

**ZONING BOARD OF ADJUSTMENT
P.O. BOX 227
FREEDOM, NH 03836**

Freedom Zoning Board of Adjustment: **May 3, 2022**

Present: Chairman Scott Lees, Vice-Chairman Craig Niiler, Karl Ogren, John Krebs, Peter Keenan, Tim Cupka
(A) Zoning Officer Gary Williams, Recording Secretary Stacy Bolduc.

Absent: Jeff Fongemie (A), Denny Anderson (A), Jacob Stephen (A)

Public: Mark Morrow, Jane Rafferty, Bob Rafferty, Les McKechnie, Jim Yeager, Dee Yeager, Rose Larson,
William Larson, Julie Mullane, Steve Mullane, Dan Mullane.

During this meeting, the following cases will be heard:

Application # 47-7-22 Mark S. Morrow Revocable Trust (*Continued from March 1st time*).

Application # 7-5-1 & 7-5-2 Sherwood Forest, LLC

Application # 27-20-22 Mogan Irrevocable Trust

Application # 19-8-22 William Larson Trust

Application # 42-20-22 Palacio Revocable Trust

Application # Daniel Mullane & Juliann Sumaro

Vice-Chair Niiler called the meeting to order at 7:00 p.m. and introduced the board to the public.

Notification of this meeting was published in the Conway Daily Sun and posted at the Freedom Town Office and the Freedom Post Office.

Karl made the motion, seconded by John, to accept the minutes of the March 22, 2022, meeting with the following amendments:

Pg. 1 line 5 remove the (A) from Jacob Stephen, he was a full-time member, and Denny should have the (A) for alternate because he was an alternate.

Pg. 8 line 359 “much-approved lot conformity” should read “much-improved lot conformity”.

Motion passed 5-0-0.

Chairman Lees entered the meeting at 7:03 p.m.

Jim Rines assisted by Nick Oberti from Horizons Engineering formally known as White Mountain Survey was the agent presenting all of the applications listed above.

PUBLIC HEARING

Chairman Lees invited Application # **47-7-22 Mark S. Morrow Revocable Trust** (*Continued from March 1st*).

Applicant wishes to construct a free-standing deck, and stairs within 75' of the shore-line and the widening of an existing driveway within 300 feet of the shoreline. Applicant seeks an appeal for the following:

Variance under Article 3 Section Table 304.5, Special Exception Article 3 Section 304.6.3, Special Exception Article 3 304.6.5 At Map 47 Lot 12 located at 21 Swasey Road in the Loon Lake General Res Zone.

Jim Rines came before the board to present on behalf of Mark Morrow. He explained that the board did a site visit before the meeting, so the board had a better understanding of the topography and how the site is being used. Jim recapped at the last meeting, there was a concern raised if the board approved this plan, the applicants would come back to the board and ask for a large home and want to connect it to the deck. Mark Morrow, trustee of the Mark Morrow Revocable Trust, is present tonight to assure the board that they have no plans of building a home on the lot. There is a small cottage there that is used as a changing room and a bathroom. They have a full-time home on Cushing Corner Rd.

Questions from the board:

John cautioned Nick about the plan of having text over text. It makes the plan hard to read.

Karl would like a condition that will not allow future building of a house to tie into the deck because that setback has already been breached. Both Craig and Karl think the proposed deck fits the space and the only tree that will come out is a very small birch tree. Additionally, Craig explained after seeing the site, he can see it doesn't make sense to add a house to tie into the deck. The applicant has stated he has no interest in moving the house down the bank.

Karl asked Jim if the applicant would come back to the board wanting steps the whole length of the bank down to the deck. Jim responded that yes, they may want to pursue that in the future. It has been discussed and somehow it was overlooked on the plan. Craig said he thought it fit the ordinance. Jim said he understands the board does not like changes in the application, but if the board approved this he would collaborate with the architect and owner to do the stairs. John suggested continuing this application to the end of the month to allow for the changes to be made to include the stairs to go all the way down to the deck.

There were no abutters or public to speak to the application.

Jim Rines requested that the application be continued until the May 24th meeting to submit revised plans.

Karl made a motion to continue application 47-7-22 until May 24, 2022, motion seconded by John; motion passed 5-0-0.

