

Pembroke Planning Board
Minutes of Meeting
(Adopted)
Tuesday, March 25, 2008

MEMBERS PRESENT: Robert Bourque, Chairman; Alan Topliff, Vice Chairman; Todd Terrien; Mark Zydel; Kevin Krebs; Kathy Cruson

EXCUSED: Cindy Lewis, Selectmen's Representative

STAFF PRESENT: Stephanie Alexander, Interim Planner and Jocelyn Carlucci, Recording Secretary

Chairman Bourque opened the meeting at 7:02 p.m. and noted that Cindy Lewis, Selectmen's Representative, was not present. Geoff Ruggles, Town Administrator, said that Ms. Lewis was attending another meeting and would arrive late.

Continued Public Hearings

1. Pembroke 600 Major Subdivision Extension Request. Case #04-13. Map 634, Lot 47 located in the Soucook River Development District, Aquifer Conservation District, Shoreland Protection District, Floodplain Development District, Architectural Design/Home Business District, and Wetlands Protection District at 600 Pembroke Street on US Route 3 and NH 106. The applicant, Pembroke 600 Corp., requests an extension from the Planning Board of the subdivision approval that was granted on September 26, 2006. The applicant additionally requests an extension from the Sewer Commission of the permit approval for the capacity of 35,000 gallons per day that was granted in December 2004.

Chairman Bourque noted that two of the three Pembroke Sewer Commissioners were present.

Donald Gartrell, Esquire representing Pembroke 600 Corp. said that the request for approval to the limited access right-of-way (ROW) of the State located at the intersection of Rts. 3 and 106 was initiated by letter from the Town in March 2006. In September 2006, the Planning Board issued the first approval of the project. The applicant participated in the TIF District proposal that was initially adopted and modified their plans accordingly.

Attorney Gartrell said that the key to getting the detailed plans submitted, approved, and adopted was hinged on receiving access to the limited access ROW from the State. He stated that the access coming into the intersection of the existing highways had to be a Town road and the access to the development had to be off the Town road.

Attorney Gartrell said that in October 2007, the applicant received a letter from Bill Janelle at NH DOT, indicating that they were presenting a proposal to grant access to the limited access ROW for approval by the Governor & Council. The proposal was presented on December 11, 2007 and approved.

Attorney Gartrell said the applicant then had to create two deeds: one from the State, signed by the Commissioner granting Pembroke 600 access to develop the Town road to gain access to that side of the intersection; and one from Pembroke 600 to the State which the applicant would give up two access points that it has on that side of Route 3. After the December 11, 2007 vote, NHDOT said they needed a more refined plan of the intersection. The applicant hired a surveyor, who presented a plan to NH DOT, which was accepted. On approximately March 5, 2008, a deed was drafted. The applicant's letter to the Planning Board dated February 7, 2008 indicated that they would have the deed on March 25, 2008. Jim Bouchard, the applicant's engineer, became ill. Attorney Gartrell was contacted by NH DOT and was told that the deed to give up the access ways had been signed. Attorney Gartrell is hopeful that the deeds will be in hand in approximately one week.

Mr. Gartrell explained that once the applicant receives the deed, they will take all the preliminary plans, tie them to the approved plans and the deed and prepare the other deeds. The next step is to: (1) review the applicant's engineering plan and make sure that it fits into everything that has been approved in order to tie into the permitted access; (2) lay out the Town road, (3) lay out the drainage, and (4) contend with the easements to be signed off by various utilities. He said that none of the utilities have indicated that they could not get approval. The proposal for Tennessee Gas is to keep them on the Town section of the road, not going through the State ROW.

He said it was critical that the applicant get the plans finalized and tied to the permitted access. While the plans are being prepared, Attorney Gartrell will prepare the drainage easements and other documents that have already been indicated by the NH DOT and the Town. When completed, all the documents will be submitted to the utilities, Town, NH DES and NH DOT for sign off. It will take approximately 4 weeks. Once they have approval, the applicant will make any necessary modifications and have the final approvals submitted to the Board of Selectmen, NH DOT, Department of Public Works, the Sewer Commission, and all departments and utilities. At that point the plan should be ready for the Board's approval.

