

**Frenchtown Planning Board
Regular Meeting
April 22, 2015**

Chairman Eckel called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

ROLL CALL

Present:	Absent:	Case
Dragt		Cooper
Eckel		DenBleyker
Musolino		Dougherty
Scott		
Sullivan		
Suttle		
Weeks		

APPROVAL OF MINUTES

Special Joint Meeting – February 28, 2015

Jack Weeks moved to accept the minutes of the February 28, 2015 Special meeting as amended (As to page 2, paragraph 2, 3rd line from the bottom is amended to read: The sign ordinance was designed to address issues for consistency and safety. As to page 5, last paragraph, 4th line down is amended to remove Planning Board and read: the Council has been considering providing more funds for the zoning officer to enforce the regulations.) William Sullivan seconded the motion. The minutes of February 28, 2015 Special meeting were approved as amended by unanimous favorable roll call vote.

Regular Meeting – March 25, 2015

Jack Weeks moved to accept the minutes of the March 25, 2015 Regular meeting as amended (As to page 2, Item 5 of Resolution #2015-10, is amended to read: The lettering on the stickers are less than 3” and the stickers are under one square foot and cannot exceed the signable area.) Rocco Musolino seconded the motion. The minutes of March 25, 2015 Regular meeting were approved as amended by unanimous favorable roll call vote.

PUBLIC COMMENTS

Chairman Eckel announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Chairman Eckel opened the public comment session.

Having no public comments, Chairman Eckel closed the public comments session.

Sign Application – Block 4 Lot 1, 1110 Harrison Street – Ardito & Co. LLP

Chairman Eckel noted that the applicant is not present at this time. She will hold the application for later in the meeting.

Sign Application – Block 4 Lot 1, 1110 Harrison Street – Secret Garden Montessori

Jessica Humphry, Executive Director of the Secret Garden Montessori, noted that she is applying for permission to install advertising signs. All the existing signage was erected by the former directorship. The landlord filed on our behalf. Two large colorful banners were removed after reviewing the sign ordinance. Ms. Humphry noted that Secret Garden Montessori occupies two suites, the old ballet studio and the hair salon. There are signs above the doors on the north and south sides. The sign on the north side has the name and phone number and the sign on the south side has just the name. The signs were existing when she came. In front of the building, the space above the windows had been previously approved as a space for a sign. She is requesting to put a sign there. It is the same scheme as the rest of the building. In the rear of the building, there is also a space previously approved for a sign. Jessica Humphry noted that she is also requesting a sign on the west side of the building. Chairman Eckel asked how big that space on the west side of the building is? Ms. Humphry stated that she would have to measure it. There are only three signs. She added that they have hand painted items on the windows, flowers, etc. She took down the ground sign that they had out. Chairman Eckel stated that she thought the window signs would come down. There is a limitation on signage. The children can paint on the windows because that is not advertising. She added that there is a ground sign on Harrison Street with a directory. On page 11 of the sign ordinance, you can have a window sign in place of a wall sign. Cathy Suttle stated that on page 15, it addresses multiple signs. It is either a window or wall sign. You cannot have both. Ms. Humphry stated that she would prefer a wall sign. Rocco Musolino stated that that the window signage will need to be taken down on the Harrison Street side and the Twelfth Street side. Responding to Chairman Eckel as to the teal colored ginkgo leaf, Ms. Humphry stated that it is part of the logo for the business. Chairman Eckel stated that if it is a logo, it would be a sign for the business and the initials SGM would also be considered a sign. We will need to know the signable area for the sign on Harrison Street. Jack Weeks commented that the signs over the doors are replacing existing signs. They are the same size as the previous signs. Chairman Eckel noted that all the signs are the same size and the Board is assuming they are within the signable area requirement because they are replacing existing signs. Responding to Chairman Eckel, Ms. Humphry noted that there are three arching light fixtures above each sign. Chairman Eckel stated that the wattage needs to be less than 75 watts on each sign, 25 watts per fixture. Ms. Humphry stated that the lights on the west side of the building may be eight feet long. That area was previously approved for a sign but no sign was ever hung. We will need the actual dimensions of the sign the applicant is proposing and the lighting information. Chairman Eckel also stated that the window signs will need to be removed. Ms. Humphry responded that she will bring in the information needed for the next meeting. Chairman Eckel noted that we will continue the application to next month's meeting.