Chairman Lees invited Application# **7-5-1 & 7-5-2 Sherwood Forest, LLC**

To permit the construction of several decks and grading around the existing dining hall. To install erosion and sediment measures and tree removal within the shorefront district (after the fact on both). **Applicant seeks the following:** Special Exception from Article 3 Section 304.6.3, Special Exception from Article 7 Section 703.5 Map 7 Lot 5-5-1 & 5-2.

John Krebs recused himself as a voting member and stepped away from the table, Alternate Tim Cupka came to the table as a voting member.

Jim Rines presented this application. He opened by explaining the history of the permits obtained in the past and that Sherwood Forest reached out to Jim for help obtaining new permits, but he was in the middle of selling his business

and they hired someone else to assist them. They filed a shoreland permit for the improvements they wanted but started work thinking they were all set with site plan approval, not recognizing they needed a special exception for erosion control and tree removal. The Town issued a Cease and Desist on the project. Horizons Engineering has been hired to get everything corrected. Sherwood Forest went before Planning Board for an amended site plan approval for the structures they are asking for this evening. The camp has signed an agreement with the Town recognizing they have erred and they are trying to make everything right now. The dining hall is a critical piece

of the project. Jim referred to the plans to explain the changes for the decks, infirmary, and dining hall. He showed where trees had been cut on the map and said they have satisfied the tree grids.

Craig clarified the issue on the building expansions is erosion control outside the 75' setback. Karl questioned if the board should have a copy of the cease and desist. Karl questioned should the board know what the town had violated them for. He does not want to contradict what the Town is telling them to do. Jim pointed out Zoning Officer Gary Williams is present and aware of the agreement with the town and reiterated they have planning board approval and are only asking for erosion control. The board of selectmen has authorized Gary to release the Cease and Desist on several components, the BOS is now waiting for the ZBA to grant erosion control for the special exception. Chairman Lees asked Jim Rines if the board had everything needed to make this decision. Jim said yes, this is all of it and the camp now knows the process. Gary stated that the selectmen cited the camp for working without a permit and erosion control. A brief discussion ensued around erosion control and where the water will go.

John Krebs is the only abutter in the public, and questioned why he was an abutter. He asked about a structure on the plan, and Gary explained it was temporary housing.

There was no public present.

The board agreed to combine the Special Exceptions into one vote.

The board elected to review the Special Exception worksheet for Article 3, Section 304.6.3 for and Article 7 Section 703.5 tree cutting for trees already cut. The tree count is satisfied.

- | | |
|------------------------------|------------------------------|
| A- 5-0 motion carried | J- 5-0 motion carried |
| C- 5-0 motion carried | K- 5-0 motion carried |
| H- 5-0 motion carried | L- 5-0 motion carried |

Conditions:

- 1. Obtain Shoreland permit.**
- 2. Per Plan titled Overall Site Plan for Sherwood Forest, LLC. Sheets 2 and 3. Dated April 5, 2022.**
- 3. Erosion Control shall be installed prior to any earthmoving and remain in place until site is stabilized.**

Findings of Facts:

- 1. Remaining point Values in Grids 1 & 2 are labeled as 33 & 34 and are in excess of the required point value.**

The board elected to review the Special Exception worksheet for Article 7 Section 703.5 tree cutting for trees already cut. The tree count is satisfied.

- | | |
|------------------------------|------------------------------|
| A- 5-0 motion carried | J- 5-0 motion carried |
| C- 5-0 motion carried | K- 5-0 motion carried |
| H- 5-0 motion carried | L- 5-0 motion carried |

Conditions:

1. Per Plan titled Overall Site Plan for Sherwood Forest, LLC. Sheets 2 and 3. Dated April 5, 2022.

Findings of Facts:

2. Remaining point Value in Grids 1 & 2 are labeled as 33 & 34 and are in excess of the required point value.

Motion: Chairman Lees made a motion, that, based on the foregoing findings of fact, the requested Special Exception from Article 3 Section 304.6.3 and Article 7, Section 703.5 of the Town of Freedom Zoning Ordinance be granted with conditions. Karl seconded the motion; Motion carried 5-0.

Chairman Lees explained the 30-day appeal process. These Special Exceptions will expire 5/03/24.

Chairman Lees invited Application # 27-20-22 Mogan Irrevocable Trust

Request for an 18-Month extension to the variance granted on May 13, 2020. The reason for the extension is because applicants are still waiting for NHDES to act on a Shoreland Permit since October of 2020. Map 27 Lot 20. Located at 466 Pequawket Trail Zone: Ossipee Lake Gen Res.

