

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
June 20, 2018**

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, Tom LaCroix & Jess Edwards, Alternates. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: No One.

Mr. Poltak called the meeting to order at 7:00 p.m. and asked the Board members to introduce themselves to everyone present tonight. Mr. Poltak pointed out that there were three (3) items on the agenda tonight and asked for a motion to accept the minutes of June 6, 2018.

MINUTES

Mr. Porter moved to approve the minutes for June 6th, 2018 as written, Mr. Leclair seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

***Dmitriy Ilynk
32 Manchester Road, Tax Map 7, Lot 27
Zoned Commercial Two/Village District
Discuss Amended Site Plan***

Mr. Poltak read the informal into the minutes. No one was present tonight and Mr. Poltak explained that they are proposing adding another building and they were looking for an informal with the Board but they are not present tonight. With that in mind, Mr. Poltak moved on to the next item on the agenda.

***Bernie Temple
Crown Energy
692 Londonderry Turnpike, Tax Map 1, Lot 11
Discuss Amend Approved Site Plan***

Mr. Temple presented on behalf of the applicant and began by passing out copies of the proposed changed to the approved site plan. Mr. Temple began by saying that, they would like to apply for a waiver from the fence, Section 10.07.4 that requires a 4-foot fence around the detention pond. Mr. Temple explained that the detention pond is shallow

at about 4-feet deep. Mr. Temple further explained that it was a gated site that had an earthen berm and that there was no access to the site. Mr. Temple added that there has not been any water in the detention pond. Discussion ensued with regard to no access to the site and it was determined that there would be no fence around the property.

Mr. Poltak turned to the Board members and asked if anyone had any questions or comments to add. Mr. Edwards asked about the 4-foot fence around the detention pond. Mr. Poltak indicated that it was part of the site plan. The Board discussed the waiver request and reviewed Sheet 2 of the plan set. Mr. Poltak indicated that, there was no liability to the town but that the liability would be on the property owner as it was private property. Mrs. Marzloff stated that she could not support the waiver request because it was a safety issue and that anyone that is trespassing would be at risk. Mr. Tatem commented that, this requirement was taken out of the regulations where the current regulations no longer has this requirement. Mr. Tatem reminded the Board that this approval was done prior to this regulation being removed and believed that they would require a waiver to not have the fence around the detention pond. Mr. Poltak indicated that the Board has waived this in the past and pointed out that they have asked prior to taking a vote that the applicant post "No Trespassing" signs and if they would be willing to do that. Mr. Thrasher said yes that they would be willing to do that.

In conclusion, Mr. Temple informed the Board that they were hoping to get approval for the waiver from having a 4-foot fence around the detention pond.

Mr. Poltak went on to say, with that said, if any member of the Board had anything to add that he would entertain a motion to grant the waiver. Mr. Rolfe stated that, he agreed with Mr. Tatem that it was difficult to maintain with a fence around the detention pond.

Mr. Leclair made a motion to grant the waiver from Section 10.07.4 that requires a 4-foot fence around the detention pond for 692 Londonderry Turnpike, Tax Map 1, Lot 11. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak asked Mr. Temple and Mr. Thrasher to contact the Building Inspector once they have put up the "No Trespassing" signs. Mr. Temple and Mr. Thrasher thanked the Board and Mr. Thrasher exited the meeting.

PUBLIC HEARING

***269 Rockingham Road, LLC
269 Rockingham Road, Tax Map 25, Lot 40
Major Site Plan Review***

Mr. Temple began by passing out copies of the proposed site plan to each of the Board members for review.

Mr. Villeneuve began by saying that they were before the Board a few months ago with an informal regarding a contractor services building and in the meantime an individual in town sought them out and he would like to utilize the property for his sole use who was Gerry Demirjian. Mr. Villeneuve pointed out that, Mr. Demirjian would like to do auto detailing and he needed a little more square footage than they had before so they came up with a new site plan.

