

**SANFORD PLANNING BOARD MINUTES
MEETING – August 7, 2019 – 6:30 P.M.
City Hall Annex Third Floor Chambers**

MEMBERS PRESENT: Jennifer Georgius, Chair
Lenny Horr, Vice Chair
Jace Clarke, Secretary
John McAdam
Dianne Connolly
Elizabeth Kilkenny

MEMBERS ABSENT: Thomas Morgan (w/notice)

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development
Joseph Scala, Planner
Michael Casserly, Asst. City Engineer
Barbara Bucklin, Admin. Asst., Planning Department

STAFF ABSENT: None

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:32 PM.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures.

III. MINUTES – June 13, 2019 and June 19, 2019

The minutes were not available for approval.

IV. HEARINGS and BUSINESS

1. **File #24-19-R: Tina Hobbs, d/b/a Little World 2**, 11 Shawmut Avenue, Sanford, Maine.

Chair Georgius called for a representative to present the project.

Tina Hobbs, applicant stated she is looking to increase the number of children attending the daycare center from 49 to 85 children; no site changes are being proposed.

Chair Georgius asked if any Board members had questions; no one did at this time.

Chair Georgius opened the public hearing and asked if anyone present would like to speak for the project.

Andrea Pais, a parent of one of the children attending the childcare center was in favor of the request because it would provide consistency and stability for families by providing care for children from infancy through middle-school age.

Chair Georgius asked if anyone else present would like to speak for the project; there was no one.

Chair Georgius asked if anyone present opposed to the project would like to speak; there was no one.

Chair Georgius asked if anyone present would like to make comments neither for nor against the project; there was no one.

Chair Georgius closed the public hearing.

Vice Chair Horr asked if there any discussion with parking, which was a concern during the initial review.

Beth Della Valle, Planning Director said traffic was a topic of discussion at the Site Plan Review Committee (SPRC) meeting held on Tuesday, August 6.

Planner Della Valle asked the Chair to reopen the public hearing so she could read Catherine Mitchell's, an abutter at 12 West Elm Street, concern into the record. Ms. Mitchell's concerns are an increase of on-street parking and an increase in noise.

Planner Della Valle then overviewed the parking and traffic management options discussed at the SPRC meeting:

- No significant traffic-related issues have been received by the Police Department
- On-street parking can act as a traffic-calming strategy
- Difficulty making left turns onto Main Street not uncommon during peak traffic hours
- Recommendation of condition that did not require employees to park onsite but encourage them to do so
- Should applicant be required to hire an engineer to review parking and circulatory system and make a recommendation

The outcome of the discussion was to add a condition of approval that if five (5) or more complaints by more than one individual are verified to be caused by the daycare, on an annual basis, the applicant would be required to return to the Planning Board for review and the likely outcome would be that a traffic analysis would be required at that time.

Board member McAdam pointed out that Mike Casserly, Assistant City Engineer, mentioned at the SPRC meeting that if employees are parking on the street, it is forcing parents to use the parking lot for drop-off/pick-up.

Ms. Hobbs addressed the noise complaint.

Board member Clarke confirmed the increase in children was for school-aged children that would be in school most of the school year.

Board member Kilkenny asked the applicant to state what her comments at the SPRC meeting regarding the parking concern were.

Board member Connolly asked if a parked vehicle shown in one of the pictures of the submittal was blocking an emergency exit.

Board member Clarke stated he didn't feel it was necessary to add a condition to not allow on-street parking since it is public parking.

Board member Connolly asked Ms. Hobbs if she was going to add staff with the increase in children.
Vice Chair Horr confirmed the on-street parking being discussed was on West Elm Street.

Chair Georgius closed the public hearing.

The Board went through the Findings of Fact.

Chapter 280-16-7.2 Access to the site and 280-16-7.3 Access into the site.

Board member McAdam made a motion to accept these standards because they have been met with condition.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.4 Internal vehicular circulation and 280-16-7.5 Pedestrian circulation.

Board member McAdam made a motion to accept these standards because they have been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.8 Water supply and 280-16-7.9 Sewage disposal.

Board member Connolly made a motion to accept these standards because they have been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.1 Utilization of the site; 280-16-7.6 Stormwater management; 280-16-7.7 Erosion control; 280-16-7.10 Utilities; 280-16-7.11 Natural features; 280-16-7.12 Groundwater protection; 280-16-7.13 Exterior lighting; 280-16-7.14 Solid waste disposal; 280-16-7.15 Landscaping; 280-16-7.16 Shoreland relationship; 280-16-7.18 Buffering; and 280-16-7.19 Airport encroachment.