Sign Application – Block 41 Lot 12, 106 Harrison Street – Meraki Int'l Folk Art

Applicant Margarita Daly of Meraki Int'l Folk Art noted that the window signs are less than 20% of the large glass plate window. The letters on the second sign are under 3 inches. The door sign also fits the specifications and the letters are under 3 inches. The signs are vinyl. The window signs are white vinyl placed on the window and the door sign is dark blue on white. Chairman Eckel noted that the applicant is allowed 10 items of information. The door sign contains 1 item of information for the graphic and the window signs contain 6 items of information. Responding to Chairman Eckel, Applicant Margarita Daly noted that the signs will be illuminated by recessed lights over the door and window. Chairman Eckel stated that the maximum wattage allowed for the lights is 75 watts. Chairman Eckel also noted that the signs meet the signable area requirements.

On motion by Cathy Suttle, seconded by William Sullivan and carried by unanimous favorable roll call vote, the Planning Board approve the sign application for Block 41 Lot 12 and the following resolution:

RESOLUTION #2015-15

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
GRANTING APPROVAL FOR INSTALLATION OF A SIGN**

WHEREAS, Applicant Margarita Daly of Meraki Int'l Folk Art has applied to the Planning Board for permission to install advertising signs on the premises located at Block 41 Lot 12;

AND WHEREAS, after considering all the evidence presented, the Planning/Zoning Board has made the following findings of fact at its Regular Meeting on April 22, 2015:

1. The signs will read in accordance with the sketch attached hereto.
2. The window signs measures 20 inches high by 30 inches wide and 5 inches high by 95 inches wide for a total of 1075 square inches and the signable area is 5468.04 square inches which meets the 50% signable area requirement.
3. The window signs will be white vinyl placed on the window.
4. The door sign will measure 11 inches wide by 15.25 inches high for a total of 167.75 square inches and the signable area is 840 square inches which meets the 50% signable area requirement.
5. The door sign will be vinyl of dark blue on white placed on the window of the door.
6. The signs contain a total of 7 item of information as defined in the Land Use Ordinance #564.
7. The windows and door signs will be illuminated with recessed lights not to exceed 75 watts.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions, the Planning Board of the Borough of Frenchtown does hereby grant to the above named applicant, permission to install an advertising sign on the above referenced premises.

I certify that the foregoing resolution was approved on April 22 , 2015.

Votes on Adoption of Motion

____7____AYES
____0____NAYS
____0____ABSTAIN
____0____RECUSED

Brenda S. Shepherd, Secretary

Sign Application – Block 41 Lot 5.01, 29 Race Street, Suite 1C – Freedom Art & Music

Chairman Eckel noted that the applicant is not present at this time. She will hold the application for later in the meeting.

Sign Application - Block 55 Lot 1, 10 Bridge Street, Suite 4 – Outside Art Gallery

Chairman Eckel noted that the applicant is not present at this time. She will hold the application for later in the meeting.

Sign Application - Block 55 Lot 2, 12 Bridge Street – Jennifer M. Campbell

Applicant Peter Campbell, representing Jennifer M. Campbell, Esquire, stated that he is requesting permission for a ground sign. The sign was existing and they kept the same colors as the old sign. The sign measures 24 inches wide by 10 inches high. William Sullivan stated that the existing sign was never approved. Peter Campbell stated that he did not know that. He added that all lettering is under the 3 inches. He was unsure how to count the items of information but believes it is 1. Chairman Eckel stated that the graphic is counted as an item of information. Responding to Chairman Eckel, Mr. Campbell stated that the sign is made of a wood like material and it is a ground sign hanging on a post. He kept the same color of navy blue with white lettering. The size, color and font are the same as the old sign. Chairman Eckel noted that page 14 of the ordinance deals with Multiple Uses in a building. The sign is permitted because there is an approved ground sign for that location. It requires that signs are harmonious with other signs. This sign is harmonious. There will be no illumination on the sign. She asked Mr. Campbell to affixed the sign so it does not swing. On motion by Rocco Musolino, seconded by Jack Weeks and carried by unanimous favorable roll call vote, the Planning Board approved the sign application for Block 55 Lot 2 and the following resolution:

RESOLUTION #2015-16

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
GRANTING APPROVAL FOR INSTALLATION OF A SIGN**

WHEREAS, Applicant Peter Campbell representing Jennifer M. Campbell, Esquire, has applied to the Planning Board for permission to install an advertising sign on the premises located at Block 55 Lot 2;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on April 22, 2015:

1. The ground sign will read in accordance with the sketch plat attached hereto.
2. The ground sign will be made of a wood like material and will measure 24 inches wide by 10 inches high.
3. The ground sign will be navy blue with white lettering and is harmonious with the existing signs.
4. The ground sign will be affixed so it will not swing.

5. The ground sign will contain a total of 1 items of information as defined in the Land Use Ordinance #564.
6. The ground sign will not be illuminated.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions, the Planning Board of the Borough of Frenchtown does hereby grant to the above named applicant, permission to install an advertising sign on the above referenced premises.

I certify that the foregoing resolution was approved on April 22, 2015.

Votes on Adoption of Motion	
_____7_____	AYES
_____0_____	NAYS
_____0_____	ABSTAIN
_____0_____	RECUSED

Brenda S. Shepherd, Secretary

Sign Application - Block 56 Lot 1, 40 Bridge Street – Renew

Jack Weeks recused himself from this application due to conflict of interest.

Applicant John Hindman, owner of Renew Studio, noted that he is applying for permission to install advertising signs. There are two identical signs measuring 27 inches wide by 9 inches high. The third sign will measure 16.5 inches wide by 5 inches high and will be on the door along with a small open and closed sign. The letters are less than 3 inches. Attached to the application is the elevation of the building which consists of two glass windows and an angled window. Chairman Eckel noted that each sign has 1 item of information for a total of 3 items including the door sign. Responding to Chairman Eckel, John Hindman noted that the colors of the signs are lime tree green, black and white and will be vinyl placed on the glass. The calendar is a temporary sign on the angled window and will be changed monthly. The lettering is all under 3 inches and the calendar will be black and white on an 8 ½ inch by 11 inch paper. Chairman Eckel noted that the calendar will be 1 additional item of information and none of the signs will be illuminated. The signable area is 66 feet and the signs are 3.5% of the signable area. On motion by Randi Eckel, seconded by Gordon Dragt and carried by unanimous favorable roll call vote, the Planning Board approve the sign application for Block 56 Lot 1 and the following resolution:

RESOLUTION #2015-17

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
GRANTING APPROVAL FOR INSTALLATION OF A SIGN**

WHEREAS, Applicant John Hindman representing Renew Studio has applied to the Planning Board for permission to install advertising signs on the premises located at Block 56 Lot 1;

AND WHEREAS, after considering all the evidence presented, the Planning Board has made the following findings of fact at its Regular Meeting on April 22, 2015:

1. The signs will read in accordance with the sketch attached hereto.
2. The 2 window signs measure 27 inches wide by 9 inches high.
3. The third sign will measure 16.5 inches wide by 5 inches high and will be placed on the door along with a small open and closed sign.
4. The signs are 3.5% of the signable area which meets the 50% requirement.
5. The color of the three signs will be lime tree green, black and white and will be vinyl placed on the glass.
6. The calendar is a temporary sign on the angled window and will be changed monthly. The calendar will be black and white on an 8 ½ inch by 11 inch paper and all the lettering is under 3 inches.
7. The signs contain a total of 4 items of information as defined in the Land Use Ordinance #564
8. The signs will not be illuminated

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions, the Planning Board of the Borough of Frenchtown does hereby grant to the above named applicant, permission to install an advertising sign on the above referenced premises.

