



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

PLANNING BOARD MINUTES

June 6, 2018

Town Council Chambers, 350 East Main Rd., Middletown, RI

Board members present:

Paul Croce, Chair
Bill Nash, Vice Chair
Terri Flynn, Secretary
B.J. Owen
Art Weber
Liz Drayton

Ron Wolanski, Town Planner
Chris McNally, Assistant Town Solicitor
Marissa Desautel, Assistant Town Solicitor
(for the Tunnah application)

Member Absent: Jim Williams

Paul Croce called the meeting to order at 6:00pm (recording: <https://vimeo.com/274088277>)

1. Meeting Minutes

- A. Motion:** Approve 5/9/18 regular meeting minutes by Mr. Nash, Ms. Owen-second. **Vote: 6-0-0**
- B. Motion:** Approve 5/15/18 special meeting/Application Processes minutes by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**
- C. Motion:** Approve 5/18/18 special meeting/ABDMP Recommendations minutes by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**
- D. Motion:** Approve 5/31/18 site visit/Wolcott Ave minutes by Mr. Nash, Mr. Weber, second. **Vote: 6-0-0**

2. Correspondence

- A.** Donald Chism-6/6/18 email: "Limitations on Land Use Approvals:" RI land use and planning law § 45-22.2-13

3. Continuances

I. Continuances/Old Business

Item 4A. 535 Tuckerman Ave - Reconsideration

Motion: Continue to 7/11/18 meeting by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**

Item 4B. Prospect Avenue Subdivision - Public Hearing/Preliminary, Final Plan approval

- Mr. David Martland, applicant's attorney: request continuance to 7/11/18 meeting; awaiting DEM permit

Motion: Continue to 7/11/18 meeting by Mr. Weber, Mr. Nash-second. **Vote: 6-0-0**

Item 4C. Peckham Lane Subdivision - Public Informational Meeting/Master Plan approval

- Mr. David Martland, applicant's attorney: request continuance to 7/11/18 meeting; Planning and Fire Departments' 6/6/18 memos: information clarification needed. Request dedicated public hearing date
- Discussion: accurate road measure needed; continuances disappointing but need info

Motion: Continue to 7/25/18 6pm Special Meeting by Mr. Weber, Ms. Owen-second **Vote: 6-0-0**

Item 4D. 308 Chases Lane - Final Plan approval

Motion: Continue to 7/11/18 meeting by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**

II. Continuances/New Business

Item 5A. 42-44, 56 Wave Ave – Public Hearing

Motion: Continue to 7/11/18 meeting by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**

Item 5B. 42-44, 56 Wave Ave – Zoning Board Advisory Opinion Request

Motion: Continue to 7/11/18 meeting by Mr. Nash, Mr. Weber-second.

Amend Motion: Include site visit by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**

4. Old Business

E. Application of Jerry Kirby, 24 Wolcott Ave Subdivision – Request for Preliminary Plan approval for a 2-lot subdivision of land located at 24 Wolcott Ave., Plat 121nw, Lot 4

1) Mr. David Martland, applicant's attorney:

- a) Currently single-family home; request: subdivide-2 lots
- b) Lot size exceeds requirements
- c) Zoning variance required: frontage
- d) Incorporated TRC drainage upgrades
- e) Board: site visit

2) Mr. Tom Principe, Principe Engineering Company

- a) Existing: 13.24 acre off-site watershed: significant storm water to area properties
 - i. Propose: diversion basin/overflow outlet control structure (southeast corner) for 1-year (2.7") storm events, to catch basin, to existing town drain
 - ii. Can't catch all water, getting most; alleviating much off-site run-off
- b) Proposal: duplex in front; single family in rear
 - i. Roof run-off: bio-retention basins
 - ii. Grass swale 15' wide: south property line, easement
 - iii. Shared stone driveway: north property line

3) Board:

- a) Diversion basin: critical
 - i. On single family lot; owner maintains via easement
 - ii. Final plan approval condition: Solicitor approved maintenance documentation
- b) North property line: trees exist where driveway drawn
 - i. Current plans have space: move driveway 2' south, save trees
 - ii. Final plan approval condition: updated plans reflecting driveway relocation
- c) Storm water design: maintenance
 - i. Diversion basin/outlet control structure (6"-12" below basin top) most important:
 - Minimum monthly visual inspection; any clogging debris affects basin function
 - Mow grass, side slopes-recommend often, aesthetics
 - Clear bottom, no trees/saplings growing through basin
 - ii. Maintenance documentation contents
 - DEM standards: Plan Set-page 4, box 5.5.6
 - DEM maintenance template can be recorded on deed
- d) Mr. Nash:
 - i. Attended TRC meetings, knows property history/runoff problems
 - ii. Satisfied applicant met drainage standards and improved current conditions
 - iii. Commends town, applicant working towards solution
- e) Mr. Wolanski:
 - i. If Preliminary Plan approved, to Zoning: Variances (frontage-both lots), SUP (duplex); abutters notified
 - ii. Checklist complete, no state permits required

4) **Motion:** Grant Preliminary Plan approval subject to 5 conditions in Town Planner's 5/23/2018 memo, with condition 2. to include storm water design maintenance and an

additional condition for the submission of updated drawings reflecting the revised driveway by Mr. Nash, Mr. Weber-second. **Vote: 6-0-0**

F. Public Hearing - Application by 825 West Main, LLC for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for a proposed 6,050 square foot expansion of the West Main Self Storage facility located at 825 West Main Road, Plat 107NE Lot 15C and a portion of Plat 107NE Lot 11.

1) **Motion:** Open public hearing by Mr. Nash, Mr. Weber-second. **Vote 6-0-0**

2) Mr. Jay Lynch, applicant's attorney:

a) Distributed: 6/4/2018 DOT Physical Alteration Permit, 3/15/2018 DEM Insignificant Alteration Permit, 1/2018 Development Impact Review, 1/3/2018 Plans, 12/8/2016 Elevations

b) Overview: would buy, merge: ~22K SF abutting lot (lot 15C/St. Lucy's); Purchase Sale subject to zoning approval; request: DPR design waivers, positive Zone 1 advisory opinion

c) Waivers: 100' unbroken plane, siding material, flat roof, landscaping

d) Propose: 6,050SF rectangle metal building, north side longer/south side shorter than existing; flat roof, flat solar panels; no east side development; no landscaping: dense property line vegetation; building hidden: roofline lower than existing

e) Church, public walking paths: maintain via easement

f) Bridge: church property

3) Board:

a) Mr. Nash: supports landscaping waiver/overgrown; condition: walking path easement

b) Ms. Flynn: confirmed waiver request triggers abutter notice; done first time on Agenda

c) Mr. Croce: prefer buffer-view from street, tree placement difficult

4) Public: No public comments

a) **Motion:** close public hearing by Mr. Nash, Mr. Weber second. **Vote 6-0-0**

5) **Motion:** Grant requested waivers subject to 3 TRC conditions and recommended conditions 1, 3, 4 and 5 in Town Planner's 5/24/2018 memo, adding a condition for language relative to walking paths in the easement with St. Lucy's, as all required findings as laid out in the memo by Town Planner have been met, by Mr. Nash, Mr. Weber-second.

a) Ms. Flynn: prefer projects comply with Town standards: positive compromise:

landscaping for walking paths; working combination: building set back, material industry standard, camouflage tan color

b) **Vote 6-0-0**

G. Request of the Zoning Board of Review for an advisory opinion on a petition by 825 West Main, LLC for a Special Use Permit for a proposed 6,050 square foot expansion of the West Main Self Storage facility in the Watershed Protection District, Zone 1. The property is located at 825 West Main Road, Plat 107NE Lot 15C and a portion of Plat 107NE Lot 11.