Attorney Gartrell asked that Pembroke 600 receive an extension of the subdivision approval until June 2008 to complete the steps that he has outlined. He feels that the applicant has done everything possible to complete the project. He also feels that the development is good for the Town, and that it will fit with the original grand design even without the TIF incentive approvals that might have been helpful. He also noted that a project that has gone this far will not be marketable if it does not have sewer capacity.

Paulette Malo, Sewer Commissioner said that the permit states that sewer lines have to be started or connections have to be made by June and that the six-month extension for the sewer capacity would expire on June 20, 2008.

Attorney Gartrell said the applicant will need six months to get all the approvals in place and then whatever reasonable period of time to get started. He said he honestly does not know what more the developer could have done while being held up by NH DOT because without access to the highway, the applicant could not have done anything with the project.

Chairman Bourque opened the public hearing at 7:16 p.m.

There being no comments, Chairman Bourque closed the public hearing at 7:17 p.m.

Chairman Bourque asked that the Sewer Commissioners retreat to another room to make their decision while the Planning Board deliberates.

Chairman Bourque clarified that the 35,000 gallon sewer capacity has not been used and that all sewer capacity has been accounted for.

Member Zydel asked if there had been any potential buyers or interest in the property.

Attorney Gartrell said that they have had meetings with interested buyers and Jody Keeler has written a letter indicating the marketing aspects but it was vital to have the necessary approvals in order for a buyer to seriously consider a purchase. He said that his client is already engaged in financing discussions with lending institutions and that the climate for commercial projects is not discouraging.

Dan Scott of Pembroke 600 Corp. stated that NH DOT approval will help tremendously in their marketing efforts. He also noted that Pembroke 600 has abided by the Soucook Development District Map and have been working with Pembroke for a long time to get this project underway. He said that they are very close to

receiving the final deeds and that sales are relying on the permits. He said that they are very happy with what they have just accomplished.

Chairman Bourque said that once the applicant receives final approval, they will have 12 months to begin construction or will lose the approval.

MOTION: Chairman Bourque moved to grant Pembroke 600 an extension of the subdivision approval to June 24, 2008 at which time the Planning Board will expect the applicant to come for final approval. Seconded by Vice Chairman Topliff.

Attorney Gartrell said that as soon as the applicant has the plans, they will begin to submit them to the necessary agencies. He is hoping that the applicant will present the first draft of the plans to the Planning Board in April, the final plans in May, and submit final approval in June.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y

MOTION TO GRANT PEMBROKE 600 AN EXTENSION OF THE SUBDIVISION APPROVAL TO JUNE 24, 2008 AT WHICH TIME THE PLANNING BOARD WILL EXPECT THE APPLICANT TO COME FOR FINAL APPROVAL PASSED ON A 6-0 VOTE.

Commissioner Malo, speaking for the Chairman of the Sewer Commission, stated that the Sewer Commission will grant an extension of the permit approval for the capacity of 35,000 gallons per day until June 20, 2008 at which time they will need a substantial amount completed, and the sewer connection to the property must be in the ground by June 20, 2008 or a waiver will be granted for a septic design or other alternatives will be discussed.

Commissioner Malo clarified for Attorney Gartrell that the sewer connection must be out of the Town's ROW. Attorney Gartrell said that in order to create a Town road ROW it must be engineered and dedicated and accepted by the Town.

Chairman Bourque said that once the final approval has been granted they will accept the road when it is completed.

Mr. Scott asked if there was someone local that he should contact regarding how the plans of the Pembroke Economic Development Committee currently stand. Geoff Ruggles, Town Administrator, said he would inquire.

Laura Scott, 10 Mill Falls said that because the Sewer Commission's approval expires June 20, 2008 and the Planning Board's approval expires June 24, 2008, Pembroke 600 cannot build the sewer lines prior to Planning Board approval.

Chairman Bourque said that the applicant's site plan could be approved prior to June 24th. He is not aware if there are any other avenues in order to secure sewer except with final approval.

Attorney Gartrell said that they could have conditional acceptance of the layout of the Town road before final approval.

2. Minor Subdivision Application. Case #07-07. Map 939, Lot 14 located in the Rural/Agricultural Residential (R3) District at 552-566 Buck Street. The applicant, A.B. Heiser, II, LLC, is proposing to subdivide Lot 14 into three residential lots.