Mr. Villeneuve went through the details on how he and Paul came about purchasing the property and that they had it surveyed and that there were mistakes made which they ended up with a third of an acre lot. Mr. Villeneuve added that they came up with a site plan which they designed a building and parking lot and they tried to come as close to all the regulations that they could and came up with requiring approximately 7 or 8 waivers. Mr. Villeneuve pointed out that it was a tough lot that is located in a Commercial Two zone. With that said, Mr. Villeneuve asked the Board if they had any questions. Mr. Poltak did point out that it was a pretty ugly site right now. Mr. Villeneuve also indicated that they have done a test pit that came out pretty good. Mr. Poltak asked about someone having a long-term lease or purchasing the property. Mr. Villeneuve stated that he would like to purchase the property and Mr. Demirjian was planning to come tonight but couldn't.

Mr. Porter indicated that they would like to see more information about the detailing operations and storing of hazardous materials. Mr. Villeneuve stated that there would be none of that. Mr. Villeneuve explained that, in Mr. Demirjian's retirement that he would like to detail cars and all the cars that would be parked inside this building would be his vehicles. He wants a space that he can go get any car he wants to drive that day. Mr. Porter indicated that, he would be interested to know what Mr. Demirjian is proposing and if he's doing work and would be interested to know what he is planning to do and if he's changing oil and what not. Mr. Villeneuve could not answer those questions at this time. Mr. Villeneuve thought that they could get answers to those questions and get them through to Mr. Tatem because he knew that the Planning Board was not meeting next month and if the Board could make that a condition and then he can get those answers to the town engineer.

Mr. Poltak wanted to suggest that they get through the presentation and find out what waivers would be required and find out the content of what they would be presenting and they can come up with a list of questions and conditions.

Mr. Edwards asked that, if this was a personal hobby place as opposed to a commercial enterprise would the standards regarding hazardous waste storage and disposal be different if it's a personal hobby space instead of a commercial space. Mr. Poltak answered Mr. Edward's question by saying that, the use of the property associated with the further usage of hazardous materials triggers a whole host of laws rules and regulations depending on the severity of what's happening from a hazardous point of view.

At this time, Mr. Poltak turned the meeting over to Mr. Temple. Mr. Temple went through their requirements that they went through with the Zoning Board of Adjustment for zoning

which were setbacks from property lines and building, parking, landscaping and septic systems within the wetland buffer and the maximum amount of impervious on the site. Mr. Temple went on to say that, they also received a Special Exception to allow a Multi-Unit Commercial Service Establishment. They have provided 4 parking spaces outside with an office inside and over 6 parking spaces inside. There are three (3) overhead garage doors to be able to enter and exit with the vehicles. Mr. Temple talked about the setback from wetlands where it was 6 feet before and it will now be 12 feet away from the wetlands. Mr. Temple went through the waiver requirements. Mr. Poltak asked about the waiver from having underground utilities. Mr. Temple and Mr. Villeneuve answered that it was cost effective.

Mr. Edwards asked about the peek a boo window in the back and wanted to know if it would be seen from Route 101 to be a distraction and if there would be lighting. Mr. Villeneuve believed it would be bigger than what is shown on the plan as it would be a display window to display a vehicle with no exterior lighting proposed for the rear. Mr. Villeneuve further added that, it would not be seen from Route 101 and that this building would be used as a hobby. A brief discussion ensued with regard to the rear window. Mrs. Marzloff asked about lighting on the building. Mr. Villeneuve indicated that there would be no lighting on the rear of the building but that there would be three (3) lights on the front of the building by each of the doors.

