

MINUTES
PEMBROKE ZONING BOARD OF ADJUSTMENT
May 26, 2009 Approved 6/22/09

MEMBERS PRESENT: William Bonney, Chair; Bruce Kudrick, Vice Chair; Dana Carlucci, Tom Hebert, Tom LoPizzo

ALTERNATES PRESENT: Mick Pinard, Paul Paradis, Mark Simard

EXCUSED:

STAFF PRESENT: Everett Hodge, Code Enforcement Officer; Susan Gifford, Recording Secretary

Chairman Bonney called the meeting to order at 7:00 p.m.

PUBLIC HEARING

Case #09-01-Z

Applicant: WS Dennison Cabinets, Inc.
619 Sand Road
Pembroke, NH 03275

Property Owner(s): Silverhill Development Corporation c/o Frank Merrill

Agent: T.F. Bernier Inc.
39 Warren Street
Concord, NH 03301

Property Address: 796-826 North Pembroke Road
Pembroke, NH 03275
Tax Map 559 Lot 12-1 located in the R3 District and AC District

Use Variance from *Article IV Section 143-19 (Table of Use Regulations)* of the Zoning Ordinance to establish a manufacturing facility in a new 19,200 square foot building for WS Dennison Cabinets. A Use Variance is required because the property is located in the Rural/Agricultural Residential District R3. No commercial use is allowed in the R-3 District. The property is located at 796 to 826 North Pembroke Road, Map 559 Lot 12-1 in the R3 and AC Aquifer Conservation District.

Mr. Everett Hodge confirmed that all abutters were notified and that cards were received back from all abutters except Town of Pembroke, 311 Pembroke Street, Pembroke NH and NH Department of Revenue Administration, PO Box 633, Concord NH.

Chairman Bonney opened the public hearing at 7:05 p.m.

There were 5 regular members and 3 alternate member; therefore, there was a full five member board present for this hearing. Chairman Bonney explained the rules of the hearing.

Preliminary site plan dated April 2009 prepared by T.F. Bernier Inc. was provided with the application.

Tim Bernier, agent for the applicant, stated that Silverhill Development Corporation (WS Dennison Cabinets Inc) proposes to relocate its wooden cabinet manufacturing facility from 619 Sand Road to the proposed lot off North Pembroke Road. The lot is presently located in the R3 District, however, was previously granted a

variance to allow a commercial use (Case 07-01-Z January 23, 2007) on a 14-acre lot owned by Frank Merrill. The proposal would include the construction of a 19,200 square foot manufacturing building, parking, loading and access ways on a new 3.4 acre lot. Tim Bernier stated that New England Flowers completed a major expansion that consumed what was the common access to the lot. Therefore, Silver Hill Development proposes to relocate the access. A Special Use Permit has been obtained to cross French's Brook and a subdivision application is before the Planning Board downstairs this evening. The subdivision takes 2 lots, 12-1 and 12-2 and creates five lots. A new town road is proposed, with three lots on the north side of French's Brook and 2 lots on the south side of the brook. Mr. Dennison plans to purchase Lot 12-3 from the new subdivision. The new access road addresses a safety issue since the expansion of New England Flowers. The 2005 Pembroke Master Plan shows the entire parcel as commercial use. The plan received very positive feedback from town staff. Tim Bernier showed an existing land use map, where burgundy is presently commercial use and green is vacant land. The limited clear white is residential. The lot is being excavated as a gravel pit now. The sites will be landscaped and create a stable end use, ending the excavation. Photographs submitted in 2007 were resubmitted, showing the residential and gravel pit abutters. The proposed commercial use will produce less impact than the current gravel pit use. The plans address a final crossing of French's Brook.

Tim Bernier addressed the 5 points necessary for a Use Variance:

- 1) Granting the variance would not be contrary to the public interest because *the establishment of this commercial use will provide a foundation to build on the Town's view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations. The relocation of the existing access to Pembroke Sand and Gravel will provide the needed land for the expansion of New England Flower Farms*
- 2A) How does the Zoning Ordinance interfere with your ability to reasonably use your property, considering you property's unique setting in its environment? *The property is located in the middle of 250 plus or minus acres of land presently used for commercial purposes (commercial green house and earth excavation). The zoning ordinance would allow the owner to utilize the property for residential purposes but the environment in which it resides is not conducive to residential uses.*
- 2B) Explain why the proposed use can not be achieved through some other reasonable method other than an area variance. *The zoning ordinance regulates the mixing of residential and commercial uses to protect the welfare of the public. The area consists of four separate properties that are presently being utilized for commercial purposes in accordance with the requirements of the zoning ordinance. The 2005 Master Plan recognized this, and has promoted this area for future commercial uses. To allow a commercial use in the middle of this commercial area would be consistent with the purpose of the ordinance and the 2005 Master Plan.*
- 2 C) Please state how granting the ordinance will not hurt the public or private rights of others.
The proposed use of the property is not significantly greater than the existing gravel pit operations. The use will be set back from the road and appropriately landscaped to provide a more natural buffer along North Pembroke Road than would exist as an operating gravel pit. The proposed development will have direct access to New Hampshire State Highway Route 106, a major commercial corridor in Concord, resulting in no impact to public or private rights.
- 3) How would granting the variance be consistent with the Spirit of the Ordinance? *The establishment of this commercial use will provide a foundation to build on the Town's view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations.*
- 4) How would granting the variance ensure that substantial justice is done? *As detailed herein, the proposal is consistent with the Pembroke Master Plan, the character and uses of the surrounding area and is an appropriate use for the physical setting. For these reasons, granting the variance*

ensures substantial justice is done.

- 5) Granting the variance will not diminish surrounding property values because: *the proposed variance represents the first step in establishing an end use of the property, permanently ending the continued excavation of the parcel involved. The site will be stabilized, landscaped and will provide an anchor for future commercial development in the region. The commercial development of sites like this one typically increases surrounding property values. Converting a mining operation into stable commercial uses will undoubtedly have positive economic effects.*

In response to Board questions, Tim Bernier stated that the road could end up at Clough Mill Road, the Krueger lot. There is potential for half the site to be served by gravity sewer.

Wayne Dennison, of business address 619 Sand Road, Pembroke NH and residence 507 Borough Road, Pembroke, NH explained that the plans for the old property include Mr. Merrill buying out Mr. Dennison's interest and developing the site further. The site where the Meat House is located is seeking a retail anchor for the site that people would visit regularly. Meetings are being held with Pembroke Water Department and Pembroke Sewer Commission. Plans are in place to remove the metal works building from the aquifer. Mr. Merrill owns land outside of the aquifer protection area where washing of trucks and storage of fossil fuels could be done. The Dennison facility does not store any fossil fuels. Regarding the status of the bridge on North Pembroke Road, Mr. Bernier stated the bridge has been repaired and is rated E2. It is on the City of Concord Master Plan for further repair. The rating is based on weight bearing and sight distance.

Chairman Bonney summarized the case. The proposed 19,200 square foot manufacturing building would be on a new 3.4 acre lot. The intent is to establish a commercial manufacturing use consistent with the 2005 Pembroke Master Plan. Residential use as zoned is impractical with gravel pit use across from the proposed site. The site is ideal for manufacturing use as it has direct access to Route 106. There are commercial uses in the 250 acres around the site. It is anticipated that property value would increase with a stable end use in place, over an ongoing excavation use. It would move the manufacturing operations from the Merrill site directly over the aquifer. WS Dennison will have an office, work area and one or two finishing rooms on the new site.

There being no further input, Chairman Bonney closed the public hearing at 7:40 p.m.

Deliberations: Bruce Kudrick noted that the intent of the Board in 2007 in approving a use variance was to move the Merrill/Dennison operations from a site over the aquifer, to a site intended for commercial use in the Master Plan. Dana Carlucci noted that even earlier, in 2001, the T F Moran study proposed a change to the commercial area, and opening up 619 Sand Road area to retail use.

The ZBA reviewed each of the five variance criteria. 1) The proposed use will expand the tax base, and is consistent with the 2005 Pembroke Master Plan, agreed 2) Yes, the proposed site is in the middle of 250 acres of commercial use is agreed. 2A) Residential use is impractical, agreed. 2B) agreed 3) yes, because the tax base is expanded and the gravel pit operation will end, agreed 4) Yes and 5) yes, it is consistent with the 2005 Master Plan and should increase property value.

