

**TOWN OF BALLSTON
PLANNING BOARD**

Monthly Meeting: July 26, 2017

Present: Jeffrey Cwalinski, Chairman
James DiPasquale
Audeliz Matias
John VanVorst
Daniel Shorey
Nicole Rodgers, 1st Alternate
Laura Mushcott, 2nd Alternate
Brian Theriault, Building Inspector
Sophia Marruso, Senior Planning/Storm Water Management Officer
Peter Reilly, Esq.
Kathryn Serra, P.E.
Members of the General Public

ABSENT: James Fischer
Patrick Maher

Chairman Cwalinski called the July 26, 2017 meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Chairman Cwalinski reviewed the agenda.

Chairman Cwalinski asked for corrections to the June 28, 2017 minutes.

Add Ms. Matias to attendees of the June 22, 2017 meeting, strike "Ms. VanVorst, change to "Mr. VanVorst."

Chairman Cwalinski made a motion to approve the June 28, 2017 minutes as amended. Mr. VanVorst seconded the motion all present voted in favor; Ms. Rodgers and Ms. Muschott abstained, they were not present at the June 28, 2017 Planning Board meeting.

OLD BUSINESS

Mark Katz – Public Hearing Not Scheduled

NYS Route 50; 239.-1-1

Sketch Plan Conference – PUDD Workshop

Jason Dell, PE with Lansing Engineering presented.

The proposal is to develop a 90 acre parcel which is located along the western side of NYS Route 50.

The applicant proposes 57 single-family homes, 161 apartment units total -40 units in the “L” shaped building and (11) - 11-unit and 23,000 square feet of commercial space in the first floor of the proposed “L” shaped building.

Discussion at the last Planning Board meeting there was a lot of discussion regarding the PUDD language and comments from C. T. Male regarding the site plan.

Site Plan

If future residents of the apartment did not chose to rent the garages, would there be sufficient parking spaces.

The applicant has provided banked parking lots; designed now, and size all the infrastructure for the future, such that the need arises, for the additional parking; provisions are already there and those parking lots will need to be constructed.

There was another question if there were going to be any buildings greater than two stories other than the big “L” shape building.

A note was placed on the plan indicating that only the “L” shaped building will be three stories, but the remaining apartment units will only be two story buildings.

A pump station was added to the plans and did not make it on the rendering that was originally submitted for the applicant to get on the agenda for this meeting, but since have located the pump station between lots 32 and 33.

There was an error in the Traffic Study originally submitted indicating the speed on NYS Route 50 being 45 mph, but is actually 55 mph.

The Traffic Engineer provided a supplement report which was provided to the Board it acknowledges a mistake that was made, but the site distance analysis that was done and included in the traffic report was based on the measured 85th percentile speed, which was 53 mph, the site distance was done for the right speed of 55 mph.

The applicant submitted revised PUDD language along with a letter to the items that were brought up by C. T. Male as well as during the meeting.

Mr. VanVorst stated this evening the Board received additional information from the applicant and have not had a chance to review.

Chairman Cwalinski stated the Board is not going to be in a position to make a recommendation to the Town Board until the Planning Board reads and understands it.

Ms. Serra stated the PUDD is required to provide public benefit and the applicant is proposing a passive recreation park dedicated to the HOA. Ms. Serra asked the Board if this is sufficient for public benefit.

Mr. DiPasquale asked if the proposed park is inside the single-family homes.

Mr. Dell stated yes.

Mr. DiPasquale stated most of the benefit is for the people that live there because there is no parking for general residents. The public benefit could go somewhere along the lines of design and surely the design of the sewer system to accommodate service in the immediate area per the sewer study the town undertook for this corridor.

Mr. Dell stated the applicant proposes running sewer down NYS Route 50 from McCrea Hill Road and also construct a dry line next to the line that is going to be active for this project so additional capacity could be provided for potential future projects located further to the south.

A further discussion was held on the proposed sewer connection from McCrea Hill Road.

Ms. Serra stated the Town Board will bring up something other than a park behind that is being proposed.

The sanitary sewer with public benefit.
Formalize the study and put a cost to it.
A dry force main.

This additional work could save the taxpayers in that area.