1) Mr. Jay Lynch, applicant's attorney: incorporate prior presentation representations

2) Mr. Matthew Viana, Registered Professional Engineer-RI, Millstone Engineering:

a) Only impervious: ~6K SF roof

i. capture, treat, mitigate any towards brook

ii. brook impaired, subject to additional DEM rules/highest standards

iii. capture storm water; diversion structure: sand filter, overflow to basin, slow release

b) Addressed design standards:

i. Storm water towards vegetation

ii. No pollution sources

iii. Parking lot prevents directing storm water to Zone 2

- 3) Board:
 - a) Storm water treatment
 - i. Roof water appropriate for sand filter (water quality)
 - ii. Meet EPA, DEM standards: capture percentage of total storm event
 - iii. All rooftop runoff to gutters/downspouts, to diversion, to filter, to basin
 - iv. Not adding vegetation
 - v. 2' Sand filter: Bottom-3' above water table; 6" above ground, grassy area
 - vi. Detention basin like existing south side swale; rear basin existing
 - vii. Maintenance: DEM required, annual checklist owner keeps on file
 - viii. Conservation Commission: tie vote/not recommended-Zone 1
 - b) **Motion:** Grant favorable recommendation subject to 2 recommended conditions in Town Planner's 5/24/18 memo by Mr. Nash, Mr. Weber-second
 - c) Ms. Flynn:
 - i. Lease prevents stored chemicals, inspection controlled
 - ii. **Amend Motion:** add condition that any recommended condition #2 verbiage not in facility lease be incorporated in lease, agreed by Mr. Nash
 - iii. Special Use Permit-zoning decision, Board assesses Comprehensive Plan consistency, ref. 5/15/18 workshop
 - iv. Concerns:
 - Comprehensive Plan: town's natural drinking water supply must be protected and preserved, Brook is a critical water source (Sec 1, pg 1-7); Brook has flooding characteristics (Sec 3, pg 6); additional intensive use near Brook will result in adverse impacts (Sec 3, pg 15)
 - DEM permit: no responsibility for damages of faulty design, construction
 - v. Finds cannot support recommendation, ref. Comp Plan Sections 1, 3
 - d) Mr. Weber: DEM, Town Engineer homework done, approved by TRC
 - i. Mr. Nash agrees: have excellent staff assistance
 - e) **Vote 4-2-0** Ms. Flynn, Ms. Owen opposed

H. Public Hearing - Application by DOJO LLC for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a 13-room hotel located at 38 Purgatory Road, Plat116NW Lot13.

- 1) **Motion:** Open public hearing by Mr. Weber, Mr. Nash-second. **Vote 6-0-0**
- 2) Mr. David Martland, applicant's attorney:
 - a) Redevelopment/38 Purgatory (also Wave Ave): 2 single family dwellings
 - b) Zoning Board: Special Use Permit; TRC/Planning Board: DPR
 - c) TRC reviewed drainage: approved forwarding, 3 conditions
 - d) CRMC preliminary approval, final drainage review after Town permits received
 - e) Hotel elevated, surface parking
- 3) Lynn Small, Engineer; Northeast Engineers & Consultants, Inc.
 - a) Civil engineering: site survey, site design; ~14K SF
 - b) CRMC: no coast 200'; a "developed barrier beach" (sandy, shallow water table)
 - c) DOT review complete: state road, no curb cut, connecting sidewalks, lot use change
 - d) Site: building, parking, drainage system
 - i. Entire site pervious
 - ii. a "hole"-water stays on lot, no runoff
 - iii. depression each side keeps water off abutters
 - iv. Requirements: Water quality, recharge; no roof runoff pretreatment
 - e) Front yard cesspools: confirm, remove
 - f) Transformer, utilities off Wave Ave/not state roadway