Jim Rines from Horizon's Engineering explained this extension request is for a project the board approved on May 13, 2020. The Variance is due to expire on May 13, 2022. The request for the extension is because Jim has been waiting for NHDES to act on the Shoreland Permit since October of 2020. NHDES is concerned about some activity (riprap) on the shoreline which has nothing to do with the application, but NHDES said they still have to investigate the matter. Jim has requested that the shoreline matter be separated from the garages shoreland application, but they still have not returned any of his phone calls or emails. In January, NHDES suggested test pits in the area of fill for the garage then they might be able to separate the two matters outlined above. Due to the weather, they now can complete the request.

The activity in question by the State took place long before the board approved the variance for the garage and nobody was aware of the activity until the State questioned the riprap.

Chairmen Lees asked if the board had any other questions.

Questions from the board:

John asked if they could update one of the conditions. He would like to update #5 which currently reads:
A letter from White Mountain Survey & Engineering certifying that improvements shown on the plan submitted are complete within 60 days of the completion of the garage, accompanied by photographs of the key areas.

He would like to update the condition, so it reads: That the engineering firm has a PE (professional engineer) on sight during construction to verify the parking area is constructed in accordance with the recommended standards.

Karl questioned what was approved for Variance and Special Exception(s)? The file showed a Variance for Article 3, Section 304.5, Special Exception Article, Section 304.6.4.1 and Special Exception Article 3, Section 304.6.7.3.

The special exceptions have been updated in the ordinance and do not exist anymore (the numbers have been updated). Jim thought it was for erosion control. Karl does not support granting the extension until we know what the Special Exceptions are. Karl also stated he supports a six-month extension John would support 18 months.

Questions from the abutters or public:

None.

The challenge with the request is the ordinance numbers have been updated.

John made a motion to grant an extension for 18 months starting on May 13th for the Mogan Irrevocable Trust with an update to condition # 5 to state a qualified PE oversee the construction of the proposed cellular confined gravel technology parking area to make sure it is constructed in accordance with the manufacture's specifications and all the other conditions apply for the variance and special exceptions.

Karl recused himself from voting; Tim Cupka voted instead.

Craig seconded the motion; motion passed 4-0-1.

Chairman Lees voted not in favor because he believes the board should understand what they are voting for and the criteria for the Special Exceptions and update the ordinance numbers to the current criteria.

After a brief discussion on filling out the Findings of Facts Sheet and the SP and Variance worksheet, the board questioned if they procedurally did this approval correctly. The board agreed that the Chair would consult with counsel to clarify the process for granting the extension. Craig questioned if the board is granting an extension or a new variance and special exceptions now that the ordinance has been updated? Because the Variance/Special Exception will expire May 13, 2022, this application will be on next weeks agenda.

John made a motion to withdraw his prior motion and continue the Mogan Irrevocable Trust extension request until May 10, 2022, motion seconded by Craig; Motion passed 5-0-0.

Karl returned as a voting member, and Tim Cupka recused himself as a voting member.

Chairman Lees invited Application # 19-8-22 William Larson Trust

The applicant is seeking a rehearing of the variance application denied by the Zoning Board of Adjustment on January 25, 2022 meeting with a Notice of Decision dated 1/31/2022, for a variance under Article 9 Section 906.3 as it pertains to height to add a second story onto the main house. Map 19 Lot 8 located at 1031 Ossipee Lake Rd. Zone: Ossipee Lake General Res.

Chairman Lees recapped this application and the appeal process for Peter Keenan and the public.

Jim Rines presented this application request and recited that one of the boards concerns about this addition is that they did not know how the addition would impact the abutters' viewshed that lives across the street. Jim referred to the pictures that the abutters presented last month, he added the addition to the house to give the board an idea of what it would look like by his calculations. The impact is minimal to the view due to some existing coniferous trees in the front. Jim also provided section 701 of the ordinance outlining the intent of the Shoreland Protection. He further explained that forcing an applicant to expand out instead of up seems contrary to the cited ordinance. He outlined in his application the reason for this statement as the following: " This footprint expansion will alter more land area in the shoreland zone, expand the impervious lot coverage, increase stormwater runoff, and reduce vegetative cover, all of which contribute to erosion, sedimentation and stormwater runoff." This is a narrow lot developed prior to zoning in Freedom, causing a hardship for the property, and for the reasons outlined above the decision to deny the variance to expand the height is an unreasonable decision made by the Board. (Please see the application for the complete version of what Jim referred to).