Mr. DiPasquale stated as soon as the force main goes past the two residential properties, there will be a lateral.

Mr. Dell stated sure, that would be up-to the Saratoga County Sewer District #1.

Chairman Cwalinski asked if the park will remain.

Mr. Dell stated yes, the park to remain wooded and the trail system will be implemented into the HOA for everybody to use.

Mr. DiPasquale asked if the sub streets will be dedicated to the Town.

Mr. Dell stated yes.

Ms. Mushcott asked if there is a trail going through that section.

Mr. Katz stated the trails go through all the sections.

Chairman Cwalinski stated these trails are going to be used by these residents only; there is no parking for the public.

Mr. Dell stated there is no parking provided for the public.

Ms. Marruso asked if the applicant would entertain having designated parking area for the benefit and is that something the Planning Board would entertain.

Mr. DiPasquale stated the way its proposed is not sufficient public benefit and that is why sewer was brought up.

Mr. Katz stated he has been talking with the Spinnney Group about getting sewer farther south on NYS Route 50.

Mr. VanVorst asked about sewer on Outlet Road.

Mr. Katz stated they are not sure about Outlet Road yet.

A further discussion was held on proposed sewer extension from McCrea Hill Road.

Chairman Cwalinski asked if the applicant is proposing residential over commercial.

Mr. Dell stated yes.

Chairman Cwalinski asked how confident do you feel that the residential portion will be rented and has any analysis been done.

Mr. Katz stated he is very confident and is the only large apartment complex within the Burnt Hills school district.

Mr. Katz stated he proposes to construct buildings 1 & 2, then single-family homes and then the commercial portion as the construction progresses.

Mr. DiPasquale stated Section 10 "The developer shall convey to the Town of Ballston a maintenance agreement and access easements around the entire circumference/area of all storm water management infrastructure." "The developer or its successors or assigns shall be responsible for continued maintenance of all storm water management infrastructures." Mr. DiPasquale stated it seems to be conflicting statement.

Mr. Dell stated in the areas that are going to be dedicated to the town roadways and storm water management for maintenance, but will also be a remaining private portion of this to where Mr. Katz would be responsible.

Ms. Serra recommended making that into two sub paragraphs.

Chairman Cwalinski stated the applicant was in front of the Board in 2013 and there seems to be some confusion and some individuals think the Planning Board approved it in 2013; there was a one year Sun Set Clause and wanted to make it clear, that was not an approval.

Mr. Dell stated the applicant was originally at the Town Board for the PUDD, the Town Board sent the PUDD to the Planning Board and the Planning Board referred the PUDD back to the Town Board, but then the Town Board undeclared themselves Lead Agency and asked the Planning Board to declare them Lead Agency.

Mr. Reilly stated there has been a concern with the water situation and the Planning Board is aware that there is an ongoing matter with the Department of Agriculture and Markets and now does involve this parcel also. Mr. Reilly, Esq. is not involved, but Mr. Walsh, Esq. is and is not sure if Debra Kaelin, Esq. is involved or not. There is no prohibition for this Board to continue on with its review and sure there is a risk and there is no court order not to proceed for the applicant. If Ag and Markets prevail on their position, the Planning Board will not be extending water to the project.

Mr. Dell provided the Board with an updated traffic report from CME.

Mr. DiPasquale asked the applicant to explain why sidewalks are not being proposed in the single-family residential portion.

Mr. Dell stated originally the applicant did extend sidewalks through the single-family portion and have since removed the sidewalks from that area and with the products proposed would prefer not to do the sidewalks in keeping with more of a rural environment; the lots are now a bit wider 75' to 80'.

A further discussion was held on sidewalks for the project.

Mr. Katz stated there is a boulevard when entering the site and is good for walking.

Mr. DiPasquale asked if Mr. Whalen, Highway Superintendent approved of the boulevard.

Mr. Katz stated yes.

Mr. DiPasquale asked about signs and uses.

Chairman Cwalinski stated last time the Board talked about expecting something in writing with descriptions and what kinds of signs are being proposed. The Board has not seen that yet.

Mr. Katz stated the Town's sign ordinance will be followed.

Mr. Reilly stated the consensus of the agenda meeting was referring to the Zoning District and the parameters and recommended to cut and paste into the PUDD language.

