Eisenhower then stated that from a *"visual point of view, a stealth tower would be a less invasive option, so is there a possibility of putting two monopole structures in the area instead of the full blown tower?"* The Verizon presenters stated that they were given the new location site by Loon Mountain and that there is no space for equipment at other sites for a monopole tower. They also noted that telecommunications industry has moved towards having monopole structures with the equipment on the exterior of the pole, but the twelve panel array cannot be used with a monopole design.

Jeffery Beir: asked for an electronic photo shopped image with the height of the tower included. The Verizon presenters stated that the balloon test will show abutters the proposed height of the tower.

Rossana Nigrosh: asked if she can attend the balloon test and the Verizon presenters stated that she is welcome to, that is the whole idea of the test.

Daniel Nigrosh: stated that he *"can't believe that there is no other location for this tower to go"* and asked about other possible locations for the tower to go, specifically National Forest land. The Planning Board stated that Loon Mountain cannot make deals to build on National Forest Land. Nigrosh then asked *"how many kilowatts the transformer on Governors Lane uses?"* The Verizon presenters suggested that the transformer would provide them with enough power and they will become a customer of the NH Electric Co-op off of this transformer site. Nigrosh then asked *"if overhead utilities will be used? And if there are any plans to make the tower blend in and look like a tree?"* The Verizon presenters stated that all of the cables would be underground, not overhead and at this time, the tower will be painted green but not designed to look like a tree. They also stated that they will not bring the access trail through the Governors Lane neighborhood and have moved the tower further away from the homes there.

Peter Eisenhower: *"would you want to live here with a tower in your backyard?"* Attorney John Weaver, one of the Verizon presenters, stated that he lives around three cellular towers and he doesn't even notice them anymore.

Rob Culgin: *"Lots are based on views and if the tower goes up in the neighborhood it will affect the lot values."*

Rossana Nigrosh: stated that she knew she *"bought house on Ski Mountain"* and says *"it is not comparable to compare cell tower to ski mountain impact."*

Ron Beard: *"Has an environmental impact study been done on the equipment room?"* The Verizon presenters said that an environmental impact study has been conducted.

Ron Beard: *"Was there any reason propane wasn't used?"* The Verizon presenters said no, there wasn't.

Rob Culgin: *"did any of the property value research include homes on ski resorts?"*

Ken Michaud: stated that he would like the board to consider that this is a low elevation tower and will be broadcasting at the level of the homes in the area. He stated that the tower also will be seen as these individuals look out their windows.

Douglas Smith: stated that *"individuals will not be under radiation envelope, but right at it."*

Ken Michaud: *"Can't stop other companies from collocating on this tower and it will become even worse to look at."*

Douglas Smith- *"Concerning collocation, is Verizon responsible for others collocating on this tower? How does the lease or sublease work for other companies to do this? Who gets the fees and profit from this?"* The Verizon presenters stated that they are not leasing as much space as they usually require and they would be taking up the entire space, so there would not be room for other companies in the proposed area. They stated that other companies would have to lease ground space from Loon Mountain in order to collocate on their tower. Smith then asked, *"Would Verizon benefit from this?"* and the Verizon presenters stated that yes, they would if other companies were collocated.

Chairman Pat Romprey: stated that other companies would need more ground space in order to collocate on this tower space.

Douglas Smith: *"Paula brought up using other structures at the Loon Mountain resort and found in the report that reasonable contract terms could not be reached and that is why building was not considered on other structures."* The Verizon presenters stated that this will be researched further and addressed again at the next meeting.

Rob Culgin: *"Rick Kelley said at last meeting that Loon Mountain wants this coverage because they often get complaints about the lack of coverage in the area."* He suggested that Loon Mountain find a place that is more reasonable for this tower than a location that impacts home owners.

Rossana Nigrosh: *"Earlier it was brought up about trying to use the towers that look like trees, what is the reason this won't be done?"* The Verizon presenters stated that a monopine model cannot be used because the snow from the snow guns being made at the mountain will collect on the pole and break the branches. Verizon presenters later stated that they will build a monopine pole if that is what people want.

Chairman Pat Romprey: stated that he would like to see markups of maps with the monopine tower at the next meeting.

The Verizon presenters suggested redesigning the tower to please the home owners in the area.

Daniel Nigrosh: *"Is the Governors Lodge location still an option?"* The Verizon presenters said that this location is no longer an option.

Douglas Smith: *"Is that location completely off the board?"* The Verizon presenters said that yes it is.

Taylor Beaudin: stated that Verizon should get a better answer on the Governors Lodge location for the next meeting.