Motion: Bruce Kudrick moved to grant a Use Variance to allow a "wooden cabinet manufacturing" facility to relocate from 619 Sand Road to the proposed new 3.4 acre lot off North Pembroke Road in the R3 and AC zoning districts at 796-826 North Pembroke Road (Map 559 Lot 12-3) subject to all state, local and federal regulations. Dana Carlucci seconded.

VOTE: TOM L- Y DANA - Y BRUCE- Y

TOM H Y BILL - Y

MOTION TO GRANT A USE VARIANCE AT MAP 559 LOT 12-3 (new lot created from Subdivision of Lot 12-1 and 12-2) TO ALLOW A ‘MANUFACTURING FACILITY’ APPROVED WITH CONDITIONS ON A 5-0 VOTE

Everett Hodge noted that any Notice of Decision approved tonight will not be valid until May 28, 2009 due to the 30-day appeal period and subdivision lot 12-3 is not created yet.

PUBLIC HEARING

Case #09-02-Z

Applicant: F.L. Merrill Construction, Inc.
619 Sand Road
Pembroke, NH 03275

Property Owner(s): Silverhill Development Corporation c/o Frank Merrill

Agent: T.F. Bernier Inc.
39 Warren Street
Concord, NH 03301

Property Address: 796-826 North Pembroke Road
Pembroke, NH 03275
Tax Map 559 Lot 12-1 located in the R3 District and AC District

Use Variance from *Article IV Section 143-19 (Table of Use Regulations)* of the Zoning Ordinance to relocate the corporate headquarters for the F.L. Merrill Construction Company from the present location at 619 Sand Road to Map 559, Lot 12-1. The “construction industry business” would include the storage and repair of construction vehicles and related equipment, and the storage of construction supplies. A Use Variance is required because the property is located in the Rural/Agricultural Residential District R3. No commercial use is allowed in the R-3 District. The property is located at 796 to 826 North Pembroke Road, Map 559 Lot 12-1 in the R3 and AC Aquifer Conservation District.

Mr. Everett Hodge confirmed that all abutters were notified and that cards were received back from most abutters (same abutters and same exceptions as Case 09-01-Z)

Chairman Bonney opened the public hearing at 7:50 p.m.

There were 5 regular members and 3 alternate member; therefore, there was a full five member board present for this hearing. Chairman Bonney explained the rules of the hearing.

Preliminary site plan dated April 2009 prepared by T.F. Bernier Inc. was provided with the application. Tim Bernier, agent for the applicant, stated that Silverhill Development Corporation (F.L. Merrill Construction Company) wishes to relocate its corporate headquarters from 619 Sand Road to a proposed parcel off North Pembroke Road. Map 559 Lot 12-1 after the subdivision will be a 32 acre parcel. Development is proposed in the front half of the lot and the rear of the lot will remain wooded. The site is exactly as it was in 2007 when a variance was approved, with a maintenance garage, wash bay and office building. The wash bay is subject to more stringent environmental regulations now. The Aquifer Protection area boundary line crosses the parcel. The maintenance facility and wash bay will be graded away from the aquifer line. The scale house is presently located on land owned by New England Flower Farms and will be relocated onto Silver Hill Development land. There will be a short road to the driveway to the scale house.

Uses will not be visible from No. Pembroke Road. Tim Bernier stated that once the construction industry uses relocate, there will be no more gravel pit operations on Lot 12-1. A NH DES Storm Water plan has been provided to the Pembroke Planning Board. An Alteration of Terrain permit is needed. An Industrial Discharger Permit is required for the truck washing facility.

The use will include all of F.L. Merrill Construction Company uses presently located at 619 Sand Road. This is a "Construction Industry" business which includes the storage of construction vehicles and equipment, construction supplies incidental to the completion of construction projects located elsewhere, and repair and maintenance of construction industry equipment. Under a separate variance request, the use will include the "Business Offices" of F.L. Merrill Construction, Inc.