I certify that the foregoing resolution was approved on April 22 , 2015.

Votes on Adoption of Motion

____ 7 ____ AYES
____ 0 ____ NAYS
____ 0 ____ ABSTAIN
____ 0 ____ RECUSED

Brenda S. Shepherd, Secretary

Outdoor Display – Block 56 Lot 1, 40 Bridge Street - Renew

Jack Weeks remained recused on this application.

Applicant John Hindman noted that he has applied for an outdoor display permit. Items from the studio will be displayed outside. All the checklist items have been checked except the sign

approval which can now be checked off. The neighbors have been noticed. Chairman Eckel noted that the neighbors have been notice at least 10 days prior to this hearing. She opened the floor to the public for comments on the outdoor display application. Having no comments, Chairman Eckel closed the floor to the public. On motion by Cathy Suttle, seconded by William Sullivan and carried by unanimous favorable roll call vote, the Planning Board approve the outdoor display application for Block 56 Lot 1 and the following resolution:

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
GRANTING CONDITIONAL USE APPROVAL FOR
OUTDOOR DISPLAY IN THE R-4 ZONE
RESOLUTION #2015-18**

WHEREAS John Hindman of Renew Studio has applied to the Frenchtown Planning Board for a conditional use permit to allow an outdoor display at property owned by John Matthieu and located at Block 56 Lot 1 in Frenchtown; and

AND WHEREAS, this Board considered the application and testimony of the applicants at its regular meeting of April 22, 2015; and

NOW THEREFORE, the Board makes the following finds of fact:

1. The subject property is located where outdoor displays of merchandise and decorations are permitted as a conditional use, subject to specific standards.
2. The conditional use requirements that the outdoor display be limited to merchandise of the same type and character sold inside the store was met here, with the applicant proposing to sell flowers and rod iron hanging baskets and fencing in the outdoor display.
3. The conditional use standard that at least 4.5 feet of sidewalk width, as measured from the curb, will be left unobstructed will be met in all cases when the outdoor display is present.
4. The conditional use standard that outdoor display material be brought inside at the close of each business day will be met.
5. The conditional use standard that outdoor display material shall not exceed six (6) feet in height nor obstruct sight lines in any intersection, will be met.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions regarding compliance with conditional use standards, the Planning Board of the Borough of Frenchtown does hereby grant conditional use approval to the applicant for an outdoor display.

I certify that a vote on this application was taken on April 22, 2015 and the foregoing resolution was approved on April 22, 2015.

ATTESTED: **VOTES ON ADOPTION OF MOTION
TO APPROVE APPLICATION**

AYES - 7
NAYES - 0
ABSTAIN - 0

Brenda S. Shepherd, Secretary

Jack Weeks returned to the meeting.

Sign Application – Block 37 Lot 24.01, 205 Harrison Street – Wise Connections, LLC.

Elizabeth Cruickshank of Wise Connection, LLC., a counseling and consulting business, is requesting permission to install advertising signs. She noted that her office is in the old yoga studio upstairs. She noted that there are 2 signs. The first sign measures 12 inches high by 18 inches wide with colors of purple and white with a green tree graphic. None of the letters are 3 inches or over. The second sign measures 3 inches high by 16 inches wide which contains her credentials. Both signs are made of a wood like material. Responding to Chairman Eckel, Ms. Cruickshank noted that she is required to list her credentials. The signs will be mounted as flush as possible. She added that the light is an existing light. Chairman Eckel noted that the wattage cannot exceed 75 watts. The signs total 2 square feet and is 9.8% of the signable area. Chairman Eckel also noted that the applicant can also put a sign upstairs. On motion by Randi Eckel, seconded by Warren Cooper and carried by unanimous favorable roll call vote, the Planning Board approve the sign application for Block 37 Lot 24.01 and the following resolution:

RESOLUTION #2015-19

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
GRANTING APPROVAL FOR INSTALLATION OF A SIGN**

WHEREAS, Applicant Elizabeth Cruickshank of Wise Connection, LLC. has applied to the Planning Board for permission to install advertising signs on the premises located at Block 37 Lot 24.01;