Peter Malia: *"What is the max of collocations that can go on this tower being proposed? Will balloon test show the difference between tree structure versus monopole structure?"* Having a third party view was suggested for this proposal. *"Have hired HGB out of Conway, in addition to*

this engineer reviewing this proposal? Should a telecommunications consulting firm be hired to review this proposal?” The Verizon presenters suggested that they will pay for this.

Douglas Smith: presented and read petitions created by Loon Mountain homeowners associations.

Peter Eisenhauer: presented letters from the West Wood Home Owners to the Board and spoke on their behalf. He stated that he *“understands the need for greater cell coverage, but really don’t want this to impact their properties and that they are willing to work with Verizon to make changes to this plan.”*

Motion: To Hire an Outside Telecommunications Consulting Firm to Review the Proposal

Motion: Tamra Ham.

Second: Jim Spanos.

Motion carries (4-0).

Attorney Karyn Forbes, representing Daniel and Rossana Nigrosh: stated that she will also have the telecommunications consultant review alternative sites in the scope of Peter Eisenhauer’s documents that he submitted.

Both parties submitted names of telecommunications consulting firms to be considered.

Rob Culgin: quoted old town of Lincoln board minutes from ten years ago. He stated that he *“doesn’t feel there has been enough exploratory work done on this project.”*

Daniel Nigrosh: *“How do you know more coverage is needed at the bottom of the mountain versus the top?”* The Verizon presenters stated this is not just about getting coverage for the Mountain, but for the others who live in the area as well.

Douglas Smith: *“is there a difference between staying out of the National Forest versus in the National Forest? Is it harder to put a tower in the National Forest than in the property of Loon?”* The Verizon presenters stated that it is more difficult to put a tower on National Forest land and that the land there is not a leasable area.

Douglas Smith: stated that he feels that the search for sites to put the tower has not been complete.

Jeffery Beir: suggested that other locations be looked at, especially the Pollard Brook Location.

The Planning Board will recess and reconvene on May 28th, 2014 to continue proposal discussions.

B.) 6:30 pm. Abutter Concerns about last week/s Conceptual under Site Plan Review Regulations for a Change in Use and Expansion of Use requested by Hermann Pfeuti d/b/a Black Mtn Burger Co. to move Black Mtn Burger Co. from Unit #3 of

“The Depot” [known as 264 Main Street #3, Unit 14, owned by Great NH Properties, LLC] to a combination of two units at the other end of “The Depot”: 264 Main Street Unit #9B [known as 264 Main Street #5, Unit 5, owned by Bear Mountain Properties, LLC] and Unit #10 [known as 264 Main Street #10, Unit 4, owned by 3 Cutlers Deli, LLC].

Taylor Beaudin, Norman Belanger, and John Hettinger all became reseated on the board for this hearing.

Debbie Scheyer stated that she lives at “The Depot” and has invested in other properties there. She is concerned with the open flame fire use at Black Mountain Burger. She stated that this will be within 10 ft. of the first condo on the second floor of “The Depot”. She is concerned that the fumes will affect the condos and the individuals who reside in them. She stated that the current location of Black Mountain Burger has caused issues with fumes leaking into condos above the restaurant. Pfeuti stated that the vent will go straight up to cause minimal issues with the condos above the restaurant. He shared that this will be a new system compared to what he currently uses so there will be no issues. Chairman Pat Romprey suggested that both parties go to the site so they can visually see where the ventilation system will go and to discuss how the system will work.

Motion: To Approve February 12th, 2014 Minutes as Amended

Motion: Jim Spanos

Second: John Hettinger

Abstained: Tamra Ham

Motion carries (3-0).

Motion: To Approve April 9th, 2014 Minutes as Amended

Motion: Jim Spanos

Second: John Hettinger

Abstained: Tamra Ham

Motion carries (3-0).

The Planning Board will approve April 23rd minutes at the next meeting.

VII. PUBLIC PARTICIPATION AND OTHER BUSINESS: Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

No public input before members of the Planning Board.

VIII. ADJOURNMENT

Motion to Adjourn.

Motion: Tamra Ham

Second: Jim Spanos

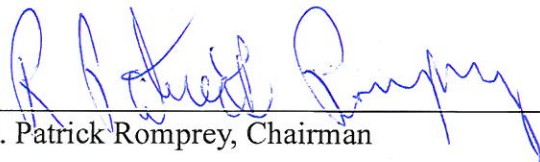
Motion carries (4-0).

The meeting was adjourned by 9:00 pm.

Respectfully submitted,

Nikki Donahue, Planning and Zoning
Minute Taker

Dated: May 12th, 2014



R. Patrick Romprey, Chairman