

**SOMERSWORTH PLANNING BOARD
MINUTES OF MEETING
May 19, 2021**

MEMBERS PRESENT: Bob Belmore-City Manager, Keith Perkins, Alternate, Chris Horton, Jeremy Rhodes, Harold Guptill- Vice Chair, Kenneth Vincent, City Council Rep. Alternate, Jason Barry, Paul Robidas, Paul Goodwin-Alternate

Excused Members: David Witham, City Council Representative, Ron LeHoullier, Chair, and Mark Richardson

STAFF PRESENT: Michelle Mears, Director Development Services, Dana Crossley Planning Secretary

The Meeting was called to order at 6:30 PM.

Director Mears stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to watch to this meeting through the Local Government Cable Access Ch. 22 (Comcast), and streamed live through the City's website at www.somersworth.com. Although this is a public meeting, the public is encouraged not to attend and instead to leave comments or concerns at the following phone number # 1-603-692-9519, by emailing planning@somersworth.com or by sending written comment to Planning Board, 1 Government Way, Somersworth NH 03878. Comments must be received no later than 4pm the day of the meeting. She stated all votes will be taken by roll call votes.

Roll call attendance was taken: **Horton, Guptill, Rhodes, Belmore, Robidas, Barry, Vincent, Goodwin** were in attendance remotely. **Perkins** was in attendance at City Hall Council Chambers. Director Mears was in attendance remotely. Planning Secretary Crossley was in attendance remotely.

Guptill welcomed Goodwin to the Board as a new alternate member.

Guptill appointed Goodwin and Perkins as full voting members for the meeting.

1. **Approval of the minutes of the meeting of April 19, 2021**
Motion: Horton MOVED to accept the minutes.

The MOTION is SECONDED by Rhodes.

The MOTION CARRIED by a 6-0-3 (Robidas, Barry and Vincent abstained) roll call vote.

2. **COMMITTEE REPORTS**
Land Use Board Reports (ZBA, HDC, Conservation Commission, SRTC, Minor Field Reports):
No comments.

City Council Report: No report.

Strafford Regional Planning Commission (SRPC) Update: Richardson stated if the Board wants to receive a report beyond the emails to let him know and he can provide that.

3. **OLD BUSINESS**

- A) **Ian Joseph Campbell, LLC is seeking a conditional use permit and site plan amendment to install solar panel array on 3' concrete pedestal and remove requirement to have stone under array for a property located at 413 High Street, in the Residential/Commercial (R/C) District, Assessor's Map 36 Lot 3A, CUP#03-2021 & SITE#06-2021 PUBLIC HEARING**

Bob Stowell of Tritech Engineering was in attendance to represent the application.

Mears stated the applicant has requested to have the application continued to the June 16, 2021 Planning Board meeting. She stated they are working with their engineer to delineate the wetlands on site. She noted that the Conservation Commission has not yet made a recommendation on this application as the applicant had submitted the same continuance request to them.

Motion Horton stated, I move that the request of Ian Joseph Campbell LLC, to install solar panel array on 3' concrete pedestal and remove requirement to have stone under array for a property CONTINUED to the meeting of June 16, 2021 Planning Board meeting for the following:

1. To receive the Somersworth Conservation Commission recommendation on the Conditional Use Permit.

The MOTION is SECONDED by Robidas.

The MOTION CARRIES by an 8-0-1 (Vincent did not vote due to connection issues)

- B) Any old business that may come before the Board.
No other old business.

4. **NEW BUSINESS**

- A) **Craig Riotto, is seeking a 2 lot subdivision, conditional use permit and site plan approval for an athletic/fitness facility and infrastructure on a property located at 165 Route 108 in the Commercial Industrial (CI) District, Assessor's Map 63 Lot 10 SUB#01-2021, CUP#02-2021 & SITE#04-2021 PUBLIC HEARING**

Craig Riotto NE Sports Hub, **Geoff Aleva** of Civil Consultants, **Stephen Pernaw** Traffic Engineer, **James Ball, Phil Hastings Esq.** and property owner **Brian Cote** were in attendance remotely to represent the application.