Board member McAdam made a motion that these standards are not applicable.

Vice Chair Horr seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.17 Technical and financial capacity.

Board member Connolly made a motion to accept this standard because it has been met.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

Board member Clarke made a motion that the Planning Board accept the information in the August 1, 2019 Summary Report, grant the requested waivers, and find that the proposed amendment of the application for File #24-19-R to make changes to the previously approved site plan and conditional use for Little World Daycare by increasing the number of students from 49 to 85 has satisfied the requirements of §280-16-6.7 and of Major Site Plan, subject to the following conditions:

1. That if five (5) or more complaints by more than one individual are verified to be caused by the daycare on an annual basis, the applicant must return to the Planning Board for review. The likelihood is that applicant would be required to prepare a traffic assessment by a certified engineer.
2. Establish an inspection escrow fee with the Public Works Department in an amount acceptable to the Assistant City Engineer.
3. This approval is dependent on and limited to the documents and plans contained in the application submitted and affirmed to by the applicant. No project, plan, or development previously approved by the Planning Board may be altered or modified without securing prior approval from the Planning Board in the form of an amendment; provided, however, that, if at any time it becomes necessary or desirable to make modifications to the development, the Planning Director may approve minor modifications. Any changes to the approved plan shall be provided to the Planning Department prior to construction to evaluate whether an amendment of the approval is required. The applicant shall be aware that noncompliance with this condition may require modification of construction elements that are not consistent with the approval, may delay release of all or portions of a performance guarantee, and may result in receipt of an occupancy permit.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

2. **File #26-19-R: BAS Eldredge, LLC, c/o Will Savage, PE, Acorn Engineering, Inc.,** 65 Hanover Street, Suite 1, Portland, Maine.

Chair Georgius opened the public hearing and called for a representative to present the application.

Dan Remick, General Manager for Eldredge Lumber, provided a brief history of the store and introduced the project development team.

Will Savage, Acorn Engineering, Inc., representing the applicant gave a brief overview of the application:

- Existing conditions of each property
- Repurposing the existing building into a hardware store
- Proposing a 3,600SF addition to existing building
- Construct warehouse and pole barns
- Access into the site
- Separating the hardware store from the lumber storage facility
- Parking, landscaping
- Future connectivity of bike trails - would like to see trails master plan before committing to anything
- Water and sewer services
- Install gas service

- Propane filling station on site
- Lighting plan
- Coordinated plans with the solar project (solar lines will be crossing this property)
- Stormwater management plan overview

Chair Georgius asked if anyone present would like to speak in favor of the project; there was no one.

Chair Georgius asked if any present would like to speak in opposition of the project; there was no one.

Chair Georgius asked if anyone present neither for nor against the project would like to make general comments; again, there was no one.

Chair Georgius closed the public hearing.

Planner Della Valle overviewed discussion from the SPRC meeting held on August 6:

- Most questions/concerns were resolved; remaining are recommended conditions of approval
- Recommended approval of the waiver request on maximum width of curb cuts

Vice Chair Horr asked if the curb cuts were located on Airport Road.

Board member Clarke likes the proposal because of proposed access, combining multiple lots into one which lessens the chance of multiple access points on Main Street.

Board member Connolly has concerns about current condition of Airport Road.

Staff member Casserly described the underlying surface of road and pavement schedule for Airport Road.

Vice Chair Horr asked about signage and trails.

Planner Della Valle updated the Board on the request from Lee Burnett, representing the Trails Committee.

Board member McAdam added that the Airport Manager stated it was the intention of having bicycle rentals at the airport.

Discussion took place on the trail system connectivity and the trails master plan.

Board member Connolly confirmed the majority of tractor trailer traffic would be accessed off Airport Road.

The Board went through the Findings of Fact.

Chapter 280-16-7.2 Access to the site and 280-16-7.3 Access into the site.

Board member McAdam made a motion to accept these standards because they have been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.8 Water supply; 280-16-7.9 Sewage disposal; 280-16-7.10 Utilities; and 280-16-7.14 Solid waste disposal.

Board member Connolly made a motion to accept these standards because they have been met.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.12 Groundwater protection and 280-16-7.16 Shoreland relationship.

Board member Kilkenny made a motion that these standards are not applicable.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.1 Utilization of the site.

Vice Chair Horr made a motion to accept this standard because it has been met.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.15 Landscaping and 280-16-7.18 Buffering.

Board member Connolly made a motion to accept these standards because they have been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.4 Internal circulation.

Board member McAdam made a motion to accept this standard because it has been met with condition.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.5 Pedestrian circulation.

Board member Kilkenny made a motion to accept this standard because it has been met.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.6 Stormwater management.

