

**Minutes  
Warrensburg Planning Board  
March 1, 2016**

**Board Members Present:** David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

**Others Present:** Mac and Diana Morey, Shale Miller, Ash & Jamie Anand, Toni Whipple, Patti Corlew, Christopher Belden (Zoning Administrator)

**Meeting Commenced at 7:00 p.m.**

Mrs. Moore - We'll bring tonight's meeting to order. Today is March 1<sup>st</sup>. It is 7:00 p.m. We do have a quorum this evening. Has the board members reviewed the minutes of February 2<sup>nd</sup>?

Mr. Spatz - Yes.

Mrs. Robichaud - Yes.

Mr. Franchini - Yes.

Mrs. Moore - Are there any changes to that? If none, I need a resolution for approval.

Mrs. Robichaud - I have a change (inaudible) remove me.

Mrs. Moore - Alright. Danielle wasn't present at the last meeting.

Mr. Belden - Yes, you were.

(Laughter).

Mrs. Corlew - If I say you were, you were.

(Laughter).

Mrs. Moore - So with that amendment, can I have a motion for approval as submitted?

Mr. Spatz - I make a motion we approve the minutes of February 2<sup>nd</sup>.

Mr. Cooper - I second the motion.

Mrs. Moore - All those in favor.

**RESOLUTION #2016-9**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to approve Planning Board minutes of February 2, 2016 as submitted, with the above correction.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Moore - Okay. Under old business, we have site plan review, Site Plan 2015-8. This is tax map 211.17-5-38; is the lot off of River Street. The applicant is Toni Whipple for Lotus Group of Companies. This is to allow conversion of a use of a vacant parcel to a parking lot. And

earlier this week, we received an e-mail. I'll read it into the record. This is to the Warrensburg Town Planning Board. "I spoke to Warren County Soil and Water Management. Jim Lieberum was a big help, and we have a plan as to how we are going to proceed. We walked the lot and discovered that there is indeed a berm built between the lot and the River Street properties. This will be used as part of our management plan. The intent is to slope the lot toward the adjacent lot owned by Lotus and use a portion of that lot for a water retention area. The plan is to not disturb more than an acre of land with this plan. To remain below the state threshold for any engineered storm water plan. Given the time of year, we do not have perc numbers other than what is provided by geological assessments available on-line for the area. We will continue to work closely with the Warren County Soil and Water to develop a plan to manage storm water. We hope that you will, with this knowledge, see fit to approve this site plan now so we can proceed with clearing the lot. Lotus will provide the Board with our plan once we have an opportunity to test the soil and finalize our design prior to actual construction". Is there anything else that you would like to add?

Mr. Miller - I gave you a, a, sort of a on-line schematic that I pulled off line of, of what the bio-retention field would look like and consist of basically. And the plan is, this is the River Street side.

Mrs. Moore - Okay.

Mr. Miller - The lot goes like this right here. We're going to utilize this portion and then an area down in here for one of those retention ponds areas, and that will... And all the, everything will get sloped that way. The existing berm runs all the way down. Well, it runs at least this far. If it isn't here, we'll put it there.

Mrs. Moore - You'll add management?

Mr. Miller - Yeah.

Mrs. Moore - Okay.

Mr. Miller - There's a low area over here that will have to get filled in. It looks like somebody had used it as a leaf dump or something, but, so we'll fill that back in and get that back up, but.

Mrs. Moore - So how high is the existing berm?

Mr. Miller - It's at least a foot and a half higher than the low area, the flat area that's there now where the tanks were.

Mrs. Moore - Okay.

Mr. Miller - There are concrete (inaudible) that are going to have to be removed. Everything will get graded... Going to use, going to use this as the high point and work away from that.

Mrs. Moore - Okay.

Mr. Miller - Ya know, so it may be six or eight inches higher than it is right now from grade.

Mrs. Moore - Okay.

Mr. Miller - We'll have to bring... In order to slope everything this way, we'll, we will have to bring the grade up a little bit over here. But it won't get any higher than the berm.

Mrs. Moore - And you say that's already a foot and a half?

Mr. Miller - It's a foot and a half right now, and we're going to build off of that if, if, ya know, if you've got, if you've got a berm that's

like this, we'll do something like that. So if this is the height of the berm right now.

Mrs. Moore - Hm hm.

Mr. Miller - We'll build up on this side, which is here and slope grade off that way, so everything will flow this way.

Mrs. Moore - Okay.

Mr. Cooper - Towards the hill?

Mr. Miller - Towards the, towards that side of the property, yeah. We're confident... There's just, there's enough, ya know, the soil condition there is going to allow us to grade it (inaudible) grade it. If we end up with, ya know, a, a bank here, we end up with a bank, ya know, but... The point is to keep as much natural vegetation. Those things, ya know, you replant on tops of 'em and it looks like, when you're all done it just looks like a, an undisturbed area. This is all, this is all relatively flat.

Mr. Cooper - Hm hm.

Mr. Miller - This is where the bed... And if we run parallel to that...

Mr. Cooper - Hm hm.

Mr. Miller - ...this is the, the original bed of the railroad track.

Mr. Cooper - Correct.

Mr. Miller - But we shouldn't be going in to that higher area at all. We'll stay on that low part. And that's, according to the guys at Soil and Water, it's a good grade of, of soil for (inaudible).

Mr. Spatz - But he won't sign off on that until it's...?

Mr. Miller - Well, he won't... He won't sign off on it. They're not engineers.

Mr. Spatz - Right.

Mr. Miller - They're going to provide us with a direction and give us guidance as to what is, ya know, a use and if, if it doesn't go over the acre, technically it shouldn't need to be engineered, but it is being engineered in a way that, ya know, all the volume of water and everything will be calculated, and we'll have, that all will be on the plan. We may possibly end up with a small drywell in the front top corner up in here where you enter.

Mr. Cooper - Hm hm.

Mr. Miller - Just, just because there, it's an easier way to one, keep water from coming on to that lot, from the other lot.

Mr. Cooper - What do you have going on over here?

Mr. Miller - Where?

Mr. Cooper - In this area?

Mr. Miller - Right here?

Mr. Cooper - Hm hm.