Mears stated the applicant is before the Board with a 2 lot subdivision, conditional use permit to fill wetlands and site plan approval for an athletic/fitness facility with infrastructure. She noted the applicant is seeking two waivers, one for height and one for appearance. She stated the applicant came before the Planning Board in November 2020 for a conceptual review of the height of the project. It has been through three SRTC meetings and staff feels the application is ready for the application to be reviewed by the Planning Board.

MOTION: Robidas stated I move that the application of Craig Riotto for a 2 lot subdivision, conditional use permit and site plan approval for an athletic/fitness facility and infrastructure be ACCEPTED AS COMPLETE FOR REVIEW.

The MOTION is SECONDED by Horton.

The MOTION CARRIES by an 8-0-1 roll call vote (Vincent did not vote due to connection issues)

Ball explained the benefit of this development for the community and history of the project. He introduced the team that was in attendance for the application. He stated the proposed location is behind the Hilltop Fun Center.

Riotto introduced the project.

Aleva stated this request is for a 2 lot subdivision. He stated they are splitting of a portion of the Hilltop Fun Center lot to create a new lot with frontage on Willand to create a 135,000 sf sport complex composed with an inflatable dome. He stated they have researched the best manufactures in the country and working with the premiere company. He stated there will be dome with backup generators to keep the dome inflated if there is a loss of electricity.

Aleva reviewed the overall site plan. He stated this project has been vetted by the City Staff, City third party engineers for stormwater and traffic. He stated the project will require an Alteration of Terrain permit through NHDES. He stated they went before the Conservation Commission who recommend approval of filling a small wetland area that was created by the spoils and trappings of construction of Willand Drive.

Aleva stated there will be two means of egress to the site from Willand Drive. He stated with the two means of egress, looking at those to control the large amount of traffic during events like a tournament and ability to use one entrance as a one way in and one for out. He stated there is parking located in the front. The landscaping is of native plants around the front to create a buffer, along with plantings around the side. He reviewed the stormwater plan that will use infiltration stalls and pervious pavement in the parking stalls.

Aleva stated they are seeking two waivers. The waivers are the same as they had discussed with the Board during the conceptual review. One for exceeding the height requirement for the Dome, there is a height restriction in this zone of 35' and the dome will be 100' at the peak. He stated the second waiver is for appearance. Where the regulations seek New England style architecture it cannot be met with the inflatable fabric dome.

Aleva reviewed the interior floor plan. He explained the different sports that can be incorporated inside the dome. He stated there will be no commercial kitchen on site. He stated they are working with Bob Cummings who is a Fire Protection Engineer, working to assist them in the code review. The landscape plan was reviewed, using plantings around the structure, front buffer of Willand Drive and along the perimeter lines of the properties. He stated there is a proposed interior sidewalk connection to the Hilltop Fun Center property. This is to allow for the two properties to be used in harmony and allow for a connection to Route 108 when sidewalks are installed. This sidewalk connector they feel will be a safer connector than sidewalks on Willand Drive. He explained there is a site lighting plan that meets the regulations and shut off requirements. He stated there is a roadway that surrounds the dome, to allow for snow removal and emergency access as needed. This will be gated with a Knox Box for emergency access.

Aleva explained that within the landscaping plan are thick shrubs between the parking areas to be used as a pedestrian traffic control. He stated it will push the users to the open and lit pedestrian walkways. He reviewed the building access, the main entrance and the side entrance that will be used only for emergency exit or special unloading.

Pernaw stated they had an official scope meeting with the NHDOT in April and as a result of that meeting DOT has requested a full blown traffic impact and site access study, they are looking at short and long range traffic projections of several intersections. He noted the community is benefited by the fact that the DOT is working on a corridor study of Route 108, where they are looking at

widening to roadway to three lanes, center turn lane and sidewalks. Part of the scope DOT is having them review is traffic signal warrants to see if there is enough traffic to justify a signal. He stated the traffic report was reviewed by the City's third party engineer, VAI, who stated they concur with the recommendation of constructing concept 1 for intersection mitigation and have responded to all other comments from the report.

Pernaw reviewed the traffic report and the expected peak traffic times. The site can be accessed from Route 108 or High Street. He stated the Dome will be used during the summer months for kid activities such as summer camps. During the fall-winter-spring, it will more adult leagues for usage. The facility will be used for special events, such as boat shows or political events and they have provided traffic generation estimations of those events.