Board member McAdam made a motion to accept this standard because it has been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.7 Erosion control.

Board member Connolly made a motion to accept this standard because it has been met.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.11 Natural features.

Board member McAdam made a motion to accept this standard because it has been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.13 Exterior lighting.

Board member Connolly made a motion to accept this standard because it has been met.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.17 Technical and financial capacity.

Board member Connolly made a motion to accept this standard because it has been met.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.19 Airport encroachment.

Board member Connolly made a motion to accept this standard because it has been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Board member Clarke made a motion that the Planning Board accept the information in the August 1, 2019 Summary Report and grant the requested waivers and find that the application for File #26-19-R to construct a retail hardware store and lumber yard at 1787 Main Street/146 Airport Road has satisfied the requirements of §280-16-6-7 and of Major Site Plan, subject to the following conditions:

1. That no later than August 28, 2019, unless other arrangements are made with the Planning Director, the applicant shall provide 5 copies of revised plans and documents to the Planning Department:
 - a. Addressing concerns raised by the Planning Department asking the applicant to add a landscaping note that states, per Project Canopy guidelines, all proposed red maples will be sourced from zone 4 hardiness or lower nursery;
 - b. Addressing concerns raised by the Fire Marshal asking the applicant to add the locations of Sanford Fire Department connections and alarm strobes to the final plans, and other details listed in his August 5, 2019 memo;
 - c. Addressing the concerns raised by the Superintendent of the Sanford Water District listed in this memo dated July 31, 2019;
 - d. Addresses concerns raised by the Superintendent of the Sanford Sewerage District about underground electric and sewer line intersections outlined in his July 23, 2019 email;
 - e. Updates the plan sheets and provides updated agreement documents that reflect the new location of underground utilities associated with the Sanford Solar Project; and
 - f. Designating the location for truck deliveries and lumber storage to the satisfaction of the Director of Code Enforcement and the Fire Marshal.
2. Work with the Chair of the Trails Committee to coordinate on trail connections with the Airport to improve trail connectivity, if possible, and delegate amended site plan approval for that purpose to the Planning Department.
3. Submit copies of approved Maine Department of Environmental Protection (DEP) Site Location of Development Permit and Maine Department of Transportation Traffic Movement Permit to the Planning Department, once secured, along with copies of the approved plans, if they differ from those approved by the Planning Board and be prepared to seek an amendment of Planning Board approval, should the DEP or DOT require modification of the plan.
4. Pay all review fees.
5. Establish an inspection escrow fee with the Public Works Department in an amount acceptable to the Assistant City Engineer.
6. Set up a preconstruction conference with the Code Enforcement Director and the Assistant City Engineer.
7. If installation of approved landscaping is not completed by September 15, 2020, the end of the growing season, the applicant shall be required to provide a performance guarantee in an amount to cover the cost of the landscaping material and its installation. The guarantee shall be required to stay in force for one full growing season after installation.
8. This approval is dependent on and limited to the documents and plans contained in the application submitted and affirmed to by the applicant. No project, plan, or development previously approved by the Planning Board may be altered or modified without securing prior approval from the Planning Board in the form of an amendment; provided, however, that, if at any time it becomes necessary or desirable to make modifications to the development, the Planning Director may approve minor modifications. Any changes to the approved plan shall be provided to the Planning Department prior to construction to evaluate whether an amendment of the approval is required.

The applicant shall be aware that noncompliance with this condition may require modification of construction elements that are not consistent with the approval, may delay release of all or portions of a performance guarantee, and may result in delay in receipt of an occupancy permit.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

3. File #25-19-R: David Roy, d/b/a Precision Transmission, Inc., c/o Will Conway, RLA/LEED AP, Sebago Technics, Inc., 75 John Roberts Road, South Portland, Maine.

Chair Georgius opened the public hearing and called for a representative to present the application.

Will Conway, Sebago Technics, representing David and Carmen Roy, owners of Precision Transmission, stated this is an after-the-fact site plan application. Mr. Conway presented the history of the owners' intent of opening the business at this location. He explained that the owners started to clean the lot to make it more appealing for sale.

Mr. Conway described the site plan proposal and stated the applicants are in agreement with the proposed conditions except for one, which refers to adding woody vegetation to the cleared portions of the site and explained why; he implored the Board to remove this condition.

Chair Georgius asked if anyone present would like to speak for the project; there was no one.

Chair Georgius asked if anyone present opposed to the project would like to speak; there was no one.

Chair Georgius asked if anyone present would like to make general comments neither for nor against; again there was no one.

Chair Georgius closed public hearing.