- g) Raising building, floodplain allowance; walkway connecting Aquidneck
 - h) Meet requirements: parking, loading, dumpster, drainage
 - i) Requesting: town right-of-way plantings
- 4) Board clarification:
- a) Conditions/storm water calculations, discharge: final check, drainage acceptable
 - b) TRC, Planning Board notified abutters
 - c) Received: Newport Water/Letter of Availability, DPW/sewer connection
 - d) Zone 2 drainage checked: 2 test holes, lot not part of pond watershed
 - e) Drainage system:
 - i. Maintenance:
 - parking/pervious pavement-vacuum (Operation Maintenance Agreement)
 - grass-mow
 - Maintenance logs not required, no enforcement; possible condition
 - Drainage system-1 inspection port, not required: more, location
 - ii. Parking/pervious pavement:
 - covered/not absorbing; may have to rinse
 - sand, water blow in; calculated as open, uncovered roadway
 - roof discharge moved: from onto pervious pavement to stone under (Crossman)
 - UNH studies, recommendations: permeable pavement max slope ½% (flat); filter stones underneath, like sand treatment, catch oil, pollutants
 - f) Landscaping: No Tree Commission report; lot is drainage; proposing improvement
 - g) Address: determined by Fire Dept; lot: 2 fronts, 2 sides, 0 rear; vehicle access: Wave
 - h) DIR: sewer holding tank no longer required, removed; flood insurance-raised above
 - i) No fences proposed-desire open, inviting; side fence-abutter's
 - j) Need drawing: proposed building between existing
- 5) Spencer McCombe, Architect; Cordtsen Design Architecture
- a) Roof pool/Purgatory side lower than Wave side; decreases massing/beach side
 - b) No height, setback relief; views: Easton's Beach parking lot
 - c) Wave Ave pitched roofs: design standards, hide mechanicals; gable ends
 - d) Purgatory Ave: ground level fenestration hides parked cars
 - e) Shingles/Hardy Board: composite, combines wood pulp and concrete
 - f) Presented renderings not in packet, presented as option
- 6) Board:
- a) Mr. Weber: Wave side attractive; Purgatory side viewed by all: not "New England"
 - b) Ms. Drayton:
 - i. Viewshed logically placed considering foot, vehicular traffic pattern
 - i. Concern: high lot coverage, low side airspace
 - ii. Community fit/view all buildings together
 - c) Ms. Flynn: umbrella perspective
 - i. ABDMP/Comp Plan vision (pg 3): "vibrant" area is year-round-this is seasonal business, doesn't "service surrounding residential neighborhood"
 - ii. Comp Plan (Sec 5, pg 19): supports mixed use development in this specific area
 - iii. Not maximizing goals of Comp Plan
 - d) Mr. Martland: Town allows with SUP
- 7) Public: No public comments
- a) **Motion:** close public hearing by Ms. Owen, Mr. Nash-second. **Vote 6-0-0**
- 8) **Motion:** Grant DPR recommendation as presented: subject to 3 TRC recommended conditions, approving 3 design waivers in Town Planner's 5/23/2018 memo, and adding a condition for language relative to drainage system maintenance reporting by Mr. Nash, Ms. Drayton-second.

- a) Board:
 - i. Mr. Nash:
 - TRC condition #3: specify, “prior to SUP approval by Zoning Board”
 - prefers option B
 - supports; TRC’s work diligent
 - ii. Ms. Drayton:
 - No option preference; B difficult to see
 - clarified screening waiver for transformer
 - iii. Ms. Flynn oppose as presented:
 - Board is planning, not zoning; Comp Plan sections evidenced
 - Supports material waiver only
 - b) **Amend Motion:** Include architectural rendering Option B **Vote 4-2-0** Ms. Flynn, Mr. Weber opposed
- I. Public Hearing - Application by Christopher Tunnah for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a restaurant to be located on land owned by 47 Valley Road, LLC, at 47 Valley Rd., Plat 107SE, Lot 88.
- 1) Mr. McNally recused; Ms. Desautel served as Solicitor
 - 2) **Motion:** Open public hearing by Mr. Nash, Mr. Weber-second. **Vote 6-0-0**
 - 3) Mr. J. Russell Jackson, applicant’s attorney:
 - a) Proposed restaurant: 1927 original dining car, supporting structure
 - b) 3 TRC meetings: favorable recommendation, 1 condition
 - c) 5 waivers:
 - i. change lighting, landscaping (#1, #5) waivers to conditions of approval
 - ii. metal dining car requires materials waiver, distributed photographs
 - iii. supporting structure flat roof matches dining car flat roof
 - iv. noncompliant section: 5’ planting strip
 - d) Zoning Board variances:
 - i. SUP: alcohol service
 - ii. Dimensional: west property line/residential: fence plus 1 row trees versus 2 rows trees/drainage system space needed
 - 4) Lynn Small, Engineer; Northeast Engineers & Consultants, Inc.:
 - a) Site description, history
 - b) Drainage:
 - i. Outlet to town right-of-way: pulling back to site
 - ii. Site drains west, rear property line
 - iii. Catch basin/deep sump; rear property line infiltration basin; roof run off to stone infiltration basin under patio
 - iv. Some adjacent homes have wells: all 100’ from drainage system
 - v. Peak site runoff to adjacent properties reduced
 - c) Parking lot:
 - i. DOT permit received/connecting to state road sidewalks: front entrance, along parking side
 - ii. Valley Rd curb cut 1-way in; Chestnut Hill curb cut 2-way
 - iii. Parking requirements, including ADA, met
 - d) Patio: outdoor seating, pervious, fire pit
 - e) South property line/residential: screening requirement met
 - f) Landscape plan to Tree Commission; relocating 1 tree
 - g) Connecting building: sewer, gas, electric, water