A further discussion was held on possible zoning changes in the future.

Ms. Marruso stated there is one remaining caveat that she has a concern about with a provision that allows for the Planning Board to make a decision if there is a specific use that is listed that is proposed to decide on whether to keep it in. Ms. Marruso recommended on striking that language in the PUDD to permit an ambiguity in the language subjectively.

Mr. Reilly stated the applicant to provide a list of uses that satisfies the Board.

WORKSHOP

Chairman Cwalinski provided the applicant with his comments.

Section C

Sub-section D

Chairman Cwalinski requested the applicant to delete the alcohol and delete live entertainment.

Chairman Cwalinski stated he wants to keep this a family friendly neighborhood.

Mr. Katz stated how you are going to get a restaurant without alcohol; even Pizza Works allows beer and wine.

Mr. Katz stated to rent 23,000 square feet without alcohol will be difficult.

Chairman Cwalinski stated based on experience, it's necessary.

Chairman Cwalinski has no issue with live entertainment inside, but it's an issue when it starts moving outside.

Ms. Serra asked is there a way to write in that there will be no exterior entertainment.

Ms. Matias stated once the music is outside, it's much harder to control.

Mr. DiPasquale agrees with the restaurant and having alcohol.

Mr. VanVorst stated there is a difference between a restaurant that serves alcohol and a bar.

A further discussion was held on live entertainment inside and outside of the proposed restaurant.

A further discussion was held on a time frame for live entertainment.

Mr. VanVorst stated if the applicant stays below the decibel level in the Town code it will not matter what time of day it is.

Ms. Serra stated the decibel level is measured at the property line, which is stated in the Town Ordinance.

The Board asked if the applicant would agree to only indoor live entertainment.

Mr. Katz stated he wasn't sure he could agree to that because there may be a patio and did not think that outdoor live entertainment would be a problem.

A further discussion was held on a time limit for live entertainment.

The Board agreed on a time limit for live entertainment - 10:30 p.m. weekends and 10:00 p.m. weeknights.

A further discussion was held on signage.

The applicant agreed to follow the Town code for the proposed signage.

Chairman Cwalinski stated Appendix C Section G (2) (B) has a phrase to follow the standards, but did not see any standards in that section.

Mr. Dell stated that will be clarified.

Mr. Cwalinski asked the applicant to address all Ms. Marruso's comments.

Ms. Matias stated the uses also include convenient store including gas stations and has an issue with a gas station with this proposed layout.

Mr. Katz said, "I don't think we are going to have a gas station – it was just added in the language and stated it could be taken out."

Chairman Cwalinski stated the Board will take a look at the letter and meet again next month.

Application tabled.

David Nigriny – Public Hearing Scheduled.
14 Hickory Grove lane; 249.10-2-13
Site Plan Review – New Single Family Dwelling

The applicant is proposing to demolish the existing two-family dwelling and proposes to construct a one-family dwelling with an in-law apartment.

David Nigriny Jennifer Musella and Trevor Flynn presented.

Mr. Flynn stated due to some site constraints have located the proposed house closer to the lake than originally intended for the need for storage of the cars. This pushed the proposed house closer than the existing residents, but have done the best they could to minimize the height of the house. Due to existing constraints, the applicants plan on using existing well; neighbors well is located 15' from the Nigriny's well and another well roughly 100' south of the property line that was not shown on the site plan.

Mr. Flynn stated since the last submittal, the applicants have hired Churck Haugh, PE, who designed the proposed septic system for the project.

The proposal is to locate the septic tank and leach field towards the lake because there were not too many other spots that would have fallen within multiple wells.

The applicant was in receipt of a comment letter from C. T. Male. One comment was relative to adding silt fence. Mr. Haugh's drawings show a silt fence and full use of the construction entrance can add to the plans.

Mr. Flynn stated test pits have been completed. The applicant proposes a shallow design located in the existing location, which meets the 2' separation; applicant is not sure of existing condition of the septic system.

The well to the north is 15' and meets the 100' separation. The well to the south is 100' from the property line, which is a shallow well and fell within the 150'.