Mrs. Marzloff asked about what was not impervious and entering and exiting the site. At this time, the Board reviewed the site plan. Mr. Grillo was unsure whether this would be considered a Commercial Service Establishment and what the services were going to be at the property and questioned this. Mr. Grillo did not know the requirements to be put on the plan. Mr. Porter understood it to be a personal storage facility and he could come at 10:00pm at night to pick up a car or to return a vehicle. Mr. Edwards understood it to be that, if it were to change from a Commercial Service Establishment that they would have to come back before the Planning Board but we should define it now for what it will be used as now. Mr. Poltak commented that, the site plan that the Board is going through with the potential for approval has got to take into consideration the whole host of aspects. Mr. Poltak talked about auto detailing that if we are talking about detailing that there would be no detailing outside. Mr. Villeneuve stated that, if the Board wanted to make that a condition of approval then they could. The Board members and Mr. Villeneuve discussed the use of the property in depth and discussed no sales, no outside display of autos which would be made conditions of approval and one sign indicating "DEMCOAutoworks". Mr. Poltak asked Mr. Villeneuve to explain what DEMCOAutoworks would be because it's supposed to be a storage facility. Mr. Villeneuve reiterated that Mr. Demirjian likes to play with cars and is planning to do cleaning and detailing of vehicles and purchase a project car and possibly rebuild old cars and that there would be no outside storage of cars. Mr. Villeneuve explained that this was how it was explained to him and it would be a private enterprise and again pointed out that there would be no outside storage, no outside cars and was in no way what Mr. Demirjian wanted to do and is what he promised the Willenbucher's that this would not be a service establishment where you pull up to get your oil changed or no inspection stickers and would be just a private enterprise.

Mr. Porter again pointed out the problem with hazardous materials on site which was a problem and would like to see a note from the Fire Chief. Mr. Tatem explained what he has learned from DES with regard to the rules of storage of vehicles which was that, if the tank is part of the vehicle it was not considered to be storage because it would have to be a separate storage container. Mr. Tatem added that, it would be a good thing to have the Fire Chief look at this and that he may require this to be sprinkled but as far as storage of those chemicals, the state law does not require it for personal storage of vehicles. A brief discussion ensued with regard to storage of vehicles.

Mr. Edwards asked about the parking spaces outside the building and that it was a commercial building. Mr. Poltak wanted to make sure that the nature of the business was not car sales and that it was not car detailing or not autobody. Mr. Poltak wanted to point out that, if the Board approves a site plan that has no outside storage respectful of cars then that site plan shall have no cars outside that will be worked on or processed inside. If they approve this with 4 outside parking spaces then it will be utilized for friends and family visiting.

Discussion ensued with regard to if the use changes in the future that they would have to come back before the Planning Board for site plan review and go through all the required questions such as hours of operation, parking, lighting and use of the property. The Board understood what was being explained. Mr. Villeneuve again stated that, they could put it on the site regulations absolutely stipulating that there would be no outside storage of cars, no car sales outside the building which would be okay to have on the site plan. Mr. Tatem believed it was a commercial zone and why not allow sales but stipulate that there would be no outside display of autos and everything is to be conducted within the building. The Board agreed that it would probably happen anyways. A brief discussion ensued with regard to sales. In conclusion, Mr. Poltak agreed and believed that they could condition it upon no outside display of cars.

Mr. Villeneuve talked about the building itself and indicated that the building would be an earth tone metal building with colonial slate asphalt shingles on the roof. Mr. Poltak asked about windows and doors and if the photo was accurate. Mr. Villeneuve stated that it may not have the number of mullions in them but may be one bigger window. Mr. Edwards asked about windows on the side. Mr. Villeneuve said that there would be no windows on the sides of the building and there would be one door facing the state-owned property.

Mr. Poltak turned to the Board members where they wanted to go from here and if there were any further questions and comments. Mr. Grillo asked Mr. Villeneuve about hours of operation and sign lighting for outside lights. Mr. Villeneuve did not know the answers to those questions. Again, Mr. Villeneuve pointed out that the signage would be on the Route 101 side of the building. Mr. Poltak asked if there would be a sign on Rockingham Road. Mr. Villeneuve did not know the answer for sure but assumed there would be some sort of sign on Rockingham Road. Mr. Grillo informed Mr. Villeneuve that there were limitations to signage and also if there was a sign in the window showing a car for sale that this would be also included in the total square footage for signage. Mr. Villeneuve stated that they would follow the town regulations with regard to signage. Mr. Villeneuve

commented that they could say 7:00am until 10:00pm. Mr. Grillo commented that this was a commercial building and wanted hours of operation for the building to be noted.