Planner Della Valle overviewed the discussion that took place at the SPRC meeting on Tuesday (August 6). She stated that the committee recommended approval with conditions regarding the proposed landscape plan and identifying the property is in a well-head protection zone.

Vice Chair Horr asked about the planting of trees recommendation.

Discussion took place on:

- If condition remains, the size and type of vegetation would need to be clarified.
- If replanting vegetation is necessary for protecting water quality.
- If replanting vegetation was logical or more for an aesthetic purpose.

Board member McAdam asked what the percentage of the lot was cleared.

Board member Clarke asked what the violation was.

Vice Chair Horr asked David Parent if he was aware of the restoration plan.

Discussion took place on whether or not the applicants knew approval was needed to clear and stabilize the lot.

Board member Connolly asked if Jim Nimon, Economic Development Director informs potential applicants what the process is to develop commercial lots.

The Board went through the Findings of Fact.

Chapter 280-16-7.1 Utilization of the site; 280-16-7.6 Stormwater management; 280-16-7.7 Erosion control; and 280-16-7.11 Natural features.

Board member Kilkenney made a motion to accept these standards because they have been met with condition.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.2 Access to the site; 280-16-7.3 Access into the site; 280-16-7.4 Vehicular circulation; and 280-16-7.5 Pedestrian circulation.

Board member McAdam made a motion that these standards are not applicable.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.8 Water supply; 280-16-7.9 Sewage disposal; 280-16-7.10 Utilities; 280-16-7.13 Exterior lighting; 280-16-7.14 Solid waste disposal; 280-16-7.18 Buffering; and 280-16-7.19 Airport encroachment.

Board member Connolly made a motion that these standards are not applicable.

Board member Kilkenney seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.12 Groundwater protection.

Board member Kilkenney made a motion that this standard has been met.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.16 Shoreland relationship.

Board member Connolly made a motion that this standard is not applicable.

Board member McAdam seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.15 Landscaping.

Board member McAdam made a motion to accept this standard because it has been met.

Board member Kilkenny seconded the motion.

A vote was taken and the motion passed 6-0.

Chapter 280-16-7.17 Technical and financial capacity.

Board member McAdam made a motion to accept this standard because it has been met.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

Staff member Casserly asked if the Board would like to go forward with the inspection fee escrow.

Board member Clarke made a motion that the Planning Board accept the information in the August 1, 2019 Summary Report, grant the request for waivers, and find that the after-the-fact major site plan application for File #25-19-R to perform vegetation clearing and site stabilization on parcel R19-61A on Industrial Drive has satisfied the requirements of §280-16-6.7 and Major Site Plan subject to the following conditions:

1. That no later than August 28, 2019, unless other arrangements are made with the Planning Director, the applicant shall provide 5 copies of revised plans and documents to the Planning Department:
 - a. Adding a note to the plans regarding the use restriction in the wellhead protection area and addressing the concerns raised by the Superintendent of the Water District listed in his memo dated July 31, 2019 and to clearly delineate the wellhead zones and distance to the Sanford Water District's nearest supply well on all plans;
2. Establish an inspection escrow fee with the Public Works Department in an amount acceptable to the Assistant City Engineer.
3. Setup a preconstruction conference with the Code Enforcement Director and the Assistant City Engineer.
4. If installation of approved landscaping is not completed by September 15, 2019, the end of the growing season, the applicant shall be required to provide a performance guarantee in the amount to cover the cost of the landscape material and its installation. The guarantee shall be required to stay in force for one full growing season after installation.
5. This approval is dependent on and limited to the documents and plans contained in the application submitted and affirmed to by the applicant. No project, plan, or development previously approved by the Planning Board may be altered or modified without securing prior approval from the Planning Board in the form of an amendment; provided, however, that, if at any time it becomes necessary or desirable to make modifications to the development, the Planning Director may approve minor modifications. Any changes to the approved plan shall be provided to the Planning Department prior to construction to evaluate whether an amendment of the approval is required. The applicant shall be aware that nonconformance with this condition may require modification of construction elements that are not consistent with the approval, may delay release of all or portions of a performance guarantee, and may result in delay in receipt of an occupancy permit.

Board member McAdam seconded the motion.

Vice Chair Horr asked if there was a way the Planning Department could help prevent this situation from happening again; discussion followed.

A vote was taken and the motion passed 6-0.

The Board took a break at 8:16 P.M.

The Board reconvened at 8:19 P.M.

4. **File #03-19-R: R. Pepin & Sons Inc., c/o Matthew Pepin**, P.O. Box 729, Sanford is requesting major site plan approval for a 5-year mineral extraction permit at its current site on property leased by the applicant and located at 245 Old Mill Road in Sanford (Tax Map R11, Lots 4, 5, 7A, 10C and 10A; Rural Residential Zone).P.O. Box 729,

Chair Georgius opened the public hearing and called for a representative to present the application.