Ms. Serra stated the applicant does not meet the separation from that shallow well and will be an issue moving forward and the Town Board would act as a Board of Health and most likely grant the applicant a waiver for that, but since this is new construction, the Town Board does not grant waivers for new construction. Ms. Serra stated the Board cannot move any further due to the separation issue.

Mr. Haugh stated the shallow trench system distance is measured not from the taper, but from the trench so the system could be moved north on the line 150'

Ms. Serra concurred and stated that would be beneficial.

Ms. Serra asked the Board if they would be comfortable with the proposal since receiving this new information.

Chairman Cwalinski stated yes, you feel comfortable working with the applicant.

Ms. Serra stated this is a good start these are narrow lots with well and septic.

Mr. Shorey asked how far the leach field is from the lake.

Mr. Flynn stated 30.

Mr. Shorey asked the elevation above the typical surface.

Mr. Flynn stated 7' to 8'.

Chairman Cwalinski stated that there are going to be sewers coming to this area and if we should approve this application on of the stipulations will be that you (the applicant) connect to the sewers within three years after the sewers have become operational.

Ms. Serra stated that is directly provided by the Sewer Committee as a recommendation.

Mr. DiPasquale stated the recommendation goes to the Town Board and they will implement a time frame.

Mr. DiPasquale stated when laying out the sewer, there will be a force main, but will need a grinder pump; the force main will be located on Hickory Grove Lane and to maintain distance from the existing well will have to go up on the opposite side of the house.

Ms. Serra stated to take the 1250 gallon septic tank and somehow convert that will the grinder pump will be and run a grinder line along the north side of the house and driveway.

Mr. Haugh stated it was discussed during construction putting in some type of line to the sleeve.

A further discussion was held on a holding tank for the project.

Mr. DiPasquale stated the holding tank would need to be pumped out roughly once a week and would require an alarm system.

A further discussion was held on proposed sewer for the project.

Chairman Cwalinski asked Ms. Serra if a SWPPP will be needed for erosion and sediment control.

Ms. Serra stated no.

Chairman Cwalinski stated that Note 4 referenced "City Engineer" the Town does not have a City Engineer, but a Town Engineer.

Chairman Cwalinski asked Mr. Theriault if he receives the system sizing and perc tests for review.

Mr. Theriault stated yes.

Ms. Serra stated that is put on the plans and would be part of Town Engineers review.

Chairman Cwalinski opened the public hearing at 8:32 p.m.

David Pierce asked if the garage area is fixed or can the house orientation be moved further away from the lake.

Mr. Flynn stated the applicant looked at several orientations with the height of the roof on the side setback (half the height) and even tried to push the proposed house back as far as possible trying to get more southern exposure and looked at the garage on the other side, but the orientation of the in-law apartment and the master suite to the north was tough.

Chairman Cwalinski closed the public hearing at 8:34 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Ms. Rodgers seconded the motion and all present voted in favor. **CARRIED**

Chairman Cwalinski requested to entertain a motion to approve this application.

Stipulations

The applicant to hook up to the sewer system within three years.

Ms. Serra stated that Ms. Kotkoskie had indicated that installation is not the Planning Board's approval, but to make the applicant aware. Ms. Serra stated that most likely the Town Board will have a sewer ordinance that will have that language.

Ms. Marruso stated to make it pursuant to the final recommendation or by the Town Board to cross references it when it's adopted.

Ms. Serra agrees with Ms. Marruso.

Mr. DiPasquale stated the connection to the Town sewer will be required as developed in the future.

Chairman Cwalinski stated it will be required to connect to the Town sewer line.

Mr. Reilly stated Ms. Kotkoskie's letter stated - our request that any projects receiving approval from Planning Board from this point forward in the sewer district, receive approval with the stipulation that they connect to the sewer line once it becomes available.

Chairman Cwalinski stated to use that language.

Mr. VanVorst stated we (the Board) have to grant a waiver for the distance to the lake and would that be a separate motion.

Mr. Reilly stated that would be done by the Town Board.

Chairman Cwalinski stated the other stipulation would be satisfactory resolution of engineering comments.