Mr. Miller - This is going to be... There's going to be low spots in the... They're going to... I think they show... I guess they don't show on there.

Mrs. Moore - (Inaudible).

Mr. Miller - Where the parking lot... The parking lot will have a, a, ya know, an actual area where it stops, the gravel. It'll be a low portion here and there'll be a bed of rock there and the water will get filtered into that area so that it runs down into the (inaudible) here. There'll

be a trench here. All this water will come and it'll flow down into here. There may end up being filters in this area, which would just consist of...

Mr. Cooper - Rock.

Mr. Miller - Different levels of rock, yeah.

Mr. Cooper - Right.

Mr. Miller - Just to keep this clean. And these, ya know, might have to be cleaned out every once in awhile, but... (Tape inaudible) filtration system.

Mr. Cooper - And you're showing that in this area, correct?

Mr. Miller - Yes.

Mr. Cooper - Okay.

Mr. Miller - Yep, it's in that little jog.

Mr. Cooper - Hm hm.

Mr. Miller - He owns that property back there and...

Mr. Cooper - Hm hm.

Mr. Miller - I'm trying to determine where the fence is. I think the fence right now is right there. Right here. So the berm ends...

Mr. Cooper - You're not going all the way out here?

Mr. Miller - We are with the, with the parking lot?

Mr. Cooper - With the parking lot, yes.

Mr. Miller - Yep.

Mr. Cooper - Hm hm.

Mr. Miller - So anything that doesn't exist here will get graded to match what's here, to prevent anything from going...

Mr. Cooper - So the existing berm, which is like a foot and a half, is that area right here?

Mr. Miller - That's not, that's not a...

Mr. Cooper - I know it's not accurate.

Mr. Miller - Yeah. It's back farther from...

Mr. Cooper - Right.

Mr. Miller - It's nowhere near the back of this barn...

Mr. Cooper - But it's in this area behind these existing homes?

Mr. Miller - Yep. And it's, I can't tell you what it's made out of, but I'm sure it's, ya know, it was engineered for the oil.

Mr. Morey - May I see that?

Mr. Miller - The map? Sure.

Mr. Morey - (Inaudible) berm, I... It was initially, it was all made out of sand originally, that berm that went across there. That was all sand.

Mr. Miller - Vegetation is grown up on top of it.

Mr. Morey - Yeah. (Tape inaudible).

Mr. Miller - Well, it's relatively intact, except for the area where somebody has made a path.

Mr. Morey - Probably a dirt bike or something like that.

Mr. Miller - Yeah. That'll get filled in.

Mr. Morey - A lot of kids would frog around back there over the years.

Mrs. Moore - One of the questions I have is (inaudible). So right now there's access in front of the bird building and behind the bird building?

Mr. Miller - There is a right-of-way currently now, or a, there was a lot line adjustment done at the back of this building to provide access to the back of this building, which would also give access to here.

Mrs. Moore - Okay.

Mr. Miller - 'Cause he owns... Basically he doesn't own this big parking lot right here, but he owns the area, ya know, across there. And again, these lines are not accurate. It's more like halfway.

Mrs. Moore - Yep.

Mr. Miller - Okay?

Mrs. Moore - That's fine.

Mr. Miller - So you can come back behind these buildings and get access or you can come in through the right-of-way that he has on his other piece of property to the front of this building. And then that will be, that will probably be the more direct access.

Mr. Cooper - That's going to be used more often (inaudible).

Mr. Miller - I would think so.

Mr. Cooper - Absolutely.

Mr. Miller - Yeah, just because it's natural, the natural flow.

Mr. Cooper - That's fine.

Mr. Miller - And it...

Mr. Franchini - That's what you're showing on that plan there.

Mr. Cooper - Hm hm.

Mr. Miller - Coming from the front here, yes. Yeah, you would have to come around the building to access this parking lot, ya know, a little bit, 'cause we want to do, we want to maintain some natural vegetation and stuff like right there.

Mrs. Moore - There's... You talked about three pole lights last time, all being about 20 feet in height?

Mr. Miller - Hm hm.

Mrs. Moore - And then at some point, can we rearrange the lot so that... Is it one way traffic or is it?

Mr. Miller - Again, it's...

Mrs. Moore - I know we talked about... We talked about it being gravel. It just, this looks... The drawing itself makes it awkward and I don't want, in the later years, when we're not all here, someone saying, how did they, how did they manage to get around the lot like that.

Mr. Miller - Again, those lines won't be there. There's just an imaginary idea of how many cars can fit in that parking lot. It, so traffic is going to be what it is. I mean, if somebody wants to pull in and park, they have enough room, they have 20 feet to back up and change their direction and go back out. I mean, it's 20 feet, so they have enough to pass another car going out, on both sides.

Mrs. Moore - This area in between, is that going to be all gravel?

Mr. Miller - That will be, yes. That'll be, a sort of an intermediate...

Mrs. Moore - Is that a (inaudible)?

Mr. Miller - No an intermediate.

Mrs. Moore - Green strip?

Mr. Miller - Green strip, yes. It'll catch some of the water coming from the higher side. And it's also where the pole lights'll be. In that area. It's about four feet wide.

Mrs. Moore - Okay. In your letter, you asked us to allow you to clear the lot as described in this...

Mr. Miller - Right. We'll need to clear out the, the perimeter of the parking lot itself and the area where the pond is going to be enough to do test pits and, and then, ya know, obviously grading and stuff will be done after we have the, the plan in place, but we have to be able to clear some to get in there and...

Mrs. Moore - So there's, so it's a perc test and a test pit that's...

Mr. Miller - Hm hm.

Mrs. Moore - ...being accomplished. With the clearing, what's the time frame? So in, we're into March. You're going to clear all...

Mr. Miller - As soon as weather allows, you want to start clearing the lot and getting the test pits...

Mr. Anand - I can start tomorrow.

Mr. Miller - Yeah.

Mrs. Moore - They have...

Mr. Miller - It's actually better to do it with it a little frozen anyway.

Mrs. Moore - Yes.

Mr. Miller - (Inaudible).

Mrs. Moore - With your perc and your test pit, are...