- 5) Spencer McCombe, Architect; Cordtsen Design Architecture
 - a) Diner:
 - i. Metal clad/historic integrity
 - ii. On foundation, basement: freezers, storage, some prep
 - iii. Small - need accessory building/supporting structure:
 - 8' tall, flat roof, purposely diminutive: diner main event
 - Purposes: ADA access/lift, ADA bathroom, basement access
 - Wood clapboard, meets standards
- 6) Public Input Concerns/Questions – Plan copies available: Planning Dept
 Abutter/Scott Mcleish; 4 Chestnut Hill Road
 Abutter/Rock Matos; 41 Brookdale
 Neighbor/Helen McInerney; 35 Brookdale
 Neighbors/Petition: 15 of 16 signed in opposition
 - a) Runoff (Mr. Mcleish):
 - i. Current retention basin water goes to basement; why extending?
 - ii. Well is in backyard; parking along rear
 - iii. Sewer: forced main 2" pipe down Chestnut, pump station; trench still there
 - b) Traffic/Safety:
 - i. Driveway: car, delivery truck quantity; cut thru neighborhood to E Main
 - ii. No Valley Rd exit, traffic to neighborhood; kids in yard, speed
 - iii. Parking spaces required/needed for seating capacity?
 - c) Business hours, lighting, fire pit; children sleep on that side
 - d) Noise, Odor, Rats
- 7) Lynn Small:
 - a) Other building/pump station; stub for this property in place, Valley Rd.
 - b) Entire property drainage will meet current standards, more stringent than standards when existing drainage done
 - c) Loading zone along southern property line; residential, but over time will change
 - d) State has also reviewed project
- 8) **Motion:** close public hearing by Ms. Owen, Mr. Weber-second. **Vote 6-0-0**
- 9) **Motion:** Make positive recommendation to Zoning Board subject to 1 TRC recommended condition, adding 2 additional conditions: Dark Sky Lighting compliance and rear landscaping: a fence with one row of trees, and approve 3 design waivers in Town Planner's 5/23/2018 memo by Mr. Nash, Mr. Weber-second.
- 10) Board:
 - a) Mr. Nash:
 - i. Commercial use allows 2 principle buildings on property by right.
(Mr. Jackson: it's condominium: 2 owners)
 - ii. Traffic, ingress, egress, (hours, parking, petition) at Zoning; DOT has ultimate say
 - iii. Have confidence in staff; plan meets requirements
 - b) Ms. Flynn:
 - i. Hours, noise is zoning; neighbors livability is planning (ref. 5/15/18 workshop)
 - ii. DIR missing
 - c) Ms. Drayton:
 - i. Site plan/neighborhood invasive: Chestnut Hill exit-car lights, cut through
 - ii. Traffic impact: number of cars, lights, hours of traffic through neighborhood
 - d) Mr. Croce: consider Valley Rd curb cut, 2-way
 - e) Mr. Weber:
 - i. Testimony concerning; traffic study
 - ii. Decision bound by ordinances and current zoning
 - iii. Biggest challenge residential next to business