Chairman Lees asked if any abutters were present who would like to speak.

Bob Rafferty, who owns a house across the street and a 12-foot-wide strip that abuts the Larsons that runs from Ossipee Lake Rd to Ossipee Lake, stated the neighbors that submitted letters of approval are on either side of the Larsons and therefore their view would not be obstructed. He also argued there is no hardship to their request, The board suggested they could add on to the side by the garage. Mr. Rafferty handed out pictures showing the Larsons are installing a new septic system and are not using erosion control measures. He claims the addition will affect him and those who want to take pictures of the lake. He also shared a picture of a drain coming out of the house into the lake.

Public Comments

Leslie McKechnie, 17 Lakeside Rd, lives across the street from the Larson and stated he supports the Larsons proposed project. He thinks making the Larsons go out instead of up causes them undue hardship and is contrary to the Shoreland Protection Ordinance.

Rose Larson- explained the septic system is in the same place as the old septic system, and the drain was there before the Larsons, all the houses along the beach have those drains coming out of the house.

Bob Rafferty- Reiterated there is no hardship to using their house the same way they have been using it for the past couple of years.

Jim Rines responded to Mr. Rafferty's comment that there is a hardship because the setbacks in the zoning ordinance are designed for two-acre lots, this lot is 75 feet wide and at an angle. Perpendicular between the setbacks is not 75 feet wide causing a hardship in the land, and it was created prior to zoning. Jim also reiterated that going vertical is better for the environment.

Abutter Comments:

Rafferty- the trees will die off eventually and if the addition is added it will forever change the landscape. Mr. McKechnie sits higher on the hill and that's why the addition will not interfere with his view. Mr. Rafferty suggested the board do a site visit to see what he is talking about.

Public- no comment.

Karl asked if the right of way is a separate lot of record? Jim responded that it is. John is not comfortable with this application and would like to consult legal counsel. He is questioning if the board can or should protect abutters view because a structure is not conforming.

Karl clarified that Mr. Rafferty is an abutter because of the right of way. The public is the view. Jim responded there is no view easement and the Larsons could plant trees along the road that would obscure the view even more than the addition. He feels the concern to protect a view that someone has enjoyed when it is not being materially impacted doesn't make sense. The reality is they have no legal right to the view. He repeated that the Larsons could plant trees that they do not need a permit for and that would impact the view more. Karl and Craig agree with John to consult legal to see what rights there are to the view. The rest of the board agreed the application should be continued.

Karl made a motion to continue the William Larson Trust #19-8-22 until May 24, 2022. Motion seconded by Craig; Motion passed 5-0-0.

Application # 42-20-22 Palacio Revocable Trust.

The applicant wishes to construct a perched beach and steps within 75 feet of the lake and a retaining wall just inside the 30-foot side yard setback. Applicant is seeking the following: Variance from Article 3, Table 304.5 Special Exception from Article 3, Section 304.6.3 for Erosion Control. Map 42 Lot 20 Located at 55 Packard Dr. Zone: Berry Bay Gen Res.

Jim Rines presented this application. The customer is wanting to build a perch beach. The applicant did some tree clearing a few years ago. There will be no additional trees removed. The perched beach is 295 square feet and 95 square feet of steps and walkway forward of the 75' waterfront setback. Impervious coverage increases from 13.4% to 13.6%. the sideline setback 29.1' from the property line is to allow for ditching and to avoid cutting any additional trees if it was 30' a tree would have to be removed.

Abutters comments:

Betsy Packard from 57 Packard Drive questioned what the retaining wall and the ditch would look like, she is the abutter on the side requesting the variance. With the aid of the map Jim reviewed the plan for Betsy. She questioned where the current stone steps are located? She explained there is a stone wall currently with four stone slabs that act as steps. She needed clarification on the ditch and what it will look like. There are questions around the old steps. Are they on the plan, are they included in total area, and is there any plans to remove them?

John supports using a silk sock rather than a silt fence. Karl and Scott are not in favor of voting for the application with two sets of steps.