Pernaw stated with the information that has been gathered they are able to come up with intermittent mitigation options for the intersection of Route 108 and Willand Drive. He reviewed those proposals, such as appropriate pavement markers and interior building signs to inform people they can access the highway from High Street or Route 108. He stated for the first few large events they intend to have a Police detail to monitor the intersection. He stated after the first year, in year two mitigation, suggesting for post development counts at the two driveways to monitor actual traffic patterns. He stated they have developed 3 concepts for mitigation. Concept 1 is to widen the lanes of Willand Drive at the intersection to accommodate the turning patterns and after discussion with Staff and the third party review, there is was a common agreeance that concept 1 would be the best installation.

Pernaw stated the applicant is willing to construct concept 1 as mitigation and willing to have his company complete the traffic study that DOT is looking. He stated the applicant is willing to have Aleve complete the construction documents for concept 1. He stated they are looking for from the Board, concurrence that concept 1 is the way to go, concurrence to have the City sign the driveway permit for DOT (the intersection is viewed as an intersection of a State Highway and City Street and legally the City has to be the applicant) and the decision to who completes the intersection improvement.

Ball stated they are seeking approval and happy to discuss any conditions that may arise.

Guptill opened the public hearing for comments:

Mears stated no public comments were received via mail, email or phone.

Guptill closed the public hearing.

Barry stated he is a big fan of the project and feels it is something the City needs. He stated he would normally be concerned about filling wetlands but feels in this situation with knowledge of the lot, the impacted area is not of concern. He stated he does not have a concern of the height as it will be similar to the surrounding trees. The supplied traffic study was done very well and is glad that the State is taking the intersection seriously and would like to see a light go into that intersection. He supports concept 1 for intersection mitigation and thinks most of the traffic for this site will come from Route 108.

Rhodes stated he is also in favor of this project. He stated the wetland is basically a muddy ditch and he does not have an issue with it being filled. He stated he thinks the landscape plan was done well and each planting has been chosen thoughtfully. He particularly likes the use of the thicker brush and shrubs to channel the pedestrian traffic to the pedestrian lines support the thoughtfulness. He stated his only potential concern for the height would be in regards to life safety, but if someone is on top

of the dome it could be deflated ultimately. He stated his comments for the traffic mirror those made by Barry and would be in support of concept 1, but also encourages the installation of a light.

Robidas stated he does not feel the project is ready for a decision. He stated he is in favor of the project, but he would like to see more guidance from DOT. He likes concept 1. He stated he feels the following topics need more information: potential impact to the nearby mobile home park, Willand Drive is in poor condition and it would continue after a few of the big events, consideration of an offsite exaction to improve that roadway since most of the traffic will be for this venue, and Police, Fire and Emergency Services coverage for special events.

Goodwin stated concept 1 seems to be the preferred option for the increased traffic but wondered if it makes sense to include in the improvement sidewalks for future connection to Route 108.

Horton stated he is in support of this project as well. He stated the traffic study provided great detail. He is inclined with moving forward with the recommendations made by the traffic engineer, opening year mitigation including installation of signs in the facility and website as well as having a police officer on site for the large events to start. He stated additionally the recommendation from the City third party Engineer for installation of concept 1 within 24 months of completion. He stated with the unique nature of this facility, he inquired what kind of guarantees could be offered for the school sports during the school year. He stated he like that pervious pavement is being used in a large area and appreciates the manufacture information of the product.

Vincent stated he also likes this project. He stated he has concerns about Willand Drive and that it requires some attention. He stated he would like to see this project move forward.

Belmore stated he feels the message is clear that the Board is supportive of this project moving forward. He stated he is also inclined to have this application go to one more meeting to ensure all the details are wrapped up. He stated he is in favor of concept 1 for intersection mitigation. He stated the condition of Willand Drive has been brought up. He stated this is only one business on that road, the cost of the intersection should be considered for coming up with a figure for a contribution towards improvements to Willand Drive. He stated it has to be proportionate and that has been spelled out in the memo from the Director. He stated he does not think the Board has those numbers and feels the applicant should work with the City Staff to establish numbers. He inquired the reason for the State driveway permit.

Pernaw stated to complete concept 1 the driveway permit is required.