Mr. Miller - They won't be able to be done until the ground is unfrozen and, and whatnot, so...

Mrs. Moore - So at some point in, and not necessarily knowing what Chris' background is, either talk with Soil and Water or/and the Town to have someone witness those tests on site. So when you get that, when you're going to dig, make sure you notify the Town, and if we're going to work with Soil and Water on this project, notify them so they're on site.

Mr. Miller - (Inaudible).

Mrs. Moore - I guess... Does the Board understand that he's asking to clear prior to actually installation of the storm water management plan? You all understand that?

Mrs. Robichaud - Hm hm.

Mrs. Moore - Okay. I guess...

Mr. Miller - (Inaudible) just trying to simplify it so we don't have to keep coming back.

Mrs. Moore - Right. So what... I guess each board member should, ya know, what's your pro and cons on it, so that Shale understands and the Anands are in the audience, so I want to make sure that we're all aware of what, ya know, this is being asked of. In most cases... It hard to go into description. A project gets, ya know, put in front of this Board and we see every aspect of it from beginning to end. In this case, the applicant is, is trying to move the project along. He doesn't understand that there are factors that if the test pits show some anomaly that we've never seen before, ya know, that pretty much stops his project as is. Clearing land, if it were a residential lot, ya know, I don't really have any rights to tell him he can't clear. If he's a commercial lot and he's, ya know, it was already cleared when he got there, this site was a previous.

Mr. Miller - Previously, I mean, the growth on the lot right now is, is minimal.

Mrs. Moore - You said 20 years or 30 years growth?

Mr. Miller - Yeah, maybe at the most. Ya know, I mean, when were the tanks taken out, in '87, I think is when the, the tanks were taken out, so

anything since then is all that's grown up, other than any larger trees that they had on the property, which there are not many.

Mrs. Moore - Right.

Mr. Belden - Were there many on the western portion on the parcel?

Mr. Miller - On the...?

Mr. Belden - Beyond the fence, the..?

Mr. Miller - Not really. It looked pretty clear over there.

Mrs. Moore - I know one of the things that on the site visits, people were, or I've heard that there's no stakes in the ground to where like the survey makers were or end of the property was, so that they might want to clarify that in the long run as well.

Mr. Miller - Well, you can't get past the fence...

Mrs. Moore - Okay.

Mr. Miller - Without going around it anyway. So there may be stakes on that far corner that...

Mrs. Moore - Okay.

Mr. Miller - (Inaudible).

Mrs. Moore - You noted an iron...

Mr. Miller - Oh, up on the front?

Mrs. Moore - Yeah. You noted iron pipes here, but I don't see iron pipe notes on the other end of the property.

Mr. Morey - (Inaudible). Actually on, probably about midway through there, there's a cast iron pipe that sticks up if you're looking at the barn from the left side. It, it's right on the left side, I believe, (inaudible) be a, the corner of...

Mr. Miller - The front corner.

Mrs. Moore - (Inaudible) noted. Yeah, there's an iron pipe.

Mr. Miller - Yeah, we have that.

Mr. Morey - (Inaudible).

Mrs. Moore - Just don't have these other two.

Mr. Miller - Well, that is based on an actual survey map, so there is actually... When was that survey done, it was recently, right?

Mr. Anand - Four months ago.

Mr. Miller - Yeah. So that does exist.

Mrs. Moore - Do we have a, is it in the file?

Mr. Belden - No.

Mrs. Moore - Is a copy of it in the file?

Mr. Morey - There's stakes up there?

Mr. Miller - If he did a survey, I assume there's some sort of stake in that back, the back corners, the far end, somewhere. I didn't go back there and look. I didn't go beyond the fence.

Mr. Morey - (Inaudible) thing hanging off...

Mrs. Moore - Mr. Morey?

Mr. Cooper - Mr. Morey?

Mrs. Moore - I'm going to ask... Because we're having discussion, what, if you have the opportunity, I'd rather have you talk to the Board so that we can ask, have him answer those questions. Similar to what we did last time.

Mr. Morey - Okay.

Mrs. Moore - Do you want... I mean, do you want to..?

Mr. Cooper - Would you like to come up and...

Mr. Morey - Okay.

Mr. Cooper - ...talk to the Board please.

Mr. Morey - I've got a lot more nerve sitting. Mac Morey. I'm your neighbor. From what I see currently, and I, and I could be wrong 'cause I hadn't gone back there really myself in (inaudible) around, but it looks like there's, like surveyor's tape just like hanging on a branch here or there or whatever. And I, I don't know (inaudible) how accurate that is. But if there's, that tape there just to show where the stakes been put, then that's fine. I don't, I don't really care about that. It's just, if that's the accuracy of it, of just, ya know, a branch that's, that's...

Mrs. Moore - There, there should...

Mr. Morey - ...a little vague.

Mrs. Moore - It depends on what the survey (inaudible).

Mr. Miller - I think they use those as locaters.

Mr. Morey - I mean, if they're...

Mr. Miller - (Inaudible) putting a red flag up in the area where the pipe is...

Mr. Morey - If there, if there's a stake there and stuff and if that's just kind of marking where it is, I'm okay it. I don't have any problem with that, but if that's how it marked, then I've got a little problem with that.

Mrs. Moore - That's not how it's marked.

Mr. Morey - Okay.

Mrs. Moore - Okay? Okay, does anybody want to go first? Do they have comments on the requests to move, how to move this project forward? Does anybody, do you find it, ya know, are you for his proposal to move it forward in this fashion or do you want some conditions on it?

Mr. Cooper - Last month at the Board meeting, I recommended to have it engineered because of the clearing of the trees as well as the taxpayers here being concerned of such a large amount of property being cleared having possible water in their basement in the future. There is a berm there. It's a foot and a half. Some of us walked the property. I understand the cost of engineering. It is not required. I strongly recommend it, not only for the taxpayers, but for potential problems with the homeowner or landowner himself. Going to Soil and Water, I think you're... You're going in the right direction for it. Y, you know what you have to do. Shale, you know what you have to do. I know what you have to do. I know what I've had to do in the past to have an eight lot parking lot behind Raluca's office. My concern today is the concern in three to four years when you got to blacktop it. I think Soil and Water's helping you and you're going in the right direction.