Daniel Mullen of Richard Bartlett & Associates, LLC representing Stetson and Ammy Heiser explained that the project is a 2-lot minor subdivision. The premise of the subdivision is to create as little impact to the site as possible. The proposed common driveway, permitted by DOT, will be located at the existing driveway and will access the three proposed lots. He said that there are two outstanding issues which were brought to light at the last meeting: (1) A waiver for the drainage analysis of the site; and (2) a waiver for the common driveway.

Mr. Mullen quoted KV Partners' March 4, 2008 letter which indicated that "the effect of the minimal increase in runoff that flows to Pettengill Brook (most of the site and common driveway) on downstream drainage systems will be negligible and almost impossible to determine." Mr. Mullen said that KV Partners recommends that the Planning Board grant a waiver to not require drainage analysis of this project.

With regard to the special use permit for the common driveway, Mr. Mullen said that the Planning Board told the applicant that he could not use Sixth Range Road, therefore, all the frontage is on a Class 5 road. Mr. Heiser has provided a strip of land along Buck Street for future widening.

Member Zydel asked if the applicant would consider providing a strip of land along Sixth Range Road to accommodate its future widening if necessary.

Chairman Bourque suggested that KV Partners be asked how many feet from the center line would be necessary if Sixth Range Road was to be developed into a Class 5 road and note that measurement in the deed.

MOTION: Chairman Bourque moved to grant the waiver to not require drainage analysis of this project. Seconded by Member Zydel.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y

MOTION TO GRANT THE WAIVER TO NOT REQUIRE DRAINAGE ANALYSIS OF THIS PROJECT PASSED ON A 6-0 VOTE.

Mr. Mullen said that the applicant is willing to consider the common driveway requirements by KV Partners in their March 4, 2008 letter. He is also asking that the proposed easement along Sixth Range Road be allowed but the measurement not deducted from the present buildable area since the Class 6th road may never become a Class 5 road.

MOTION: Vice Chairman Topliff moved to accept the application as complete. Seconded by Chairman Bourque.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y

MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 6-0 VOTE.

Chairman Bourque asked the applicant to contact KV Partners regarding the measurement necessary for the Sixth Range Road easement, and the profile for the driveway.

Ms. Alexander said that the Fire Chief asked the Board to address residential fire sprinklers and the location identification of each home. It was suggested that a note be placed on the plan requiring residential fire sprinklers be installed to all homes and a granite marker be placed at the intersection of Buck Street and the common driveway along with separate permanent markers at each driveway.

Mr. Mullen said that wetland medallions are already noted on the plan to be marked every 25 feet.

Ms. Alexander said that the Water Works Department wants to approve the service and must approve the utility easement.

Mr. Mullen said that the common driveway is an access and a utility easement.

Mr. Heiser said that power is presently overhead but have not decided if it will be placed underground.

Chairman Bourque opened the public hearing at 8:00 p.m.

Laura Scott, 10 Mill Falls suggested that in order to solve the problem associated with the extra ROW along the Class 6th road without having to deal with whether it is buildable area or not, would be to put a note on the plan and a requirement for the three future deeds that, if and when the road is upgraded to a Class 5 town maintained road, the additional ROW will be granted to meet ½ of the ROW requirement. She said that adding the language would be easier than having KV Partners come up with a measurement that may not be adequate in the future.

Ms. Scott also said that with regard to the shared driveway, it is her opinion that to engineer and build the road to Town road standards for a shared driveway is excessive. She said, rather than having the applicant prepare the engineering plans now, note on the plan that when it comes time to constructed the driveway, it will be built to specific standards. Since the driveway is on a State road and DOT is responsible for granting access, the Highway Department will not be issuing a driveway permit. By placing a note on the plan, it becomes part of the Building Permit and the Code Enforcement Officer will be responsible for verifying that the driveway is built properly.

Selectman's Rep. Cindy Lewis (from the audience) said that the Chickering Meadows driveway was done to road standards without the shoulders.

Ms. Malo asked Ms. Alexander if she stated at the last meeting that she did not receive comments from the Roads Committee. Ms. Alexander said yes. Ms. Malo said that she is a member of the Roads Committee and their comments were that they wanted to make sure that the Board maintained the common driveway as a private driveway. The Roads Committee felt that the width of the easement driveway for the utilities could potentially become a Town road and the Roads Committee was concerned that it may become a Town road for three houses.