MOTION: Mr. VanVorst made a motion for a conditional approval of the Site Plan on the map of survey 14 Hickory Grove Lane dated February 28, 2017 conditional upon the requirement when the sewer line is built and completed, that they will connect to the sewer once the Town's Sewer Ordinance is adopted and their requirements, satisfaction of C. T. Male's comments and approval of the Town Board (Board of Health) for the separation to the lake. Ms. Muschott seconded the motion and all present voted in favor. **CARRIED.**

**National Grid – Pubic Hearing Scheduled 846 Randall Road; 226.-1-43 & 226.-1-2
Lot Line Adjustment to allow for a new substation.**

Mr. Weisel, Esq. and Mr. Spognoletti, Project Manager with National Grid presented.

The applicants are proposing to see approval of a lot line adjustment incorporating 30.34 acres of Mr. Malloch's land (226.-1-43) into National Grid's existing ROW (226.-1-2). National Grid intends on building a new electric substation on the property, upon approval of New York State Public Service Commission application #10-T-0080, which was approved on July 13, 2017.

Mr. Weisel stated pursuant to §104-27 A. [2] If the application is approved, that National Grids property as well as Mr. Malloch's property will remain in conformance with applicable Town Code requirements.

Mr. Weisel stated pursuant to §104-27 A. [3] National Grid has representatives of both Town Planning and Building Department and received their endorsement of the application.

Mr. Weisel stated pursuant to §104-26 the applicant are before the Board for a Lot Line Adjustment respectful of Planning Board approval.

Ms. Serra stated for verification, there is not Site Plan Approval allowed for this substation.

Mr. Weisel stated that is correct.

Mr. Wesisel stated according to §130 NYS Public Service Law – “No Municipality or any Agency thereof will require any approval, consent, permit, certificate or other condition for the construction or operation of a meter or electric transmission facility. In addition, on July 13, 2017 in their order the Public Service Commission expressly stated that National Grid need not comply with the procedural requirements of Local Laws or make applications to the Town of Ballston for Site Plan approval and with respect for these permits. Please note this application will comply with lot size, setback and height requirement.

Mr. Weisel stated the applicant is here tonight before the Board for a Lot Line Adjustment.

Mr. VanVorst asked why the need for 30 acres.

Mr. Spagnoletti stated to comply with some of the zoning requirements with respect to frontage, avoid building in farm land and wetlands to the north/west. The applicant is looking to find property that addresses all those concerns.

Mr. VanVorst stated the applicant does not need 30 acres. Mr. Spagnoletti stated no, but is going to let the farmer continue to farm part of that lot. The substation is proposed in the north/west portion of the property.

Mr. Spagnoletti stated NYS Ag and Markets, NYSDEC and Public Service Commission have been to the site and are in agreement.

Mr. DiPasquale asked if this is replacing the existing temporary station on the corner of Hop City Road. Mr. Spagnoletti stated this is one of the improvements is on the corner of Hop City Road and Randall Road.

Chairman Cwalinski opened the public hearing at 8:45 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 8:46 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Ms. Rodgers seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED**

MOTION: Mr. VanVorst made a motion to approve this Lot Line Adjustment on map dated June 26, 2017 for National Grid. Mr. DiPasquale seconded the motion and all present voted in favor. **CARRIED.**

Katz Excavating – Public Hearing Not Scheduled.

25 Middleline Road; 238.-2-92

Sketch Plan Conference – Major Subdivision

Duane Rabideau with VanGuilder and Associates was present representing Mark Katz.

The applicant is requesting a concept review of a proposed eight (8) lot subdivision.

The proposed subdivision is located at 25 Middleline Road just north of Saunders Road on the west side of Middleline Road.

The applicant is proposing to subdivide a 72 acre parcel into eight (8) single-family residential lots.

The applicant is using the private road provision of the zoning ordinance to accomplish the proposal.

The lots sizes range from Lot #4 of just a little bit over 2 acres to almost a 29 acres parcel with each lot having onsite septic system and onsite wells.

The proposed private road will follow the existing driveway that goes up to the existing single-family residence shown on map as Lot # 8 (Feeney residence) and another existing single-family home located to the south.

Mr. Rabideau stated the way the proposed subdivision is set up, there are no wetland impacts. A jurisdictional determination was performed by the NYSDEC stating the wetlands are not under State jurisdiction so there is no 100' adjacent area; there are ACOE wetlands.