Mr. Miller - Actually...

Mr. Cooper - With your... I, I...

Mr. Miller - Let me say something. Soil and Water actually suggested blacktop. Because it would, it would help move the water to where they want it go.

Mr. Cooper - And if you blacktop it, they will probably recommend having yourself some drainage pits with grates, as well as drywells, as well as



directing them with corrugated piping into another drywell to get it somewhere else.

Mr. Miller - The problem with that is, it's a huge investment at this point.

Mr. Cooper - That it is.

Mr. Miller - So what we're trying to do is, we're trying to create a parking lot that is minimally invasive to the environment and minimally invasive to his wallet and cover everything that we need to do for the purpose of it. If indeed it does need to be paved at some point and he, ya know, maybe we talk about putting something in there now that says we have to have it redesigned or something. I don't know, but I think that right now there is no foreseeable paving back there.

Mr. Cooper - Paving helps the directions; you know that.

Mr. Miller - Yeah, oh yeah. It certainly would.

Mr. Cooper - Exactly what Soil and Water said.

Mr. Miller - It would keep the water above ground all the way across and put it where we want, exactly where we want to put it. Gravel itself will either perc the water or the water will flow across the top of it to where we want it to go anyways. Both accomplishing what we want to do. I mean, ground water is the best way to filtrate. That's why they have pervious concrete now, ya know, so that, or pavement, so that water can pass through the pavement and go into the ground right below it and not move.

Mrs. Moore - Right. It acts as a dispersion versus having it channel...

Mr. Miller - In one area.

Mr. Cooper - Correct.

Mrs. Moore - ...in one area.

Mr. Miller - Not convinced that that's the best use up here. That pavement, I don't think, is going to last. I think Lake George is a going to have a big problem in a couple of years.

(Tape inaudible).

Mrs. Moore - I think, I think it's a pretty good product.

Mr. Miller - (Inaudible)...

Mrs. Moore - Two opposite viewpoints, but that's alright.

Mr. Miller - Frost does... I mean, I realize there's a better base underneath it than a normal road has...

Mrs. Moore - Yeah.

Mr. Miller - ...usually or, ya know, it's better protected, but frost does awful damage to things.

Mrs. Moore - Any other board members have comments?

Mr. Spatz - Is there any reason why the survey wasn't recorded with the Town or?

Mr. Anand - We didn't have to do it. It's just for our purposes to know where the lines were, but we can absolutely get it down.

Mr. Spatz - Okay. Well, if we could do that, I'd appreciate it.

Mr. Anand - Yeah, absolutely.

Mrs. Moore - Anything?

Mr. Franchini - I'll mention... I'll just mention that based... I'm happy that you took an effort to actually go to the property. I think you mentioned last time that you didn't even have a chance to visit it. So the no plan option from last month versus the idea of a professional

engineered plan, I think what you're doing now is a good compromise. I think, as, as it was said here, you're going in the right direction. You may want to consider a little bit more about the pavement versus gravel parking lot area, parking lot just based on the fact, if you're going to do something in the future, if you're going, if you think you're going to go in the direction of pavement, I really think it would have to be engineered. I think that's your best option there. That decision might want to be made now. I'd prefer to see gravel at this point. I think it is more permeable. I think it'll work fine for what you're trying to do there, and I think it fits better into the area that you have, so I'm completely content with that. If you're going to update your plan, I think, as we mentioned last month, I'd like to see existing and proposed plantings called out a little better on the plan, so we know what's going to be there.

Mrs. Robichaud - (Inaudible).

Mrs. Moore - Okay.

Mr. Spatz - How will it affect you if you wait until the tests are done before you do any excavation there?

Mr. Miller - That's what we're doing. We're waiting until... I mean, we've got to clear the lot in order to...

Mr. Spatz - You're going to cut the trees down, right?

Mr. Miller - Right. We got to cut the lot down, cut the trees down and then we'll dig the holes, do the tests and then once we've had the test completed, we'll do the plan based on the tests, and then we'll do the excavation. So there'll be a plan in place before any excavation's actually done. That will be, ya know, the perc tests will be witnessed by the town and by the Soil and Water, so we'll know what we're dealing with.

Mrs. Moore - I guess the intent is that once you, once those tests are done and you develop a plan, that information is, instead of being forwarded to the Planning Board, you're asking that it be forwarded just to the Town and placed in the file?

Mr. Miller - Right. Yeah.

Mrs. Moore - Okay. I guess I'm concerned that it doesn't have such, a final sign-off I guess. And I think just, and I think it would be helpful to Chris' benefit that it does receive that one more review and moves forward and ya know, you have, the tests done, your design done, the Board takes one more look and we give our final say to that and, and Chris will forward, but that doesn't, in this process here, this, you're getting the lot cleared, you're getting test pits done and you're, you're getting a design done in a matter of months.

Mr. Miller - Right. I'm just, the thing that concerns me is, hitting a certain point where we're ready and we're past the date for that next month. We're too close to that date.

Mrs. Moore - Hm hm.

Mr. Miller - And then we're out a whole other 30 days. And 30 days between now and June...

Mrs. Moore - Hm hm.

Mr. Miller - ...is a big deal.

Mrs. Moore - Right. I see your point.

Mr. Belden - You won't be delayed by that. There's no reason for County submittal at this point if it's tabled. Is that...?

Mr. Miller - No, she wants us to...

Mr. Belden - ...to come back with another meeting, correct.

Mr. Miller - Come back with another plan; come back to a meeting.

Mr. Belden - Right.

Mr. Miller - And my concern with that is that if we hit the date wrong based on the weather. I mean, we're supposed to get another storm tomorrow. Ya know, if we can't do any of the preliminary work until the end of March or end of April, it does take some time to do the design. If I... We can't get that if we happen to hit the post date that we need to get into the May meeting and I got to wait until June, that's, that's going to be a long wait 'cause, ya know, June and July it's the season and we'd like to be using it by then if we can.

Mr. Belden - Okay.

Mr. Miller - Which is the only reason why I'm asking for (inaudible).

Mrs. Moore - Right. So, so...