Mr. Poltak suggested that the Board concentrate on granting the waivers one at a time and that there was no negative reaction to any of them and believed that there were a whole bunch of questions with regard to hours of operation that they would have to come back before the Board with. Mr. Edwards wanted to make sure that this was a Commercial Service Establishment request and not a personal residential type request. Mr. Poltak stated that the use has been determined that it was a commercial use in our commercial zone and the use relative to residency is going to be a 457-engine block stored inside and three's nobody living there. Mr. Villeneuve agreed with everything Mr. Poltak said.

At this time, Mr. Poltak reiterated taking each waiver one by one and before they do that, Mr. Poltak asked the Board if anyone had a problem with what he was saying. The Board members all agreed with Mr. Poltak and moved on to the waivers. Mr. Grillo believed they needed to accept the application first.

Mr. Porter made a motion to accept the application as complete and as presented for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Porter pointed out to everyone tonight that there were no abutters present tonight and therefore moved on to the waivers as follows:

Section 10.08(3) to allow the proposed access drives to slope down at 2% for 10 feet, then slope up to the building. No surface water will enter the street. Mr. Poltak asked Mr. Tatem if he had any comments and Mr. Tatem pointed out that it was a very common waiver. Mr. Tatem would suggest that the driveway as is will accommodate all anticipated delivery vehicles as he did not believe the Planning Board would want delivery vehicles to park on Rockingham Road. Mr. Tatem further suggested that the Board make it a condition that the applicant will not have delivery vehicles parking on Rockingham Road. Discussion ensued with regard to vehicles entering the site. Mr. Tatem indicated that they could not put anything bigger than a box truck in there. Mr. Grillo asked if this would be a condition. Mr. Poltak stated that it would be in the minutes and on the record.

Mr. Grillo made a motion to grant a waiver from Section 10.08(3) to allow the access drives to slope down at 2% for 10 feet, then slope up to the building for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Section 10.08(6) to permit the one-way driveways to be 18 feet wide. The 18 feet is sufficient for one-way traffic. Mr. Lacroix asked if there would be a sign to indicate it was a one-way. Mr. Poltak said yes. Mr. Edwards asked what the required width is for a driveway. Mr. Poltak believed it was 20 feet wide.

Mr. Grillo made a motion to grant a waiver from Section 10.08(6) to permit the one-way driveways to be 18 feet wide. The 18 feet is sufficient for one-way traffic for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Section 10.08(15) to allow the 2 one-way driveways to be 75 feet apart, center to center. These are signed one-way access points and the separation is sufficient to provide safe entrance and exit. Mrs. Marzloff asked why there wasn't only one driveway with an island in the center similar to Lake Forest. Mr. Temple stated that there was not enough room to get around. Mrs. Marzloff wanted this noted in the record.

Mr. Porter made a motion to grant a waiver from Section 10.08(15) to allow the 2 one-way driveways to be 75 feet apart, center to center for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Section 10.08(22) to allow the proposed pavement to be within 20 feet of the front lot line. Given the width of the existing right of way, the proposed pavement is actually 22 to 28 feet from the edge of pavement of Rockingham Road.

Mr. Leclair made a motion to grant a waiver from Section 10.08(22) to allow the proposed pavement to be within 20 feet of the front lot line for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Section 10.09(1) to permit the utilities to be above ground. The existing service poles are on the opposite side of Rockingham Road and would require either a new pole to be set on the south side of the road or trench cutting Rockingham Road where the proposed run in only 90 feet. Mr. Rolfe stated that he would like to see under ground utilities. Mr. Lacroix asked if it was feasible because it was unless the Planning Board determines that such placement is not feasible. Mr. Poltak indicated that it was feasible.

Mr. Grillo made a motion to grant a waiver from Section 10.09(1) to permit the utilities to be above ground for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Leclair seconded the motion. A vote was taken; all voted to deny this waiver request, and the motion was DENIED.