Seeing there were no further comments, Chairman Bourque closed the public hearing at 8:06 p.m.

Chairman Bourque reviewed the conditions:

- With regard to the Easement on Sixth Range Road – note in the deed that they will give the Town ½ of the ROW distance required.
- Driveway built to Town specifications without shoulders.
- Sprinklers as a note on the plans.

MOTION: Chairman Bourque moved to grant a special use permit for a common driveway. Seconded by Member Zydel.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y

MOTION TO GRANT A SPECIAL USE PERMIT FOR A COMMON DRIVEWAY PASSED ON A 6-0 VOTE.

MOTION: Member Zydel moved to approve the Minor Subdivision Application with the following conditions:

- Add a permanent granite marker at the intersection of Buck Street and the common driveway designating the three lots; and adding permanent granite markers at the beginning of each driveway.
- Pembroke Water Works' approval of the utility easement and the water service.
- Purchase wetland buffer markers from the Town to be placed every 25 feet along the perimeter.
- Add a note to the plan of the approval of the special use permit for the common driveway
- Add a note to the plan that a residential fire sprinkler system will be added to each home
- Add a note to the plan and deed that, if Sixth Range Road were to be upgraded to a Class 5 road that one-half of the additional required ROW will be given by the property owners to the Town.
- Common driveway will be constructed subject to the review and approval by Town engineers.
- Add a note to the plan that the common driveway will be maintained as a private driveway.

Seconded by Member Cruson.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y

MOTION TO APPROVE THE MINOR SUBDIVISION APPLICATION WITH THE FOLLOWING CONDITIONS:

- **ADD A PERMANENT GRANITE MARKER AT THE INTERSECTION OF BUCK STREET AND THE COMMON DRIVEWAY DESIGNATING THE THREE LOTS; AND ADDING PERMANENT GRANITE MARKERS AT THE BEGINNING OF EACH DRIVEWAY.**
- **PEMBROKE WATER WORKS' APPROVAL OF THE UTILITY EASEMENT AND THE WATER SERVICE.**
- **PURCHASE WETLAND BUFFER MARKERS FROM THE TOWN TO BE PLACED EVERY 25 FEET ALONG THE PERIMETER.**
- **ADD A NOTE TO THE PLAN OF THE APPROVAL OF THE SPECIAL USE PERMIT FOR THE COMMON DRIVEWAY**
- **ADD A NOTE TO THE PLAN THAT A RESIDENTIAL FIRE SPRINKLER SYSTEM WILL BE ADDED TO EACH HOME**
- **ADD A NOTE TO THE PLAN AND DEED THAT, IF SIXTH RANGE ROAD WERE TO BE UPGRADED TO A CLASS 5 ROAD THAT ONE-HALF OF THE ADDITIONAL REQUIRED ROW WILL BE GIVEN BY THE PROPERTY OWNERS TO THE TOWN.**
- **COMMON DRIVEWAY WILL BE CONSTRUCTED SUBJECT TO THE REVIEW AND APPROVAL BY TOWN ENGINEERS.**
- **ADD A NOTE TO THE PLAN THAT THE COMMON DRIVEWAY WILL BE MAINTAINED AS A PRIVATE DRIVEWAY.**

PASSED ON A 6-0 VOTE.

Ms. Alexander will update the Board on the applicant's progress.

Chairman Bourque noted that Selectmen's Rep. Lewis joined the Board.

New Public Hearing

3. Minor Subdivision Application. Case #08-02. Map 565, Lots 10 and 11 located in the Medium Density-Residential (R1) District and Architectural Design District at 322 and 324 Pembroke Street. The applicant, Don Duval of Duval Survey, Inc., on behalf of owners William Field and the Estate of Robert Clark, is proposing a lot line adjustment between the two lots.

Donald Duval, of Duval Survey, Inc., representing the Estate of Robert Clark and William Field explained that the applicants are proposing a lot line adjustment. He clarified that the intent is to annex Parcel A to Mr. Field's land leaving the Pembroke Street home with .90 acres.

Mr. Duval said that in 1982, John Hills surveyed the parcel and showed the crossed hatch area displayed on the plan as belonging to Mr. Field. At approximately the same time, Richard Bartlett, surveyor for the Littlefield Condominium Association, showed the crossed hatch area to be part of the condominium site. Mr. Duval explained that the proposed lot line adjustment will have no bearing on the crossed hatch area. Mr. Field is presently paying taxes on the crossed hatch area and has had a deed to that property since 1987. Mr. Field has agreed to pursue the ownership clarification issue of that area which could potentially take a few years.

Mr. Duval said he is requesting a waiver for the mapping of topography and soil types since Lots 10 and 11 exist and are already developed.

Chairman Bourque read aloud the letter to the Board from Everett Hodge, Code Enforcement Officer, dated February 28, 2008. Ms. Alexander read the comments from Donald Ingalls, Contracted Assessors' Agent. There were no other comments from Town departments.

Mr. Duval reiterated that the lot line adjustment will not affect the transfer of title from Parcel A to Mr. Field.

MOTION: Selectmen's Rep. Lewis moved to accept the following waivers: Subdivision Plan Submittal Information, Appendix A, Item I regarding topography and Item N regarding soil types. Seconded by Member Cruson.

VOTE:	Robert B. – Y	Mark Z. – Y	Todd T. - Y
	Kevin K. – Y	Kathy C. – Y	Alan T. – Y
	Cindy L. – Y		

MOTION TO ACCEPT THE FOLLOWING WAIVERS: SUBDIVISION PLAN SUBMITTAL INFORMATION, APPENDIX A, ITEM I REGARDING TOPOGRAPHY AND ITEM N REGARDING SOIL TYPES PASSED ON A 7-0 VOTE.

MOTION: Selectmen's Rep. Lewis moved to accept the application as complete. Seconded by Chairman Bourque.

VOTE:	Robert B. – Y	Mark Z. – Y	Todd T. - Y
	Kevin K. – Y	Kathy C. – Y	Alan T. – Y
	Cindy L. – Y		

MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 7-0 VOTE.

Chairman Bourque opened the public hearing at 8:50 p.m.

Selectmen's Rep. Lewis clarified that there is a 40' ROW to Mr. Field's property and combining Parcel A to Mr. Field's parcel would create one lot preventing an additional home from being built. She also said that if any other action was to be taken to that parcel, the abutters would be notified.

Mr. Field said that the only development that would occur on Parcel A would be the possibility of including geothermal piping in the ground which could possibly be used by abutters.

There being no further questions, Chairman Bourque closed the public hearing at 8:51 p.m.

MOTION: Vice Chairman Topliff moved to approve the application with the following conditions:

1. Note on the plan the property acreages for Lots 10 & 11 prior to lot line adjustment.
2. Note on the plan the acreage of the crossed hatch area.
3. Revise the abutter address for 565/9 by correcting "Sugarball"
4. Note on the plan that Mr. Field pursue resolution of the ownership of the crossed hatch area as shown on the plan and that if and when ownership is resolved, that the property deeds be corrected to reflect ownership.
5. Note on the plan the zoning setbacks for each lot.

Member Cruson expressed her concern that since condition #4 does not resolve the problem with the crossed hatch area, she is not comfortable with making it a condition. Member Topliff clarified that pursuing the resolution of the crossed hatch area is not a condition of approval, merely a note to make potential buyers aware of the situation. Member Krebs said that the condition appears to be a "feel good" condition since it cannot be enforced.

Ms. Alexander said that in 1983, the Planning Board made a note in the assessing records of a discrepancy in the area, but did not make any notes to resolve. She advised the Board to make a note that there is a discrepancy that needs to be resolved.

The above conditions were read aloud, and seconded by Member Terrien.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y
 Cindy L. – Y

MOTION TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:

- 1. NOTE ON THE PLAN THE PROPERTY ACREAGES FOR LOTS 10 & 11 PRIOR TO LOT LINE ADJUSTMENT.**
- 2. NOTE ON THE PLAN THE ACREAGE OF THE CROSSED HATCH AREA.**
- 3. REVISE THE ABUTTER ADDRESS FOR 565/9 BY CORRECTING "SUGARBALL"**
- 4. NOTE ON THE PLAN THAT MR. FIELD PURSUE RESOLUTION OF THE OWNERSHIP OF THE CROSSED HATCH AREA AS SHOWN ON THE PLAN AND THAT IF AND WHEN OWNERSHIP IS RESOLVED, THAT THE PROPERTY DEEDS BE CORRECTED TO REFLECT OWNERSHIP.**
- 5. NOTE ON THE PLAN THE ZONING SETBACKS FOR EACH LOT.**

The Board recessed at 9:10 p.m.