Belmore stated the driveway permit may need to go to the City Council for approval in order to create the turning lane to ensure they want to maintain that. He inquired if irrigation will be needed for the landscaping.

Guptill stated from his perspective it is a great project. He stated he does have concern with the traffic issue. He stated concept 1 has the support of the Board, but there should be some discussion of what would require a Police Officer and if that is a certain size of event to control traffic.

Pernaw stated the applicant is willing to fund concept 1, 100% rather than getting into fair share items. He stated if the City is looking for more on Willand Drive it would be time to talk about paying a fair share of concept 1 and fair share of the resurfacing.

Aleva stated they have worked with their landscape architect and looked at native plants that would thrive in the soils on site. He stated the plants, trees and grasses were selected to thrive in each

environment of the site. He stated the plantings would only need temporary irrigation for the first year while establishing hold but then not needed in the future.

Goodwin inquired if the plantings are well suited to be surrounded by asphalt.

Aleva stated yes and explained that the flow of the water on site will also support the continued growth and life of the plantings. He stated the plantings are from the NHDES stormwater planting list as well.

Robidas stated he would like to continue this application to one more meeting to allow the applicant work with City Staff to tie up loose ends. He expressed concern that the residential neighborhoods have not submitted comment, event sizes for life safety service coverage, there has been discussion of a contribution and what level of that it is. He stated he thinks the applicant needs to work with the City to determine what the plan and amount of the contribution would be.

Aleva stated the residential mobile home park is within their abutters and reviewed the direct and 200' abutters. He stated there is a large vegetative buffer on the residential lot and other properties in between.

Ball stated he has worked with many other large projects within the City. He stated this lot is located within the Commercial/Industrial District which is zoned for uses like this and it has no residential abutter. He stated the site was designed to have the parking in the front of the lot with no high traffic use in the rear of the lot. He stated the lighting of the Dome will not light up the sky but is rather attractive. He has spoken with some residents from that residential lot who has not expressed any concern of the project. He stated the use of the site will be 97% for the leagues and sporting events that are scheduled. He stated they will hold some larger events and will follow guidelines by working with the City Fire Department and Police Department on an event basis to ensure appropriate coverage. He stated the applicant is will be willing to work with the City to ensure the events will be reviewed on the merits and the applicant will work with the life safety departments and ensure there is appropriate parking plan. He stated the applicant wants to ensure the events they hold are manageable.

Goodwin asked if the Board could make a motion to approve with conditions to address some of the questions as raised tonight. He stated many of the questions raised could be solved with City Staff.

Guptill stated yes but the magnitude of the conditions could get lost.

Belmore stated in the staff memo from the Director there is an item that speaks to the regional events, and if the Board needed to put a number on the amount of events that applicant holds. He stated he does not think they need to limit the event numbers. He stated the second part is that the applicant needs to work with the Police and Fire Departments and if they add EMS it could address some of those concerns brought up tonight for him. He inquired if the applicant has a cost estimate for how much the turning lane would cost. He stated there are three options, applicant pays for the entire turning lane, determine a cost share for improvements to Willand Drive, or cost share for all of the improvements. He stated he does not think sidewalks on Willand Drive would be necessary. He stated they could set conditions but would like to know if there is a time crunch for approval with the project timeline. He stated he would be in favor of having a special meeting to wrap this project up.

Robidas stated he would also be in favor of having a special meeting for this project. He stated he is looking for more information on the cost sharing, the intersection construction numbers and the numbers to re-surfacing Willand Drive.

Aleva stated the condition provided in the Staff memo 3f. and plan note number 3 pg. L1, they do indicate the aspect in respect of the larger events to be able to work with City Staff, Fire, Police to make sure the life safety services are there and that the cost is born by the applicant and not the City. He stated after the scoping meeting with DOT with discussion of concept 1, they reviewed the situation and feel that they could construct the intersection between \$60,000-\$70,000 which the applicant is prepared to do as part of the project. He stated in order to move the project forward they need to submit the driveway permit application into the State to get it into the queue. It does not bind the City but rather puts the project in front of the State. He stated that needs to get into the State's system because the State review process is likely going to exceed the City's site plan review approval timeline of 120 days. He stated in review of the staff memo they want to proceed as rapidly as they can.