Section 10.07(38) of the Subdivision Regulations to not require an overflow with an invert above the peak 100-year storm. The design does provide an additional one foot of free board above the 100-year storm and the proposed outlet structures is designed to handle the 100-year storm. Mr. Tatem commented that if this was a significant detention pond that he would not recommend granting this waiver but considering how small this pond is being only 2 feet deep, it seems like a pretty reasonable request.

Mr. Grillo made a motion to grant a waiver from Section 10.07(38) of the Subdivision Regulations to not require an overflow with an invert above the peak 100-year storm for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Section 10.07(39) of the Subdivision Regulations to permit the side slopes of the pond to be 2:1 where they are reinforced with rip rap.

Mr. Porter made a motion to grant the waiver from Section 10.08(3) to allow the access drives to slope down at 2% for 10 feet, then slope up to the building for 269 Rockingham Road major site plan review, Tax Map 25, Lot 40. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak pointed out to Mr. Temple and Mr. Villeneuve that they have acted on the waivers. Mrs. Marzloff wanted to thank Mr. Mitchell for placing the tax map locust on this plan.

Mr. Poltak moved on to say that this was the intent, that we're going to have a commercial establishment in a commercial zone so there's no problem there. The ZBA has agreed to what they need to do and the Planning Board has agreed to the waivers. Now they want to hone in on the operations so they can have a site plan that is approved that everyone understands. Mr. Poltak stated that, what the Board will approve will be in perpetuity. Mr. Villeneuve understood what Mr. Poltak is saying. Mr. Poltak discussed what answers the Board were looking for and they would need these answers in order to have a site plan approved with conditions. Everyone understood what Mr. Poltak was saying. Mr. Poltak went on to say that, the first one would be is how can we have a condition where there are no outside sales as he does not want a used car lot there. Mr. Villeneuve completely agreed and would be happy to put on the plan that there shall be no outside sales and there shall be no outside storage. Mr. Poltak pointed out that there were 4 parking spaces and did not want to see 4 cars there with For Sale signs on them or even one. Mr. Villeneuve believed that was what they just said. Mr. Tatem believed that, that should be changed to "No outside storage or display" if that was okay with the applicant. Mr. Villeneuve agreed. A brief discussion ensued with regard to the meaning of display and it was intended to mean that, there will be no cars placed outside on display for sale. Mr. Grillo asked if they could change it to product instead of cars in case he gets into boats and the like. Mr. Villeneuve and Mr. Poltak both believed that "No outside storage or display" would take care of everything.

Mr. Poltak went on to say that he wanted everyone to understand that, there would be no servicing of outside vehicles which will be a condition placed on the plan as well. Mr. Poltak wanted Mr. Villeneuve to go back and check with Mr. Demirjian that this was parallel to his thinking because these will all be on that site plan. Mr. Villeneuve wanted Mr. Poltak to clarify what he meant by "no servicing of outside vehicles" and if Mr. Demirjian wanted to detail someone else's car then what. Mr. Poltak commented that, he did not have a problem with that being an acceptable use in the commercial zone of the Town of Auburn. But when he starts doing that, they would then have to get into hours

of operation, signage and get into a whole bunch of things that he did not think they would have to get into so if he's going to take in outside customers for whatever purposes whether it's autobody will bring up a whole other can of worms. If it's car detailing then were into commercial with hours of operation and the like. Mr. Poltak wanted to know if there would be cars cued outside and more cars than the 4 parking spaces. Mr. Villeneuve said no because they've already established that there was going to be no outside storage. A brief discussion ensued with regard to car detailing and hours of operation. In conclusion, Mr. Poltak wanted to know exactly what they were dealing with and suggested that Mr. Villeneuve and Mr. Demirjian come back before the Planning Board to go over these details at the next meeting because this is the information that they need to know. Mr. Villeneuve understood and believed that whatever information the Board was looking for that they could certainly establish it. There are 4 parking spots and as long as there are no more than 4 cars and no cars go anywhere else. Mrs. Marzloff believed that this becomes an enforcement nightmare. Mr. Villeneuve reiterated that it was a commercial zone.