AND WHEREAS, after considering all the evidence presented, the Planning/Zoning Board has made the following findings of fact at its Regular Meeting on March 25, 2015:

1. The signs will read in accordance with the sketch attached hereto.
2. The 2 wall signs will measure 12 inches high by 18 inches wide and 3 inches high by 16 inches wide for a total of 2 square feet which is 9.8% of the signable area meeting the 50% requirement.
3. The signs will be made of a wood like material.
4. The color of the signs will be purple and white and one sign will also contain a green tree graphic. All lettering is under 3 inches.
5. The signs contains a total of 1 item of information as defined in the Land Use Ordinance #564.
6. The sign will be illuminated by the existing light and will not exceed 75 watts.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact and conclusions, the Planning Board of the Borough of Frenchtown does hereby grant to the above named applicant, permission to install an advertising sign on the above referenced premises.

I certify that the foregoing resolution was approved on April 22, 2015.

Votes on Adoption of Motion

____7____AYES
____0____NAYS
____0____ABSTAIN
____0____RECUSED

Brenda S. Shepherd, Secretary

NEW BUSINESS:

a) State Agriculture Development Committee correspondence – Application for Preservation of Block 5 lot 6, Kingwood Township, and Block 17 Lot 1, Frenchtown Borough

Chairman Eckel noted that the State is trying to preserve some farmland. The letter from the State asked if it conforms with the Borough’s Master Plan. She did respond that preserving this parcel is consistent with the Borough’s Master Plan. This lot is mainly in Kingwood Township off of Ridge Road. There is a small area down to Creek Road which is steep slopes and the State is proposing to preserve it as farmland. Part of the land along Creek Road is slated for the Borough to preserve as open space. Preserving it as farmland is consistent with that use. This helps to extent the green belt around the town.

VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

VOUCHER LIST 4/22/15

Archer & Greiner, P.C.	Professional Services for General Representation through 3/31/15	\$ 140.00
Van Cleef Engineering	Professional Services for General Representation through 10/31/14	\$ 1,102.50

ESCROW ACCOUNT – BLOCK 3 LOT 1 – Redevelopment Study

Pickell Architecture	Professional Services for Redevelopment through 4/15/15	\$ 580.00
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ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael Inspection Escrow

Van Cleef Engineering	Professional Services for Michael through 3/31/15	\$ 2,527.25
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On motion by Jack Weeks, seconded by Cathy Suttle, and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS

William Sullivan noted that we have all these ordinance and do not have the personnel to enforce them. We have a zoning officer who is responsible for enforcement and we contract him for 3 hours per week. It is insufficient manpower to cover all of it. As the budget comes from the budget committee, he needs to know how much more funding should be allocated to increase the zoning officer's hours. Chairman Eckel stated that we do not know how busy he is and when it comes to the businesses in town, the zoning officer is not here when the businesses are open. He cannot communicate with the businesses. Overall, it might be nice if we could extend his hours. William Sullivan stated that he does not know if anyone has approached the zoning officer to do some additional hours on weekends or if there is a way to monitor it. Chairman Eckel stated that the Board talked about a sign permit being issued after approval. William Sullivan stated that a picture of the sign can be put in the file and it would have to be reviewed by the zoning officer. Jack Weeks stated that he would have to monitor outdoor display approvals as well. He has received complaints that people are having difficulty maneuvering around outdoor displays and have to go into the street. Gordon Dragt commented that we need to allocate additional funds for the enforcement. Chairman Eckel responded that it does not make sense to plan and not have enforcement. William Sullivan noted that there has to be a recourse to address those who do not follow the rules. There has to be consequences. Cathy Suttle added that there would have to be more hours for the zoning officer in the beginning and it would be less over time. Rocco Musolino noted that if the hours are increased, it would have to be for enforcement. William Sullivan commented that some violators are not aware that they are violating the rules. They need to be informed and then if the violation persists, a warning is issued and then a violation. It was the consensus of the Board that there should be a slight increase in the zoning officer's hours for enforcement. Jack Weeks noted that the times should be random. Chairman Eckel stated that one hour per week is an increase of 33%. If the Board receives complaints, the zoning officer responds. Jack Weeks noted that there have been issues with outdoor displays and someone should let the businesses know what is required for an outdoor display. William Sullivan stated that he will propose 4 hours per month for the zoning officer. Chairman Eckel added that an Ad Hoc Committee needs to be formed to put something together so that everyone understands the ordinances.