Horton stated he thinks the applicant and the team has done a great job answering the Board's concerns and questions. He stated the applicant and team have accepted the responsibility of concept 1, the special events have a mitigation action to deal with those and for him his concerns have been addressed.

Hastings stated the staff memo provided by Director Mears is comprehensive and if the Board is inclined could at least move through the preliminary items such as waivers, conditional use permit and subdivision.

Rhodes clarified if the Board addresses the DOT driveway permit, conditional use permit, waivers, subdivision request and leave just the Site Plan approval, specifically the off-site improvements to be ironed out it would put the applicant in a better position.

Ball stated if the applicant wants to be or not they are conjoined with the City with wanting to have the best improvement possible for the intersection. He stated the only application they need for driveway permits is on Willand Drive. But for the City to meet the standards for an intersection there it needs the applicant. Signing the driveway application for the State gets it into the queue for review. He explained the applicant wants to be very transparent to make some fair share exactions. Pernaw will follow up with the State providing additional data. The applicant will be paying for that additional traffic report, working with the City and wants to move forward in a team like fashion.

Rhodes stated the Board has been very supportive of the application. He stated it comes down to the one hitching point of the roadways the City can control and that being specifically here Willand Drive. He stated he would like to make a decision on elements of the application that let them start to move forward but also provide time for the applicant to meet with City staff to iron out a few more items before coming for final approval.

Belmore stated he would like to address the waiver requests.

There was a brief discussion of the DOT driveway permit and the City Manager signing the permit.

Waiver Requests:

1. **Table 5.A.2 Note 2 of the Zoning Ordinance:** Heights in excess of that which is permitted may be allowed by the Planning Board under the site plan approval provided there are appropriate increases in yard requirements.

MOTION: Horton stated, I move that the request of Craig Riotto for a waiver from Table 5.A.2 Note 2 of the Zoning Ordinance to allow the building height to be more than 35' be **APPROVED**.

The MOTION is SECONDED by Rhodes.

Discussion: There was a brief discussion of the location of this regulation.

The MOTION CARRIES by 9-0 roll call vote.

2. **Section 12.7.b Appearance Standards, Building Features and Materials:** to allow the structure to be made with air supported reinforced fabric

MOTION: Rhodes stated, I move that the request of Craig Riotto for a waiver from Section 12.7.b Building Features and Materials of the Site Plan Review Regulations to allow an air supported structured constructed with reinforced fabric be **APPROVED**.

The MOTION is SECONDED by Horton.

The MOTION CARRIES by a 9-0 roll call vote.

Conditional Use Permit: Request to fill 5,465 SF of wetlands. The Conservation Commission reviewed the request on March 10, 2021 and recommends approval with no conditions.

MOTION: Rhodes stated, I move that the request of Craig Riotto for a conditional use permit to fill 5,645 SF of wetlands to construct an athletic/fitness facility and infrastructure be APPROVED.

The MOTION is SECONDED by Barry.

The MOTION CARRIES by a 9-0 roll call vote.

Mears read the proposed conditions for the 2 lot subdivision.

Motion: Horton stated, I move that the request of Craig Riotto for a 2 lot subdivision for property located at 165 Route 108 be APPROVED WITH THE FOLLOWING CONDITIONS:

1. PLAN REVISIONS:
 - a. None
2. CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL
 - a. The final plans shall bear the stamp and signature of the engineer, licensed land surveyor, and the landscape architect. Please submit five folded 24" x 36" paper copies of the full set of plans to the Office of Development Services for final endorsement.
 - b. FEDERAL AND STATE PERMITS - All Federal and State permits shall be in place before plan signing and recording, including NHDES Alteration of Terrain, and NHDES Shoreland Permit, NHDES Wetlands permit and NHDOT driveway permit.
3. CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:
 - a. MONUMENTATION: Granite Bounds shall be installed at all intersections of lot lines and street right-of-way, as well as all property corners which do not abut the public right-of-way per Subdivision Regulation 22.7.C.10. A surveyor is to submit a signed letter to the Planning Department stating that the new lot corner monuments have been set prior to building permit.
4. CONDITIONS APPLICABLE DURING AND AFTER CONSTRUCTION:
 - a. There shall be no wetlands degradation during construction.