Tim Bernier addressed the 5 points necessary for a Use Variance:

- 1) Granting the variance would not be contrary to the public interest because *the establishment of this commercial use will provide a foundation to build ton the Town's view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations. The relocation of the existing access to Pembroke Sand and Gravel will provide the needed land for the expansion of New England Flower Farms*
- 2 A) How does the Zoning Ordinance interfere with your ability to reasonably use your property, considering you property's unique setting in its environment? *The property is located in the middle of 250 plus or minus acres of land presently used for commercial purposes (commercial green house and earth excavation). The zoning ordinance would allow the owner to utilize the property for residential purposes but the environment in which it resides is not conducive to residential uses.*
- 2B) Explain why the proposed use can not be achieved through some other reasonable method other than an area variance. *The zoning ordinance regulates the mixing of residential and commercial uses to protect the welfare of the public. The area consists of four separate properties that are presently being utilized for commercial purposes in accordance with the requirements of the zoning ordinance. The 2005 Master Plan recognized this, and has promoted this area for future commercial uses. To allow a commercial use in the middle of this commercial area would be consistent with the purpose of the ordinance and the 2005 Master Plan.*
- 2 C) Please state how granting the ordinance will not hurt the public or private rights of others.
The proposed use of the property is not significantly greater than the existing gravel pit operations. The use will be set back from the road and appropriately landscaped to provide a more natural buffer along North Pembroke Road than would exist as an operating gravel pit. The proposed development will have direct access to New Hampshire State Highway Route 106, a major commercial corridor in Concord, resulting in no impact to public or private rights.
- 3) How would granting the variance be consistent with the Spirit of the Ordinance? *The establishment of this commercial use will provide a foundation to build on the Town's view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations.*
- 4) How would granting the variance ensure that substantial justice is done? *As detailed herein, the proposal is consistent with the Pembroke Master Plan, the character and uses of the surrounding area and is an appropriate use for the physical setting. For these reasons, granting the variance ensures substantial justice is done.*
- 5) Granting the variance will not diminish surrounding property values because: *the proposed variance represents the first step in establishing an end use of the property, permanently ending the continued excavation of the parcel involved. The site will be stabilized, landscaped and will provide an anchor for future commercial development in the region. The commercial development of sites like this one typically increases surrounding property values. Converting a mining operation into stable*

commercial uses will undoubtedly have positive economic effects.

In response to Board questions, Tim Bernier stated that the proposed maintenance facility is 16,000 square feet, the office building is 4,000 square feet and the wash bay is 5,000 square feet. Tim Bernier stated that no refueling or storage will occur on site. Although a fuel storage area was approved at 619 Sand Road, it was never built. Due to high insurance costs, Mr. Merrill instead negotiated with an existing fuel dealer to provide all services needed. This agreement with an existing fuel dealer continues today.

Chairman Bonney summarized the case. FL Merrill proposes to move the corporate headquarters. The proposed "Construction Industry" business would include all the uses presently at 619 Sand Road, including the storage of construction vehicles and equipment, construction supplies incidental to the completion of construction projects located elsewhere, and repair and maintenance of construction industry equipment. The back area of Map 559, Lot 12-1 will not be developed and will remain wooded. The buildings will be located quite a distance from the current road, and will not be visible from North Pembroke Road. NH DES requires a Storm Water plan, an Alteration of Terrain permit (based on footage impact on open land). An Industrial Discharger Permit is required for the truck washing facility. No fuel storage or refueling will occur on site. An existing agreement with a fuel dealer will continue to provide fuel services needed. Under a separate variance request, the use will include the "Business Offices" of F.L. Merrill Construction, Inc. The facts supporting the request are exactly the same as the facts presented in Case 09-01-Z.

There being no further input, Chairman Bonney closed the public hearing at 8:14 p.m.

Deliberations: The ZBA reviewed each of the five variance criteria. 1) the proposed use is consistent with existing uses, agreed 2) yes, The business is already operating in the aquifer district now with all safeguards necessary and will meet all local, state, and federal regulations 3) yes, the use will be in the R3 zone but is surrounded by commercial uses 4) yes, because the gravel pit operation will end and 5) yes, it is consistent with the 2005 Master Plan.

Motion: Bruce Kudrick moved to grant a Use Variance to relocate the corporate headquarters for the F.L. Merrill Construction Company from the present location at 619 Sand Road to the proposed new 32-acre Map 559, Lot 12-1 off North Pembroke Road in the R3 and AC zoning districts at 796-826 North Pembroke Road. The "construction industry business" would include the storage and repair of construction vehicles and related equipment. The following conditions apply to this variance:

1. No fueling/refueling facility is to be allowed as part of the "construction industry" on the proposed 32-acre parcel.
2. Applicant will follow all state, local and federal regulations.

Tom LoPizzo seconded.

Discussion: It was discussed that the applicant could come back to the ZBA for an expanded use in the future.