- iv. Sign variance possible; tree location involves tree warden
- 11) Lynn Small:
 - a) Minimize waiver requests: current Valley Rd curb cut/standard south buffering, get narrow driveway: 1-way in. If 2-way: reduce south buffering/need: waiver, DOT permission; less buffering on undeveloped south side, but Residential rules apply
 - b) Chestnut Hill exit: curb cut so car lights on Chamber of Commerce building; cars in roadway when near residences
- 12) Mr. Jackson:
 - a) Remind Board: restaurant without alcohol - use by right, LB Zone; requesting alcohol/SUP: Board suggestions, conditions welcome; acknowledges abutting residential; use not unusual-Valley Rd
 - b) Suggest Table motion, continue: will get traffic study & propose mitigation steps re: use of property: parking, traffic flow impacts
- 13) Mr. Nash: Withdraw motion
- 14) **Motion:** continue the matter to 7/11/2018 Planning Board meeting, pending impact studies by Mr. Weber, Mr. Nash-second **Vote: 6-0-0**
- 15) Staff to provide DIR to Board

5. New Business

- C. Consideration of additional discussion, and possible recommendation to the Town Council regarding a potential wastewater management plan.
 - 1) Ms. Owen: Memo is good
 - 2) Ms. Flynn:
 - a) Clarified issue requested: Board document review, best practices
 - b) Overview: memo, attachment list
 - c) Chronological summary: Board's detailed, lengthy discussion: subject memo; unexpected actual memo; Chair notified/email
 - d) Page 39, GrowSmartRI's "Conducting Effective Land Use Reviews Workshop Manual:"
 - i. drafts of Board decisions are reviewed by the board members before final copy;
 - Best practice exists: keep in mind-document expectation, final copy discrepancies can occur
 - ii. if Zoning Board, Planning Board approve/deny application, list evidence that convinced the board that standards were/were not met
 - Support voting decisions with evidence; statements of conclusion need support, evidence
 - "The decision should state where the evidence that is cited can be found in the record"
 - e) Provide strong, supported decisions, decision documentation
 - f) Eliminate surprises
 - 3) Board agreed Memo appropriate

6. Updates

- A. Comprehensive Plan Implementation items
 - 1) Future Land Use Plan & Zoning Map consistency – Potential Comprehensive Plan, Future Land Use Plan amendments/Mr. Wolanski
 - a) Public hearing 6/25/18
 - b) Distributed agenda, abutters notice; strategy: map-by-map review, public input, vote
 - 2) Rural Village District/Ms. Drayton, Chair
 - a) First meeting 5/29/18 4:00pm: Subcommittee, Ron Wolanski, Bob Silva

- b) East Main/Turner-to-Oliphant; overlay/agricultural commerce emphasis, allow uses by right
 - c) Plan Subcommittee special meeting: public input
- 3) Historic Buildings Subcommittee/Ms. Owen/Chair
- a) No timeframe/many other meetings: meet middle, end summer
 - b) Researching: Middletown Historical Society; others interested; National, RI Registers of Homes
 - c) Printouts from Planner, booklets; John Grovener, wife "Road to Paradise" concept
 - d) Many locations: Indian Ave
 - e) Chair: set up meeting on calendar; historic commercial (schools), as well
- B.** Update on BRAC Navy Surplus Land reuse planning process/Mr. Wolanski
- 1) FY '19 budget included funding/Planning dept budget: planning, analysis needed to move W Main/ Coddington project forward, includes 3 acres navy land
 - 2) Still need TC authorization to hire
- C.** Committee Reports
- 1) Use Table Subcommittee/Mr. Nash, Chair: Met last week, making progress
 - 2) Tree Commission/Ms. Owen, Liaison
 - a) Did not receive last 2 projects in time for meeting
 - b) Valley planting: 3rd tree segment
 - c) Mr. Kirby staking every tree; planting goes to bid via Tree Commission
 - 3) Open Space and Fields Committee/Mr. Nash, Liaison: no report
 - 4) Conservation Commission/Ms. Flynn, Liaison: report May, June meetings 7/11/2018
- D.** Upcoming meetings
- 1) RFQ Traffic/water study: Finance reviewing, advertise post 7/4, review responses late July
 - 2) July 11, 2018, 6pm – Regular monthly Planning Board meeting
 - 3) July 25, 2018 6pm – Special meeting/Peckham Lane Subdivision

7. Motion to adjourn by Ms. Drayton, Mr. Weber-second **Vote: 6-0-0**

Meeting adjourned at ~9:30pm

Respectfully submitted: Terri Flynn
 Planning Board Secretary