5. AS-BUILT PLANS.

- a. Within thirty days of the completion of the project and prior to the issuance of an occupancy permit, an electronic As-Built Plan of the proposed development with details acceptable to the Department of Development Services shall be provided in either .pdf and paper copy. Once approved by the Department of Development Services the applicant shall submit final Asbuilts in both paper copy and on CD. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.

DURATION OF APPROVAL: All conditional approvals shall be valid for a period of ~~120~~ 240 days in which time all precedent conditions must be met or the approval shall be null and void. The applicant may request an extension no later than 14 days prior to expiration.

EXTENSIONS: All requests for extension must be submitted in writing to the Department of Development Services no later 14 days prior to expiration with the appropriate fees. Failure to comply with the deadline dates without submission of a written request for extension will result in the approval being null and void.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

The MOTION is SECONDED by Robidas.

Discussion: The Board allowed Aleva to talk.

Aleva requested that the Board give more timing for duration of approval, would like for it to be aligned with the site plan approval. This is for the 120 day provision. He expressed concern of the State approvals not being able to be granted within 120 days.

Horton stated he would be amendable to doubling the time frame to 240 days.

Guptill inquired if they could tie the dates to the site plan approval dates.

Horton stated he would allow for that change in the motion.

Robidas stated he wanted to ensure there was no issue with that.

Belmore asked for clarification from the applicant what is being tied together.

Aleva stated the regulations allows the Boards to give more than 120 days, does not want to miss the 120 days to meet the precedent conditions. If they were granted an extension of that time frame it allows them more time to deal with DOT. He stated 240 days and the final approval for the subdivision would be the same as the site plan making all dates consistent.

There was a brief discussion of continuing the subdivision approval to allow for consistent approval dates.

Robidas stated he would second the motion to have doubled the time frame for receiving final approval.

The MOTION CARRIES by 9-0 roll call vote.

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Robidas stated he feels there is still the amount of money, a contribution figure that needs to be agreed on for improvements to Willand Dr. He stated he would like the applicant to meet with the City to determine what the number would be in agreement, come back before the Board with a number and agreement to what the contribution might or will be.

Horton stated he understands the need to meet with the City but inquired if the Board should be the one to make the decision on the number.

Robidas stated he does not think the Board should come up with the number. He noted they know the road is in tough shape, know what they want to do with the intersection but the Board does not know the figures to those projects and what City staff would help come up with, with input from the developers. He would like to see a motion to move forward with the DOT driveway permit so that it can be signed by the City Manager and then hold another meeting to finalize approval of the project.

MOTION: Rhodes stated, I move that the Planning Board supports Concept 1 as presented in the traffic report of improvement of the intersection of Route 108 and Willand Drive and to further the application support the City submitting a driveway permit application to NHDOT.

The MOTION is SECONDED by Horton.

The MOTION CARRIES by a 9-0 roll call vote.

The Board held a discussion of holding a special meeting and continuing the site plan application to allow for additional information to be gathered.

Robidas stated he felt they have cleared some of the hurdles of this application with the approval of the waivers, subdivision and support to have the City Manager sign the driveway permit. Felt they should schedule a special meeting to finish the review of this project. He suggested holding a meeting on Tuesday, June 1 to allow time for staff to come back with numbers for the contribution for improvements to Willand Drive and Route 108.

MOTION: Robidas stated I move that the request of Craig Riotto for and site plan approval for an athletic/fitness facility and infrastructure be **CONTINUED** to the meeting of **June 1 at 5:30 PM** via Zoom for the following reasons:

1. For the applicant to work with City Staff to determine the cost of potential off-site exactions related to this application.

The MOTION is SECONDED by Barry.

The MOTION CARRIES by a 9-0 roll call vote.

Election of Officers: Robidas stated, I move to continue the election of officers to the meeting of June 16.

The MOTION is SECONDED by Rhodes.

The MOTION CARRIES by a 9-0 roll call vote.

5. WORKSHOP BUSINESS

Mears stated the Board received a memo in their packet regarding process for voluntary mergers.

6. COMMUNICATIONS AND MISCELLANEOUS

MOTION: Robidas MOTION to ADJOURN.

Vincent SECONDS the motion.

The MOTION CARRIES by an 8-1 roll call vote (Robidas voted in the negative)

Respectfully Submitted,

Dana Crossley, Planning Secretary