VOTE: TOM L- Y DANA - Y BRUCE- Y
TOM H Y BILL - Y

MOTION TO GRANT A USE VARIANCE AT MAP 559 LOT 12-1 TO ALLOW A 'CONSTRUCTION INDUSTRY' APPROVED WITH CONDITIONS ON A 5-0 VOTE

PUBLIC HEARING

Case #09-03-Z

Applicant: F.L. Merrill Construction, Inc.
619 Sand Road

Pembroke, NH 03275

Property Owner(s): Silverhill Development Corporation c/o Frank Merrill

Agent: T.F. Bernier Inc.
39 Warren Street
Concord, NH 03301

Property Address: 796-826 North Pembroke Road
Pembroke, NH 03275
Tax Map 559 Lot 12-1 located in the R3 District and AC District

Use Variance from *Article IV Section 143-19 (Table of Use Regulations)* of the Zoning Ordinance to relocate the corporate headquarters for the F.L. Merrill Construction Company from the present location at 619 Sand Road to Map 559, Lot 12-1. The use will include a 4000 square foot more or less office building to be utilized by F.L. Merrill Construction, Inc. Under a separate variance request, the use will include the “construction industry business” uses of F.L. Merrill Construction, Inc. The property is located at 796 to 826 North Pembroke Road, Map 559 Lot 12-1 in the R3 and AC Aquifer Conservation District.

Mr. Everett Hodge confirmed that all abutters were notified and that cards were received back from most abutters, with the same abutters and same exceptions as in Case 09-01-Z.

Chairman Bonney opened the public hearing at 8:20 p.m.

There were 5 regular members and 3 alternate member; therefore, there was a full five member board present for this hearing. Chairman Bonney explained the rules of the hearing.

Preliminary site plan dated April 2009 prepared by T.F. Bernier Inc. was provided with the application.

Tim Bernier, agent for the applicant, stated that Silverhill Development Corporation (F.L. Merrill Construction Company) wishes to relocated its corporate headquarters from 619 Sand Road to a proposed parcel off North Pembroke Road. This variance request is specific to the business office use. The use will include a 4000 square foot more or less office building to be utilized by F.L. Merrill Construction, Inc. The office building, 28 parking spaces, well and septic are proposed in the Aquifer Protection district. The proposed office building will be located at the peak of the hill. Under a separate variance request, the use will include the “Construction Industry” uses of F.L. Merrill Construction, Inc. The comments are exactly the same as in the first two cases.

Tim Bernier addressed the 5 points necessary for a Use Variance:

- 1) Granting the variance would not be contrary to the public interest because *the establishment of this commercial use will provide a foundation to build on the Town’s view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations. The relocation of the existing access to Pembroke Sand and Gravel will provide the needed land for the expansion of New England Flower Farms*
- 2 A) How does the Zoning Ordinance interfere with your ability to reasonably use your property, considering you property’s unique setting in its environment? *The property is located in the middle of 250 plus or minus acres of land presently used for commercial purposes (commercial green house and earth excavation). The zoning ordinance would allow the owner to utilize the property for residential purposes but the environment in which it resides is not conducive to residential uses.*

2B) Explain why the proposed use can not be achieved through some other reasonable method other than an area variance. *The zoning ordinance regulates the mixing of residential and commercial uses to protect the welfare of the public. The area consists of four separate properties that are presently being utilized for commercial purposes in accordance with the requirements of the zoning ordinance. The 2005 Master Plan recognized this, and has promoted this area for future commercial uses. To allow a commercial use in the middle of this commercial area would be consistent with the purpose of the ordinance and the 2005 Master Plan.*

2 C) Please state how granting the ordinance will not hurt the public or private rights of others.

The proposed use of the property is not significantly greater than the existing gravel pit operations. The use will be set back from the road and appropriately landscaped to provide a more natural buffer along North Pembroke Road than would exist as an operating gravel pit. The proposed development will have direct access to New Hampshire State Highway Route 106, a major commercial corridor in Concord, resulting in no impact to public or private rights.