Ms. Serra asked if there will be crossing of wetlands on Lot #1.

Mr. Rabideau stated they (the applicant) will be utilizing the private driveways; modifying and improving to meet the standards.

The Feeney residence will now become Lot #8 as shown on the map.

Mr. Shorey stated septic systems have been depicted on all lots except Lot #8.

Mr. Rabideau stated that has an existing septic system and is an existing home.

Ms. Matias asked the location of the septic system.

Mr. Feeney stated the septic system is located south west of the house right next to what used to be the pool.

Ms. Serra stated Lot #8 will be a new lot and will not be a new house; applicant proposing eight new lots and seven new houses.

Mr. Rabideau stated that is correct there will be seven new houses.

Mr. Katz stated the road will be widened for fire truck access.

Mr. Shorey asked if Lot#8 has an existing well.

Mr. Rabideau stated yes.

Mr. DiPasquale stated a private road needs to be built to Town specifications.

Mr. Rabideau stated no, it needs to be built to the State Fire Code Standards; 503 and 511.

Ms. Serra stated when the applicant shows the design of a private road, it needs to be certain dimensions, structural capability and pull-offs, but the only thing that mirrors the Town code, is the 60' wide easement.

Chairman Cwalinski stated the private road does not have to be built to Town specifications other than 60' wide.

Ms. Serra stated for a fire truck, which is not necessarily equivalent to Town specifications and usually less stringent.

A further discussion was held on the proposed private road.

Ms. Serra stated a full SWPPP is required since the property is located in the watershed. As the project progress and feels there is a potential for a wetland impacts, could have to be part of a SEQRA decision.

Chairman Cwalinski asked Ms. Serra to address wetlands on private lands.

Ms. Serra recommended the applicant provide an actual description about Lot #6 because there is not much land for a backyard.

Chairman Cwalinski asked Ms. Serra about something in writing for ACOE stating they are aware of this or agree with it.

Ms. Serra stated when the applicant moves forward with engineering plans, grading and size of septic system and knowing what else needs to be on Lot #6.

A further discussion was held on ACOE wetlands.

Mr. Rabideau stated a better option for Lot #6 would be to move the house back.

Chairman Cwalinski stated this property is located in the Ag District so this property will have to be taken out at some point in time and asked who is responsible for that.

Mr. Rabideau stated the owner of the property.

Ms. Serra stated there is a whole procedure in place that we went through on the Desrosiers' subdivision where there was Ag land in the Residential District not in the water district and is entirely separate from the current water district issues.

Ms. Serra stated the current issues about the water districts the applicant is not asking for public water.

Ms. Serra stated this proposal meets the definition of a Realty Subdivision.

Mr. Rabideau stated yes.

Ms. Serra stated it's a Type 1 action under SEQRA and the applicant could choose to progress to concept, fill out the EAF and that is when the Board would do a coordinated review.

Chairman Cwalinski stated in the agenda meeting were discussing flag lots and if they were allowed in a Major Subdivision pursuant to §104 (12) (E) 1, which implies that is not allowed.

Ms. Serra stated the zoning changed in the spring of 2016 and that was removed in the rural zone.

Mr. Rabideau stated the lots proposed are not flag lots because there is 175' of road frontage for each of these lots.

Chairman Cwalinski stated that stipulations has been taken out of the Town Code and is not a concern at this time.

Ms. Serra recommended at concept to include storm water designs.

Ms. Serra asked about the topography.

Mr. Rabideau stated the land flow from a south east direction; more east west.

Mr. VanVorst stated on the next map would like to see pull-offs for the private road.

Ms. Serra is in agreement.

Mr. VanVorst stated he would like to see the well separate from the neighboring properties to the north.

Ms. Serra asked if that neighboring property have access of that private driveway.

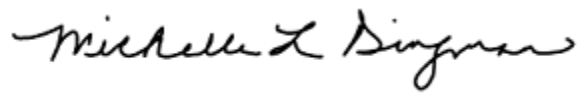
Mr. Rabideau stated they have an easement now.

Application tabled.

MOTION: Mr. VanVorst made a motion to adjourn. Ms. Rodgers seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Michelle L. Dingman". The signature is written in a cursive, flowing style.

Michelle L Dingman
Planning Board Secretary