Mr. Miller - I understand that you want to see it and, and all that, but it's just, I'm just trying to keep it moving.

Mrs. Moore - Right. So if... Looking for (inaudible) Chris' input as well as the Board. So if, potentially if the project is approved with conditions and there's, there's a few of them, that the information is forwarded to the, the Zoning Administrator. The Zoning Administrator could potentially say it needs, it has, a report back to the Planning Board. And that way it's, it's, you, the Zoning Administrator has communicated with Soil and Water, and the Zoning Administrator can share his input, indicating whether it's, ya know (inaudible) here's the filed plan, here's the design. You might either, ya know, this (inaudible) had a communication with Soil and Water; this looks appropriate or gee, ya know, I think it's appropriate, but maybe you need some other engineer to review this, this application, this design program because it just needs another level of review. I think that's a lot to ask, but I don't, I don't (inaudible) everything accomplished. I'm trying.

Mr. Cooper - I know you're trying.

Mrs. Moore - So I guess since they're not... We can discuss some conditions. Why don't we go through some of the conditions that we identified as we're going through. So, John, you mentioned the, the issue with the plantings, like the plan should be updated with existing and proposed plantings?

Mr. Franchini - Yes. (Inaudible) bonus. It's a good thing to have on the plan.

Mrs. Moore - Plantings. Copy of the survey. The proposed plan should identify the, the berm height or the berm width.

Mr. Franchini - And it should show the existing berm, yep.

Mr. Cooper - Let me ask the Board this. If we approve this with conditions and they start cutting down the trees, removing roots and everything else to create their parking lot and it doesn't take long to do that, within two weeks everything's pretty much leveled out, graded and stuff, and due to the fact we're going through a thaw and everything, it's

starts turning into a mud pit before they even start putting down gravel. Where do we stand as a Board?

Mrs. Moore - One of the conditions is not creating any new storm water and that all storm water that is generated on site is to be maintained on site.

Mr. Cooper - Soil and Water, they walked the property with you.

Mr. Miller - Yep.

Mr. Cooper - So they have an idea of where you need to create the direction of water?

Mr. Miller - Yeah. We went, just so you know, we went...

Mr. Cooper - Honestly, I, I understand what you're doing.

Mr. Miller - We went through three or four different scenarios on this...

Mr. Cooper - Hm hm.

Mr. Miller - ...and this was the most economical version.

Mr. Cooper - Absolutely.

Mr. Miller - Okay. And obviously that's, that's my prerogative to him, is to keep the costs down as much as possible.

Mr. Cooper - Sure.

Mr. Miller - Now I think that, ya know, I mean, it's, it's getting a little bit out of control. We just.. We're going to put a parking lot there. I understand your concerns...

Mr. Cooper - Out of control on our end, on asking the questions and our concerns or?

Mr. Miller - Yes.

Mr. Cooper - Okay.

Mr. Miller - Okay? We're trying, we're trying to do this as much as we can, and make this happen, use a piece of property that's sitting there with practically a garbage dump...

Mr. Cooper - Hm hm.

Mr. Miller - ...right now. And clean it up, get it, get it back in working order. I don't think that what we're going to do rises to the levels of scrutiny that we're at right now. We provided a plan. I think it's a good plan and I just want to keep it moving.

Mr. Cooper - Mr. Morey, do you and your wife have any other concerns that you would like to address us before we make a decision up here?

Mr. Morey - No, and... Do I have to stand up?

Mrs. Moore - No.

Mr. Cooper - No.

Mr. Morey - And, and I don't, I don't care if they put a parking lot back there. I mean, it's not going to hurt me in any way, shape or form, but I do just want to make sure that there's a foliage buffer between the two. It doesn't have to be foliage. If you want to put up a nice big fence...

Mr. Miller - Right, we talked about that. That is an option.

Mr. Morey - I mean, if that's what is in place, that's fine. I don't want all of a sudden our property to get flooded out. Other than that, I don't really care.

Mrs. Moore - I just... Because it's in, it's in our code and it's, I just want to point out that it is, we do have the requirement and we're allowed to discuss the adequacy of storm water and drainage facilities.

Mr. Miller - I know that.

Mrs. Moore - We're not pulling it out... Not pulling it out of thin air.

Mr. Miller - I know.

Mrs. Moore - It is part of the code. So here's some proposed conditions: a plan to be updated with existing planting and proposed plantings plan. This would include the vegetative buffer on the north side of the property, a copy of the survey to be included with the materials on file and a propose, along with the landscaping or vegetative plan, the berm should be shown and then another one related to the lights. The pole lights, having them on timer, timed lights. And then the, the remaining conditions is, ya know, you can't have new storm water generated going off site. All storm water needs to be, if it's generated, stays on site. And with that, we would identify the parcels that are involved with this site. Because right now, it's only involving one parcel. That should be clear to whoever looks at it that there's more than one parcel involved. And side note, if you, and I don't know whether, if the Board wishes to put it in, but once you clear that one acre threshold, you're, you're bound to prepare a storm water pollution prevention plan.

Mr. Miller - Right.

Mrs. Moore - So I mean, I know...

Mr. Miller - Of disturbed area.

Mrs. Moore - Right.

Mr. Miller - Right.

Mrs. Moore - But it, it's close. It's really close.

Mr. Miller - The lot itself is not an acre.

Mrs. Moore - Well, it's... I mean, it's .97 according to the records that I've located.

Mr. Miller - Right, but if you're not disturbing the whole lot, you're not, you don't reach the...

Mrs. Moore - I'm not reaching the acre, but that, that, you now have a new corner...

Mr. Miller - Right, and I plan to, to keep that all (inaudible) area that gets disturbed is going to be still under an acre.

Mrs. Moore - Okay.

Mr. Miller - We need to confirm that acreage too, 'cause I don't think it's a full .97. I think it's less.

Mr. Cooper - But you had it surveyed? What does that indicate?

Mr. Miller - I got to look... I don't have that in front of me right now.

Mr. Belden - Yeah. That's the only way, I mean... We don't get involved in setting acreage. I believe it comes from the County Real Property Department and it's based off...

Mrs. Corlew - The survey.

Mr. Belden - Surveys or deeds or whatever. Okay.