Betsy verified the 29.1 feet is to prevent a tree from being cut down and stated if the wall that is there now with the steps were to be removed there will be a problem with erosion. The wall is 3 to 4 feet high,

A letter from the Conservation Committee was read into the minutes (see attached).

Chairman Lees agrees with the Conservation on the comment about water infiltration around the existing garage. Jim said they could add infiltration trenches around the garage and eliminate the drainage swales (catch the water from above) and shift patio over 11". This would eliminate the side yard variance.

Betsy questioned why the perch beach was not lined up with the current steps. Jim didn't know why.

The board would like to see the following changes made to the plan:

- Show the current steps on the plan.
- Make sure the impervious count is correct.
- Slide the beach over .9'.
- Add the collection system up by the garage.

Past plans were reviewed for accuracy and Jim will verify what was approved in past meetings for this lot for the next meeting for total lot coverage.

Chairman Lees made a motion to continue this application until May 24, 2022, motion seconded by Karl; Motion passed 5-0-0.

John recused himself and left the table and Tim Cupka sat in his place for the next application.

Application # 36-7-22 Danial Mullane & Juliann Sumaro

Applicant wishes to construct a single-family home and a detached garage with a bunk house /living space (no kitchen facilities) above, and a driveway. Applicant seeks the following: Variance from Article 3, Section 304.5

for side yard setback, Special Exception from Article 3, Section 304.6.3, Map 36 Lot 7. Located at Sherwood Forest way. Zone: Levitt Bay Gen Res.

Jim Rines presented this application. This lot is a unique lot. The boundary line abuts a lot that the applicants also own. There was a prior application submitted before they owned this lot that abuts this lot that was withdrawn without prejudice. Jim further explained the building envelope is cut into two envelopes because of the hourglass shape of the lot, causing the hardship in the land. Both building envelopes are less than 4% of the lot size. This lot is two-thirds smaller than other lots to the north and south of it. The abutting parcel serves as the lake access for Sherwood Forest and has limitations for future development. There are around 30 letters for support that have been submitted for this project.

Juliann Mullane, for the record, wanted to know why John Krebs recused himself. John explained he has rights to the beach and did not think it was fair for him to sit in on the application.

Craig asked if Christopher Jewer was present because his address states 196 Shawtown Road, and you can't live at the campground.

Abutters Comments:

Jim Yeager of 78 Sherwood Forest Way- voices concern for encroachment to the sideline setback of the beach that they have rights to. Sideline setback is 9.4' from beach. He is concerned how they will construct the house that close to the beach when people are using it.

Jim Rines responded that they allow for 10' and as little as 5' when putting in structures.

Jim Yeager explained further that they have been working on an agreement regarding the beach lot but have not been able to accomplish this yet due to vacations and whatnot. He is hopeful that they will come to some kind of agreement but at this time he and his wife cannot endorse this variance because he is not sure that they will be able to maintain their rights to the beach lot with all the building and extra people that will be present and parking may be a challenge. He is also concerned about access from the beach lot to the house.

John Krebs- clarified further that they have been trying to get an agreement in place that will protect the beach rights. If the agreement was in place, he would support the variance. There is some landscaping on Map 36 Lot 5 that abuts the beach they would like to see preserved. Merging the lots causes problems for both the beach right users and the Mullane's and he is glad they are going for a variance.

Jim Rines explained that the board understands there were 14 lots had rights to the beach, but one was merged, so now there are 13 lots. He also confirmed there had been discussion back and forth trying to come to an agreement regarding the beach. As plan shares, they have the right to the boat ramp and parking area; the agreement that was recorded in 1977 calls it a beach lot. Jim Rines further explained that the rights are imparted if not exclusive to the 13 lot owners, and the person who owns the beach has rights as well. The discussions taking place in regards to the beach is a civil issue and have nothing to do with the five criteria required for a variance to be granted. Jim Rines stated he feels the application has satisfied the five criteria and is happy to go through it one by one for the board.

Jim Rines further explained Dan and Julianne have been working with Jim Yeager, John Krebs and others in the association. An attorney has been consulted to establish an agreement but, not all of the lot owners have participated in the conversations. Dan and Julianne are reluctant to establish an agreement that everyone in the association has not agreed to.