3) How would granting the variance be consistent with the Spirit of the Ordinance? *The establishment of this commercial use will provide a foundation to build on the Town's view of the master plan. It will expand the tax base and create a stable end use in an area presently in constant change by earth excavations.*

4) How would granting the variance ensure that substantial justice is done? *As detailed herein, the proposal is consistent with the Pembroke Master Plan, the character and uses of the surrounding area and appropriate use for the physical setting. For these reasons, granting the variance ensures substantial justice is done.*

5) Granting the variance will not diminish surrounding property values because: *the proposed variance represents the first step in establishing an end use of the property, permanently ending the continued excavation of the parcel involved. The site will be stabilized, landscaped and will provide an anchor for future commercial development in the region. The commercial development of sites like this one typically increases surrounding property values. Converting a mining operation into stable commercial uses will undoubtedly have positive economic effects.*

Mr. Bernier stated that the office building would have a heating system. On a related matter, it was noted that a 10,000 gallon diesel fueling station granted in a previous application was never built. FL Merrill does currently burn waste oil to heat the maintenance facility. Mr. Dennison stated the waste oil is stored inside. Storage is addressed by the Pembroke Planning Board. On an unrelated note, 12,000 gallons of jet fuel is stored inside the helicopter facility in Pembroke.

Chairman Bonney summarized the case. A proposed 4,000 square foot office building, the well, and septic would reside in the Aquifer Protection District. The building would have 28 parking spaces and would reside on top of a hill. The shared driveway of Pembroke Sand and Gravel and FL Merrill would provide access to the site. The office building would have a heating system. It was noted that a 10,000 gallon diesel fueling station granted in a previous application was never built. FL Merrill does currently burn waste oil. Mr. Dennison stated the waste oil is stored inside. Storage is addressed by the Pembroke Planning Board.

There being no further input, Chairman Bonney closed the public hearing at 8:31 p.m.

Deliberations:

The ZBA reviewed each of the five variance criteria 1) yes, agreed the request is not contrary to the public interest 2) yes 2A) Yes 1B) Yes 3) yes, it is a good idea to have the offices located where the business operates 4) yes and 5) yes.

Motion: Bruce moved to grant a Use Variance to allow the relocation of FL Merrill business offices from 619 Sand Road and allow a “Professional and Business Offices” use in the R3 and AC zoning district at 796-826 North Pembroke Road (Map 559 Lot 12-1), subject to all local and state regulations.
Dana Carlucci seconded.

VOTE: TOM L- Y DANA - Y BRUCE- Y
TOM H Y BILL - Y

MOTION TO GRANT A USE VARIANCE AT MAP 559 LOT 12-1 TO ALLOW A “PROFESSIONAL AND BUSINESS OFFICES” APPROVED ON A 5-0 VOTE

MISCELLANEOUS

Everett Hodge provided members with an alphabetical list of zoning term definitions for their binders.

Expansion of Commercial Zoning District - The ZBA decided to draft a letter to the Town Administrator reinforcing the reason these three variances were approved this evening. The Economic Development Committee, Planning Board and Zoning Board support the expansion of the commercial area and coordination with the Pembroke Water Department and Sewer Commission to provide services. The Zoning Board supports the hiring a new Town Planner, and if the Planner has time, implementation of the recommendations in the 2005 Master Plan. Every town is competing for the same commercial interests. The sewer capacity issue is in the hands of Allenstown.

Term expiration – Chairman Bonney reminded ZBA members to contact him before their terms expire to start the reappointment process. In 2010. Bruce Kudrick, Bill Bonney and Paul Paradis’ terms are up. In 2011. Tom LoPizzo, Dana Carlucci and Mick Pinard’s terms expire. In 2012, newest Alternate Mark Pinard’s term expires.

ELECTION OF OFFICERS

Motion: Bruce Kudrick moved that the officer remain as is, Bill Bonney as Chair and Bruce Kudrick as Vice Chair, for the coming year. Dana Carlucci seconded.

VOTE: TOM L- Y DANA - Y BRUCE- Y
TOM H Y BILL - Y

MOTION APPROVED ON A 5-0 VOTE

MINUTES OF PREVIOUS MEETINGS

The ZBA will take action on the minutes of October 27, 2008 and minutes of May 26, 2009 at the next scheduled meeting;.

OTHER

Date of next ZBA meeting – The ZBA June 2009 meeting will be on Monday, June 22, 2009.

ADJOURN Motion: Tom Hebert moved to adjourn. Tom LoPizzo seconded. Vote was unanimous in favor of motion. Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Susan P. Gifford
Recording Secretary

Approved 6/22/09