Mr. Miller - It'll be, it's... As I understand it, it's .79 instead of .97. That's... Oh it is what you said?

Mr. Cooper - Okay.

Mr. Miller - Okay. Sorry.

Mr. Cooper - You're going to be disturbing basically lot 38? Okay, it's tax map #211.17-5-38. The property that you also own is 44. Creating this parking lot, you're not disturbing any of the ground on 44. Correct?

Mrs. Moore - He is.

Mr. Miller - Yes. The, with the retention lot.

Mrs. Moore - Right, so that retention lot is this.

Mr. Belden - And that's to be included in the...

Mr. Miller - Yea...

Mr. Cooper - Okay, so with this...

Mr. Miller - ...total disturbed area (inaudible).

Mr. Cooper - So the total disturbed area includes not only 38, but somewhat of 44, which...

Mr. Miller - But not all of 38.

Mr. Cooper - Okay. So you're still going to be below...

Mr. Miller - It's going to be tight. I'm not saying it's not going to be tight...

Mr. Cooper - Right.

Mr. Miller - ...but...

Mr. Cooper - Okay.

Mrs. Moore - Alright, so as a board question, Chris, is there anything that is not, is there something that we can do to make sure it's enforceable, that would help benefit what happens next with this project?

Mr. Belden - Well, I was wondering if there should be any, anything put in the condition to require this all be done before permits be issued, which I think was, was kind of implied, but I don't know if that's, you want to add it to the... Didn't know if there was any criteria you wanted... Didn't know if you wanted... If there was any criteria you wanted to be applied to how the plans are to be designed, storm event or..?

Mrs. Moore - Right. So I did... I did look into that, and there's nothing in our code right now and I did look at what Queensbury does, only because that's where I, what I usually handle on a daily basis and communicated with Soil and Water in the same regard, and if we're to use that storm water, that storm event, it, it's just an enormous amount of water that would need to be retained and I'm not sure that's what our, the intent is here. The intent here is to strictly, he's putting in a gravel parking lot. All storm water that's generated from that should be maintained on site, or in the devices that are maintained on that site. Unless you have a particular storm even that you're looking for, I, I went back and forth today, trying to come up with the, a storm event that would be suitable, and I came to the point where it sounded better just to say, if you create it, it needs to stay on your site.

Mr. Belden - Then, I guess, the only other thing I would question too is, is, do you think it's necessary too, because it's so close, so tight, do you think it would good to include like percentages of, or, acreage that's, or, yeah, acreage that's disturbed or undisturbed.

Mr. Miller - Yeah, I'll have that on the plans.

Mr. Belden - So on and so forth.

Mrs. Moore - Okay.

Mr. Belden - That's all.

Mrs. Moore - So it'd be, plans to be updated to show total disturbance which would include this new lot, 44.

Mr. Miller - A portion of it.

Mrs. Moore - A portion of it. Okay, I'm going to read a draft of what this may sound like. This would be a potential motion for approval of

this site plan, which is 2015-8, which is the development of a vacant parcel to a parking lot. Sorry, I'm doing (inaudible) for a second. But the parking lot would be estimated at 24,257? Is that..?

Mr. Miller - Yeah, I believe that's what, yes.

Mrs. Moore - Okay.

Mr. Miller - That's what it is right now.

Mrs. Moore - Okay.

Mr. Miller - That may get slightly adjusted based on what I need to do for my disturbed area.

Mrs. Moore - Okay. So, so no...

Mr. Miller - (Inaudible).

Mrs. Moore - So potentially no greater than 24,257?

Mr. Miller - Right.

Mrs. Moore - And this potentially could handle 50 spaces as shown on the plan. The Board would like to condition it with additional information. This would include a plan update showing the existing and proposed plantings, the berm to be shown on the plan, it's location and some description indicating its height, copy of the survey and updates to the plan showing total disturbance of the parcel, which is 44 and 38, the portion of 44 and the, whatever portion of 38 is to be disturbed, lights to be on timers. And then prior to any permits being issued, the storm water drainage plan would be provided to our Zoning Administrator for review and confirma... I'm trying to word... so confirmation with Soil and Water that is an acceptable plan. I'm trying to give Chris some backup so that if he has questions from another resource, that he has opportunity to do that. Does anybody have any additional information that should be in that?

Mrs. Robichaud - No.

Mr. Franchini - No.

Mr. Cooper - No.

Mrs. Moore - Okay. And for Patti's sake, does that need to be re-read as a motion?

Mrs. Corlew - This is the file.

Mr. Belden - She's asking you a question.

Mrs. Moore - Patti, sorry. Patti would that need to be re-read as a motion or is that, if the Board says as... Does it have to be stated as, stated as provided by the conditions that were outlined or do you want me to resay, restate those?

Mrs. Corlew - You don't have to resay those.

Mrs. Moore - Okay. That's what I wanted to know.

Mr. Belden - Don't resay them.

Mrs. Moore - There is a public hearing that required. There was public comment. Is there any additional comment? Okay. Alright. Because it's in a historic district, we have to go through SEQRA first.

Mrs. Corlew - Do you have Part II, Laura?

Mrs. Moore - I'm looking.

Mrs. Corlew - Chris is going to get it in case you don't.

Mrs. Moore - And I didn't bring it with me.

Mrs. Corlew - Give that to Laura.

Mrs. Moore - Okay. Alright, so I'm going to go through the full environmental assessment form. Okay, and generally if I read through it, if you have any questions about the questions, please let me know. Typically, the answer is no, but if you have questions, let me know. So impact on land. Proposed action may involve construction on or physical alteration of land surface of the proposed site. In this case, it is a yes, but my thoughts are it's, there's no or a small impact that may occur. Confirmed.

Mr. Cooper - Confirmed.

Mrs. Moore - (Inaudible). Yeah. Question number 2 is, impact on geological features. The proposed action may result in the modification or destruction of or inhibit access to any unique or unusual land forms on the site. No. Number 3, impacts on surface water. The proposed action may affect one or more wetlands or other surface water bodies? That's a no.

Mr. Cooper - No.