Chairman Bourque opened the meeting at 9:13 p.m.

Minutes

4. Review and Approve Meeting Minutes of February 26, 2008

MOTION: Chairman Bourque moved to accept the minutes of February 26, 2008 as amended. Seconded by Vice Chairman Topliff.

VOTE: Robert B. – Y Mark Z. – Y Todd T. - Y
 Kevin K. – Y Kathy C. – Y Alan T. – Y
 Cindy L. – Y

MOTION TO ACCEPT THE MINUTES OF FEBRUARY 26, 2008 AS AMENDED PASSED ON A 7-0 VOTE.

Miscellaneous

5. Correspondence

Ms. Alexander stated that the Board received an abutter's notice from the Town of Chichester for the Garvin Hill Road Subdivision to be held on April 3, 2008 at 7 p.m.

6. Committee Reports

Selectmen's Rep. Lewis said that the Board of Selectmen would like to meet with the Planning Board to discuss the Planning position. The Board agreed to an April 8, 2008 meeting.

7. Other Business

Ms. Alexander said that:

- a) Knollcrest will expire on April 28, 2008 and that she has sent them a notification.
- b) The Solid Waste & Recycling Committee would like to give a presentation to the Board regarding recycling alternatives. The Board agreed to meet with Sally Hyland on April 8, 2008.
- c) The Fire Chief feels uncomfortable with the applicants approaching him regarding their development projects and asked if there was an official protocol preventing this. Chairman Bourque said that his past polling of department heads revealed that they would prefer to be at a technical review committee. Chairman Bourque said that the Board has not finished revising the application process and that this issue should be addressed at that time.

Everett Hodge said that his recent seminar at the Local Government Center highly recommends that a technical review committee be formed to ensure that all department heads receive the same information from the applicant at the same time.

Selectmen's Rep. Lewis noted that many department heads do not attend the committee meeting because they are volunteers and are at work.

Mr. Ruggles suggested that the Board plan on a specific date/time for the Technical Review Committee meeting and, if a particular department is not needed, that department should be notified that they need not attend. If an applicant needs information prior to preparing a plan, they should coordinate it through the planner who will answer the question or obtain the answer by telephoning the department head when necessary.

Mr. Hodge said that Dana Carlucci suggested that if all ZBA members had a copy of the Master Plan, they could make more informed decisions. Mr. Hodge asked if the Planning Board members would like a copy also. They said yes.

Member Krebs suggested sending an e-mail to KV Partners explaining the Board's position regarding the Heiser minor subdivision and asking them to send a copy of their response to the Board. The Board agreed.

Selectmen's Rep. Lewis said that the building height requirement should be clarified in the zoning ordinance. Presently Mr. Hodge interprets it as 35' from any position on the property and the Planning Board interprets it as 35' from the road. This should be addressed for the next Town Meeting. Mr. Hodge said that the Zoning Board will draft the ordinance change and submit it to the Planning Board for their review.

Mr. Ruggles said that the revised pages of the codes that were adopted at the last Town Meeting will be photocopied for the Member binders until such time as the new complete version is printed.

The Board agreed to place the revision of the open space subdivision regulations on the Board's April 8, 2008 agenda. Chairman Bourque noted that the current regulations do not show the changes that were passed at Town meeting a few years ago regarding contiguous area (203-39 and 205-34). The new regulations should be researched and included in the current regulations.

The Board agreed to elect officers.

MOTION: Member Zydel moved to nominate Member Bourque as Chairman and Member Topliff as Vice Chairman for the next term. Seconded by Member Terrien.

The vote was unanimous in favor of the Motion.

Member Terrien asked that the Planning Board Member List be revised to note that representative to the Conservation Committee is Member Krebs. Chairman Bourque also asked that the spacing on the list be altered for easier reading and possibly moving the vacancies to the bottom of the list.

Adjournment

MOTION: Member Terrien moved to adjourn. Member Zydel seconded.

The vote was unanimous in favor of the Motion.

The meeting adjourned at 9:53 p.m.

Respectfully submitted,

Jocelyn D. Carlucci
Recording Secretary