Matthew Pepin, R. Pepin & Sons, Inc. gave a brief introduction of the business and presented the following:

- Current 5-year approval expired in May 2018, difficult to survey in winter
- Difficulty on understanding the ordinance and the new rules and precedence the Board has set for reviewing gravel pits
- History of the site, do not own land, they pay each land owner for the materials they remove offsite
- Consistently had MDEP, City, Mine Safety & Health Administration inspections
- Noise complaints addressed
- Have not followed approval: went over their approved operation area acreage; explained why and what the area is being used for
- Requesting an increase in acreage – if granted, should allow them to move out of the area more quickly
- Have secured permit for 19 acres from MDEP; will adjust the MDEP permit to match the approval if the city approves the 22 acres being requested
- Have violated the depth into groundwater buffer
- Addressed the potential noise concern for the Chancery Lane neighborhood, will be moving into the area that is near this neighborhood, by agreeing to not relocate the crusher into this operating area
- Discussed the changes that are being proposed
 - Increase in acreage
 - Changes to topography – line sharing agreement with the neighboring Genest pit
 - Travel route when trucks leave the pit – remove restriction of using Twombly Road to access Rte 202

Chair Georgius asked if anyone present would like to speak for the project; there was no one.

Chair Georgius asked if anyone present would like to speak opposed to the project; there was no one.

Chair Georgius asked if anyone present would like to speak neither for nor against the project; again, there was no one.

Chair Georgius closed the public hearing.

Planner Della Valle stated there are too many remaining concerns by SPRC to forward their recommendation so the Board cannot take action; however, the SPRC is asking the Board to provide direction on expectations in the following areas:

- How the Board will deal with the violations
- Combine proposal for how to deal with violations along with proposed amendments in the new application
- Any questions as to accuracy of the most recent groundwater monitoring report and what it means
- Amount of open area will they allow
- Groundwater/water table levels
- Over excavation of slopes – using onsite materials to rebuild them
- Reclamation – type of revegetation the applicant should use
- Waiver requests

Planner Della Valle identified five errors in her original project summary report sent out on August 2:

- 2 corrections on page 3
- 2 corrections on page 4
- 1 correction on page 5

Board member Kilkenny pointed out a typo in the report regarding operating hours (report states 6:00 A.M – 5:00 A.M.; should be 6:00 A.M. – 5:00 P.M.).

David Parent, Sanford Water District Superintendent, noticed inconsistencies while reviewing the groundwater monitoring reports. After discussion with the applicant and his hydrogeologist, Gary Bucklin, it was determined that the groundwater contours reversed their shape. Mr. Parent explained the following:

- How this can occur
- Why original pit contours were designed with an extra buffer
- Levels of test pits when spring monitoring was performed
- Discussion he had with the applicant to correct the violation

Board member McAdam asked if anything should be done to the soil once the test pit is brought back up to five feet.

Planner Della Valle answered the question.

Board member Kilkenny asked if it is common to reach groundwater and what can Pepin do to prevent it from happening again.

Board member Connolly asked if Pepin was in danger of flooding the pit with groundwater.

Board member Clarke commented about a pit had water that was halfway up the tires of a loader in the bottom of the pit.

The Board discussed the process for tonight's recommendations.

Address the violations:

- Surveying more often
- Work to the satisfaction of the water district

Discussion took place on whether or not to hire a professional to address whether or not over-excavation of slopes can negatively affect drinking water and river flow.

Vice Chair Horr motioned to table
Connolly seconded the motion
Motion passed 6-0.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

Planner Della Valle updated the Board on the following:

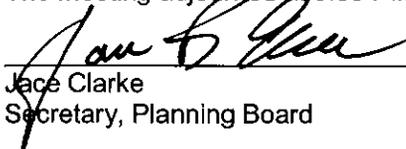
- City Council's memo for order of land regulation review
- School department amendment to the high school site plan
 - Staff review delegation consensus
- Industrial Reuse zone allow retail one lot back, if not can it be added – work session review
- Council passed on the first read and review of proposed site plan amendments for classifications, submission requirements, and standards.
- Lafayette street signs have come in, will be installed soon; celebration pushed out to September, possibly October
- Reminder to not discuss Agway Pit application at the general gravel pit discussion

VI. COMMUNICATIONS

There were no communication items.

VII. ADJOURN

The meeting adjourned at 9:33 P.M. and went into work session.

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Jace Clarke Date
Secretary, Planning Board

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