Mr. Villeneuve explained that, if someone was going to do something different that they would have to come back before the Planning Board. Mrs. Marzloff commented that, they keep trying to shoehorn this use into a definition but there is a provision for that, you take the most closely analogous use which becomes a Commercial Service Establishment. Mr. Poltak agreed.

Mr. Edwards asked if there was a deadline. Mr. Poltak asked when they planned to get started. Mr. Villeneuve stated that they were hoping to start back in May but that didn't happen. Mr. Villeneuve asked if it would help if they say "no off-street parking." Mr. Poltak reiterated that they have to know exactly what he plans to do there and then we have to get into more details

Mr. Poltak went through the list as follows:

- Hours of operation
- Intensity of use
- Purpose defined

Mr. Villeneuve answered by saying that it was detailing cars from 7:00am until 10:00pm and no more than 4 cars a day. Mrs. Marzloff wanted to know who was going to enforce that. With that in mind, Mr. Poltak wanted to turn it over to the Board members. Mr. Rolfe stated that, he finds it hard that, that is all he's going to do. Mr. Villeneuve added that he was going to build cars. Mr. Rolfe answered by saying that, that wasn't detailing. Mr. Villeneuve stated that he was going to build his own cars. A brief discussion ensued with regard to building cars. Mr. Rolfe believed that, that would be an auto mechanic.

This is how Mr. Poltak was going to end the discussion tonight by saying that, they granted the waivers so they have all the approvals to this point. They have to give them site plan approval so with that said, Mr. Poltak reiterated that, he wanted Mr. Villeneuve and Mr. Demirjian back before the Planning Board at their next meeting to explain to them what

exactly is going to happen on that site and in the building as it relates to one another. That's all he needs to know. He wants them to give thought to the signage and give thought to the lighting and to give thought to opening and closing and to give thought to any outside uses to that property that are particular to its use. Lastly, Mr. Poltak wants to know what the building is going to look like, right down to the mullion and then they'll go from there. If they answer those issues then the Board can go ahead with granting approval.

Mr. Poltak asked for a motion to continue the Public Hearing until August 1st. Mr. Villeneuve asked Ms. Royce to provide him with the minutes so he can put the list together to answer the requests from the Board members. Ms. Royce understood and would provide Mr. Villeneuve with the minutes once they were complete.

Mr. Villeneuve asked the Board members if they had any other thoughts at this time. Mr. Edwards had a question about the building. Mr. Poltak pointed out exactly what he was looking for previously.

Mr. Tatem addressed the Board members by saying that, the signage and if the Board wanted to see signage or did they want to leave it up to Mrs. Rouleau-Cote. Mr. Poltak stated that he wanted to see it. Mr. Tatem added if they wanted to see it and what it will look like. Mr. Poltak said yes and whether it was going to be lit or unlit. Mr. Edwards added that they would like to see where it would be placed on the property. Mr. Poltak agreed.

Mr. Poltak asked the Board members if they had any problems with what he was suggesting. Mr. Porter added a discussion with the fire department. Mr. Poltak indicated that, that would be taken up with the building department. Mr. Leclair believed that, if Mr. Demirjian was present tonight that all these answers could have been taken care of tonight. Mr. Rolfe added that he would like to see snow storage placed on the plan and it was already placed on the plan.

Mr. Poltak also pointed out that he was available to answer questions and that Mr. Tatem was available as well to get all the technical issues taken care of. Mr. Tatem indicated that they just received the plans last night and also agreed that one of his comments would be to obtain something from the Fire Department.

Mr. Grillo made a motion to continue the Public Hearing until the next scheduled meeting to be held on Wednesday, August 1st, 2018. Mr. Leclair seconded the motion. All were in favor, the motion passed unanimously and the Public Hearing was continued until August 1st, 2018.

Mr. Poltak reiterated that the meeting was continued until August 1st.

NEW BUSINESS

Mr. Poltak asked if anyone had any other business. None were noted.

ADJOURN

Mr. Grillo moved to adjourn the Hearing. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:35p.m.

The Planning Board will not be meeting during the month of July. The next Planning Board meeting will be held on Wednesday, August 1st, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.