Jim Rines reiterated this is more of a civil issue than a variance request issue. He further explained adjustments have been made since the prior application to fully conform to the shoreline setback and conform with the Robin

Hood setback. The only setback that is violated is to a lot that the applicant also owns. Jim Rines further stated the discussions with the groups that have rights to the beach lot are expanding rights that they do not have now. John Krebs disagreed with the comment and stated that is not true. Jim Rines responded he has a letter dated March 29th from a law firm stating they represent several lot owners. John Krebs asked what are the expansion of the rights. Jim Rines read the letter outlining the request from the lot owners requesting that the owners definitively mark the boundary line. John Krebs responded that's not right. Chairman Lees asked if any other abutters would like to speak.

Julianne Mullane- the house would fit in with the ascetics of the beach and said the beach lot is not the issue here tonight. The issue is that they are asking for a variance. Whether or not the variance is granted does not change anything with the beach lot. Everybody's rights stay the same. If trees had to be taken down, she stated it would probably improve the egress of the beach lot.

Dan Mullane stated he and his wife do not like confrontation. He does not like how the conversation is going. He hopes that if anyone has a concern, they will express their concern to him or his wife. They want to be good neighbors.

Chairman Lees stated this board has no control over when the applicant does the work. If they want to do the work July 4th – Labor Day, this board has no authority to tell them they can't.

Craig clarified this is an undeveloped lot, and it has never been developed. The purchaser bought it understanding the zoning. He went on to say it's a buildable lot, and he is not sure if this board has ever granted a variance on a new lot with that level of encroachment. They have granted relief on an existing structure for a technical reason that needed a variance to be renovated. He also commented this is a 30x35 house, which is big for this small lot. Craig said they could downsize the house, push it back and have less encroachment. Jim Rines responded there would be more encroachment. Craig said he could see that now but reiterated the conditions (zoning) existed at the time of the purchase and the rules surrounding those conditions were also in existence. Jim Rines responded that part of the rules states you can apply for a variance when the hardship of the lot makes the lot unique. Craig is not convinced the proposed project is the best use of the lot. Jim Rines said he would like to go through the five criteria for the record.

Chairman Lees confirmed that the beach lot is owned by the people building the house. Jim responded yes, the thirteen lot owners have deeded rights to the beach. Chairman Lees asked why do they not merge the lots? Jim Rines explained the downside to merging the lots is that banks may not want to finance the property if part of the property is deeded and there is also the issue of insurance. The thirteen lot owners that have deeded rights to the beach don't want to see the lots merged either. Chairman Lees also stated that if they are not going to merge it, it is a stand-alone lot, and they could sell it at any time.

After a discussing small lots and footprint size, Julianne asked Chairman Lees how big the house should be for this lot. Chairman Lees responded that becomes part of the process of give and take. Deed restrictions were discussed earlier and Chairman Lees would like to see the two lots tied together. Jim Rines asked the board for guidance on the size of the house. Karl thinks the board's request to downsize the house is consistent with decisions the board has made in the past regarding small lots. Chairman Lees gave Jim a minute to talk to his clients to see what they wanted to do based on the boards feedback. If the board voted tonight, the vote would not likely pass.

Jim Rines asked the board for a continuance until May 24, 2022 meeting to see if they can come up with a smaller footprint and increase the setback.

The board suggested the setback be between 15'-20'.

Chairman Lees made a motion to continue this application until May 24, 2022, motion seconded by Karl; Motion passed 5-0-0.

Public Meeting

Chairman Lees said that he would be talking to the attorney to get clarification on the following:

- Granting an extension for the Mogan Irrevocable Trust.
- Regarding the William Larson Trust- is there a difference between an abutter view and the general public view, will it diminish property value.

John Krebs asked for an update on Taylor and Conroy.

Karl asked why the board does not know when a Cease and Desist is attached to an application?

Craig explained you are supposed to hear the application make an honest decision without the knowledge of the cease and desist.

Chairman Lees updated board members that they met with selectmen to discuss having their own attorney. They recommend that the board meet the new town attorney and ask them who they would recommend having as a backup attorney.

Miscellaneous

- **Communication and miscellaneous.**

There was no mail.

There being no new business to come before the board, the Motion by Chairman Lees, seconded by Karl that this meeting adjourns; Motion passed unanimously.

The meeting adjourned at 10:36 p.m.

Respectfully Submitted,
Stacy Bolduc,
Recording Secretary