Mrs. Moore - Impact on ground water. The proposed action will result in new or additional use of ground water or may have the potential to produce contaminants to ground water or an aquifer.

Mrs. Robichaud - No.

Mr. Cooper - No.

Mrs. Moore - Impact on flooding. The proposed action may result in development on land subject to flooding.

Mr. Cooper - No.

Mrs. Moore - Number 6, impacts on air. The proposed action may include a state regulated air emission source? No. Number 7, Impacts on plants and animals. The proposed action may result in loss of flora or fauna?

Mrs. Robichaud - No.

Mrs. Moore - No. Number 8, impact on agricultural resources. The proposed action may impact agricultural resources. And that's a no. Number 9, impact on aesthetic resources. The land use of the proposed action are obviously different from, or are in sharp contrast to current land use patterns between the proposed project and a scenic or aesthetic resource. No. Number 10, impact on historic and archeological resources. The proposed action may occur in or adjacent to a historical, historic or archaeological resource. (Inaudible). Someone has pointed out yes, but I don't think that's... It is in a historic district, but the impact is small to, is no or a small impact. Number 11, impact on open space and recreation. The proposed action may result in a loss of recreational opportunities or a reduced of an open space resource as designated in any adopted municipal open space plan. No.

Mrs. Robichaud - No.

Mrs. Moore - Number 12, impact on critical environmental areas. The proposed action may be located within or adjacent to a critical environmental area. And it's no. Number 13, impact on transportation. The proposed action may result in change to an existing transportation systems. That's no. Number 14, impact on energy. The proposed action may cause an increase in the use of any form of energy.

Mrs. Robichaud - No.



Mrs. Moore - No. Number 15, impact on noise and odor and light. The proposed action may result in an increase in noise, odors or outdoor lighting. No. Impact on human health. The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. That's no. 17, consistence with community, consistency with community plans. The proposed action is not consistent with the adopted land use plan. No. Number 18, consistency with community character. The proposed project is inconsistent with the existing community character. And no. And so I would suggest the Board move a resolution that indicates negative declaration, that there's no significant adverse impacts with the project as proposed. I need that motion.

Mrs. Robichaud - I make a motion we approve that.

Mr. Cooper - I second the motion that there's no significant impact.

Mrs. Moore - All those in favor.

#### **RESOLUTION #2016-9**

Motion by: Danielle Robichaud

Seconded by: Gary Cooper

**RESOLVED**, to deem application SPR #2015-8 by Toni Whipple for Lotus Group of Companies, for tax map #211.17-5-38, located off River Street, as having a negative declaration under SEQRA review; therefore, having no significant environmental impact.

DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Moore - After review of the environmental assessment form, is there any additional conditions or anything else that you need, the Board members feel that there should be within resolution?

Mrs. Robichaud - (Inaudible).

Mrs. Moore - Okay. So we need a motion whoever likes to bring it up for approval, with the conditions that were outlined previously.

Mr. Cooper - Site plan review 2015-8, tax map #211.17-5-38, Off River Street, to do an allowance of a conversion of a parking lot. I approve with the conditions that were stated earlier.

Mr. Spatz - I'll second it.

Mrs. Moore - All those in favor.

#### **RESOLUTION #2016-10**

Motion by: Gary Cooper

Seconded by: David Spatz

**RESOLVED**, to approve application SPR #2015-8 by Toni Whipple for Lotus Group of Companies, for tax map #211.17-5-38, located off River Street, for conversion of use to a parking lot with the following conditions:

1. An updated plan, showing the existing and proposed plantings.
2. The berm to be shown on the plan and some description showing its height.
3. A copy of the survey must to submitted to the Planning/Zoning office.
4. Updated plan showing disturbance of the parcel which is 44 and 38 (the portion of 44 and whatever portion of 38 is to be disturbed).
5. Lights to be on timers.
6. Prior to any permits being issued, the storm water drainage plan needs to be provided to our Zoning Administrator for review and confirmation with Warren County Soil and Warren that it is an acceptable plan.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Moore - Okay. We have...

Mr. Miller - Thank you.

Mrs. Moore - ...a couple more items... You're welcome. ...on our agenda.

Mrs. Corlew - Goodnight.

Mrs. Anand - Thank you.

Mr. Cooper - Have a good night.

Mrs. Moore - I can't find the rest of my agenda.

Mr. Morey - Thank you very much.

Mrs. Moore - Thank you.

Mr. Cooper - You're welcome.

Mrs. Moore - Okay. We haven't had an organization meeting, so tonight's our night to come up with our organization for the rest of the year. So designation of meeting nights and times. Is everyone okay with the first Tuesday at 7:00 start? And if yes...

Mr. Spatz - Fine by me.

Mrs. Moore - Okay. (Inaudible). So you need a motion for that? Yes? Technically?

Mrs. Corlew - You always have. I don't know if it's...

Mrs. Moore - Okay. That's fine.

Mrs. Corlew - ...really necessary.

Mrs. Moore - So can someone make the motion for designation of meeting nights and times?

Mrs. Robichaud - I make a motion that we designate the first Tuesday of each month at 7:00 p.m.

Mr. Cooper - I second the motion.

Mrs. Moore - All those in favor.

**RESOLUTION #2016-11**

Motion by: Danielle Robichaud  
 Second by: Gary Cooper

**RESOLVED**, to hold Planning Board meetings on the first Tuesday of each month at 7:00 p.m.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Moore - So the next item is appointment of Chairperson, Vice Chairperson and Secretary.

Mr. Belden - Can we debate this? (Inaudible).

Mr. Spatz - I make a motion we make Laura Chairman.

Mrs. Robichaud - I second that.

Mr. Cooper - I third it.

Mrs. Moore - Okay. All those in...

Mrs. Spatz - And I... Sorry.

Mrs. Moore - ...favor.

**RESOLUTION #2016-12**

Motion by: David Spatz  
 Second by: Danielle Robichaud

**RESOLVED**, to appoint Laura Moore as Planning Board Chairperson.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Gary Cooper, John Franchini

Nays: None

Abstention: Laura Moore

Mrs. Moore - A Vice Chairperson.

Mr. Spatz - I make a motion we make Gary Cooper Vice Chairman.

Mr. Cooper - I decline.

(Laughter).

Mrs. Moore - Do you want to discuss that before-hand?

Mr. Cooper - I would like to discuss it. I haven't been here long enough.

Mr. Spatz - You do a good job.

Mr. Cooper - For my own pers... For my own...

Mr. Robichaud - I'm not knowledgeable (inaudible).

Mr. Cooper - ...self-confidence on addressing the public as well as you do. When you're not here...

Mrs. Robichaud - She's always here.

Mrs. Moore - I have, I thought this out and I believe I've missed only one, maybe a couple of meetings.

Mr. Belden - You've been late a couple times, but that's it.

Mrs. Robichaud - In all the years.

Mrs. Moore - In all the years that I've been on the Board.

Mr. Belden - But we need somebody who would be able to run the meeting. I mean, we can help hold hands, but...

Mr. Cooper - Running the meeting with the knowledge of...

Mr. Belden - Well...

Mr. Cooper - ...the knowledge that Laura has, I don't have it. If I've been here for two years or actually a year having meeting after meeting every month, I understand that, I would definitely accept, but personally, I don't believe I am ready, but I do thank you for your nomination. John?

Mrs. Robichaud - (Inaudible) many years I'm going to be here I'll ever be ready, so... Sorry.

(Tape inaudible; people talking at once).

Mr. Belden - ...procedural knowledge and you need to be able to keep control, which sometimes you get out of control. I'm just kidding.

(Laughter).

Mr. Belden - No, but that's really, I think, what the Chairman...

Mrs. Moore - Right.

Mr. Belden - ...is responsible for. Not the technical knowledge, but the...

Mrs. Moore - Is being able to make sure that the applicant is heard, the audience is heard and the Board members are able to speak according to what's in the code?

Mr. Cooper - Correct.

Mrs. Moore - So...

Mr. Belden - We can always help ya.

Mrs. Moore - And I always lean on staff anyways.

Mr. Belden - Me too.

Mrs. Moore - So, I mean, is that, everybody would like to have Gary as Chairperson, Vice Chairperson and he's...

Mr. Spatz - Yes.

Mrs. Moore - ...saying no.

Mr. Cooper - I, Gary Cooper, would like to nominate Dave Spatz as Vice Chair.

Mrs. Moore - You could just have Co-Vice Chairs if that, wish to proceed that way.

Mr. Spatz - Let's do that.

Mrs. Moore - You alternate.

Mrs. Robichaud - Hm hm.

Mrs. Moore - So I, there's a motion that's on the table to nominate Gary, it's to be amended to nominate Dave Spatz, so there's a Co-Chair, Co-Vice Chair this year, for the year.

Mr. Belden - But just don't announce that you're going to be taking time off because they'll both not be here.

Mr. Cooper - I'll freak out.

Mrs. Moore - You all can handle it. Okay. All those in favor.

Mrs. Robichaud - Aye.

Mr. Franchini - Aye.

Mrs. Moore - Aye. And I'll second that.

**RESOLUTION #2016-13**

Motion by: David Spatz & Gary Cooper

Second by: Laura Moore

**RESOLVED**, to appoint Gary Cooper and David Spatz as Planning Board Co-Vice Chairpersons.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: Danielle Robichaud, Laura Moore, John Franchini

Nays: None

Abstention: David Spatz, Gary Cooper

Mr. Spatz - Nominate Danielle for Secretary.

Mrs. Moore - I'll second that. All those in favor.

**RESOLUTION #2016-14**

Motion by: David Spatz

Second by: Laura Moore

**RESOLVED**, to appoint Danielle Robichaud as Planning Board Secretary.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini

Nays: None

Abstention: Danielle Robichaud

Mrs. Moore - Okay.

Mr. Belden - This is a side note.

Mrs. Moore - We can... Is there a motion to adjourn?

Mrs. Robichaud - I make a motion to adjourn.

Mr. Spatz - I'll second it.

Mr. Cooper - I third.

Motion by Danielle Robichaud, second by David Spatz to adjourn Planning Board meeting at 7:57 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pc03012016

**RESOLUTION #2016-9**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to approve Planning Board minutes of February 2, 2016 as submitted, with the above correction.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

**RESOLUTION #2016-10**

Motion by: Gary Cooper

Seconded by: David Spatz

**RESOLVED**, to approve application SPR #2015-8 by Toni Whipple for Lotus Group of Companies, for tax map #211.17-5-38, located off River Street, for conversion of use to a parking lot with the following conditions:

1. An updated plan, showing the existing and proposed plantings.
2. The berm to be shown on the plan and some description showing its height.
3. A copy of the survey must to submitted to the Planning/Zoning office.
4. Updated plan showing disturbance of the parcel which is 44 and 38 (the portion of 44 and whatever portion of 38 is to be disturbed).
5. Lights to be on timers.
6. Prior to any permits being issued, the storm water drainage plan needs to be provided to our Zoning Administrator for review and confirmation with Warren County Soil and Warren that it is an acceptable plan.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

Nays: None

**RESOLUTION #2016-11**

Motion by: Danielle Robichaud  
 Second by: Gary Cooper

**RESOLVED**, to hold Planning Board meetings on the first Tuesday of each month at 7:00 p.m.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini  
 Nays: None

**RESOLUTION #2016-12**

Motion by: David Spatz  
 Second by: Danielle Robichaud

**RESOLVED**, to appoint Laura Moore as Planning Board Chairperson.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Gary Cooper, John Franchini  
 Nays: None  
 Abstention: Laura Moore

**RESOLUTION #2016-13**

Motion by: David Spatz & Gary Cooper  
 Second by: Laura Moore

**RESOLVED**, to appoint Gary Cooper and David Spatz as Planning Board Co-Vice Chairpersons.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: Danielle Robichaud, Laura Moore, John Franchini  
 Nays: None  
 Abstention: David Spatz, Gary Cooper

**RESOLUTION #2016-14**

Motion by: David Spatz  
 Second by: Laura Moore

**RESOLVED**, to appoint Danielle Robichaud as Planning Board Secretary.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF MARCH, 2016 BY FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini  
 Nays: None

Abstention: Danielle Robichaud