Chairman Eckel noted that at the Joint Meeting of the Council, Planning Board and Business Community where we talked about sign issues, the Mayor felt that the Downtown Revitalization Committee should be reconstituted to deal with whether to allow individual shops to put up signs and/or directional signs. She met with Seth A. Grossman. Seth A. Grossman also grabbed Mike Padovan and Dorsey Reading and they discussed the Downtown Revitalization Committee with reference to signs. Seth A. Grossman commented that the committee should be an Ad Hoc Committee of planning. We do need to get the individuals together who volunteered at the Joint meeting. She also added that we do have someone offering to pay for a portion of the directional signs previously approved by Council. This will keep the costs down for the businesses. We also have a business owner who volunteered to paint the signs. We also had someone offer to design the signs but we already have the design approved. We are trying to come up with a temporary system to help out the businesses. One of the problems we had was that business owners were putting up directional signs all over town, none of which were legal. The Downtown Revitalization Committee proposed a permanent wayfinding system to be installed on polls. Council previously approved a wayfinding sandwich board sign. Attorney Guliet Hirsch

called it an elegant solution. The temporary wayfinding signs are managed by the Business Association and approved by the Governing Body. The wayfinding signs are weighted sandwich boards and the businesses would buy into it. We added parking directions so they will indicate parking locations. No one was going to pay for a slot on the wayfinding signs and no one was making business owners take down the illegal signs. It will be much cheaper to buy into these wayfinding signs because we have people donating. She would like to start the Ad Hoc Committee and have 3 members of the Planning Board on the committee. We are getting together all the recommended changes, etc., including making some proposals to change the ordinances which will include addressing businesses that want to put up sandwich board. We need to move forward with solutions. Jack Weeks, Cathy Suttle and Randi Eckel agreed to be members of the Ad Hoc Committee. Once we propose solutions and changes to the ordinance, Council will have to adopt the changes.

Chairman Eckel noted that the way the amnesty was written for those who did not have a legal sign or outdoor display, if they had an active application before the Planning Board and showed up to the next Planning Board meeting, they would not be fined for being out of compliance. You can have a sign up for 30 or 60 days before you come before the Board. In order to bring the non conforming signs back into conformity, the amnesty was suggested. The amnesty letter finally went out right before Christmas but there was a miscommunication between the Mayor and Zoning Officer so the amnesty started in February which gave those not conforming until March 28th to submit an application. We will now have to give the zoning officer a list of those who did not apply and those who did not show up to the meeting. This body should not be directing the zoning officer. We have to come up with a system where this happens.

Chairman Eckel announced that there will be a Special Joint meeting with the Planning Board and Council next Wednesday, April 29th in reference to COAH. We will open the meeting as a public meeting and then will go into Executive Session for possible litigation. The good news is that there were only a handful of municipalities with Third Road approval and Frenchtown was one. That may change.

Chairman Eckel reported that the Technical Review Committee has been meeting with Mr. Meiskin regarding the property across from the school. The Planner is putting together a redevelopment plan for that area. William Sullivan commented that Harrison Street now belongs to the Borough. Chairman Eckel noted that the Redevelopment Plan has to be done with Council before the developer comes before the Planning Board. The Redevelopment Plan will give us a lot more control. Council is eager to do that. Our historical architect has had input into the project. We will be meeting again and will be adding a few members of the school board to the committee. Gordon Dragt, Cathy Suttle, Warren Cooper and her are currently on the committee. The Technical Review committee raises issues, etc. to the prospective developer but the committee is not bound by what it recommends or says. We are working to help guide the process.

ADJOURNMENT

Jack Weeks moved adjournment at 9:47 PM, and William Sullivan seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary