

Present: Sharon Francis - Vice Chair; Rosie Smith-Hull; Douglas Neill; Dick Lincourt; Steve Neill - ex-officio; Terry Spilsbury

Absent: Bob Frizzell

Alternates Present: Duane Wetherby; Patty Chaffee

Staff Present: Steven Schneider; Sarah Davis, Secretary

Call to order and seating of alternates: Ms. Francis called the meeting to order at 7 pm. Duane Wetherby will sit for Mr. Frizzell.

Approval of minutes of 3rd September: motion from Mrs. Smith-Hull to accept the minutes of the planning board meeting of 3rd September as presented, seconded by Mr. Lincourt.

Amendments: Mr. Lincourt, page 1 line beginning "a tone water application" should be "storm water", p.2 line beginning "...will be up to 5.." add years after 3.

Mr. Spilsbury queries the sequence of motions for the Nickerson's, remove the strikethrough on page 1 as the motion was actually made; "Motion by Mr. Frizzell for completeness" should be Mr. Frizzell called for a vote on completeness.

Mr. Spilsbury spoke to the length of the minutes and the excessive information included and the recording can be referred to, Mr. Schneider confirmed that the recordings of the minutes are not required to be kept by law. Mr. Spilsbury confirmed he will not vote on the minutes as he has not had the opportunity to read through the minutes.

Mr. Lincourt, p4 the line beginning with "....each parking space" change peak to "speak", further on the same line change "now" to "know"; p.8 3rd line up from the bottom "17th August", change to "September".

Ms. Francis spoke to the minutes being valuable as they bring back the conversations as they happen, some minor digressions could be left out and the narrative could be broken down with more paragraphs. P1 bottom line strike "through the chair"; p2 middle page "motion by Mr. Frizzell, add periods instead of commas; p.3 second paragraph up from the bottom "T Cobb Services LLC – 200 Main Street: walk-in restaurant" add Foodies; p.5 middle of the page "Ms. Francis... change "congestion" to "issues" change business moved out of town to "moved to a site on River Road" Add "the planning board" before withhold; p. 6 the size quoted for the deck is for the North End deck; p.9 "planning and policy issues" change Liberty to Liberty Utilities and add "tree trimming on a scenic road" and add "at 200 Main Street" after activity.

Ms. Chaffee p5 add ordinance after zoning and change "town ordinance" to "site plan regulations". Change Joel to Joe.

Mr. Steve Neill p.6 line 12 "...the building" change to the "parking lot".

Vote on minutes: 2 abstentions: Mr. Wetherby and Mr. Spilsbury. Minutes approved as amended.

Scenic Road Tree Cutting: Liberty Utilities, Old Acworth Stage Road –

Heather Green is the Program Manager for Vegetation and Inspections managing areas proactively on a cyclical basis which is now every 4 years. There are specific regulations on trees including PUC 307.10 which requires certain clearance taking into account restrictions from a landowner or a town and any risks apparent.

Not all funding is currently available (the corridor is larger than previously due to new PUC regulations) therefore Liberty Utilities is inventorying trees which require removal and making decisions on which trees can be removed. On this road there are 6 trees marked for removal.

Mr. Lincourt asked if any of the trees being removed are ash trees. Heather Green confirmed that the ash tree is to be pruned only. Mr. Lincourt asked about the widening of the PUC corridor,

Heather Green confirmed that the widening is due to a storm summary report recommendation to standardize corridors across utility companies.

Ms. Francis asked for the timetable for the work, Heather Green confirmed the ideal completion date would be 31st December.

Ms. Francis asked the committee if any members would like to field check the proposal from Liberty Utilities, Mr. Steve Neill, Mrs. Smith-Hull and Mr. Lincourt replied in the affirmative.

Mr. Spilsbury asked about the process on these applications with regards to the Conservation Commission.

Ms. Francis spoke to there not being a hard and fast protocol and asked for a recommendation going forward - a motion to approve the proposed trimming cutting plan by Liberty Utilities subject to recommendations of the Charlestown Conservation Commission?

Proposed motion by Mr. Spilsbury: to defer consideration of the application until the thoughts from the Conservation Commission have been received.

Heather Green asked for a timeline.

Mr. Lincourt confirmed that this will be by the next meeting. Mr. Steve Neill confirmed that the Conservation Commission met last night, 9/16.

Mr. Steve Neill asked Heather Green when the road was last trimmed, Heather Green confirmed this was around 5 years ago.

Ms. Francis asked Heather Green the length of the access road for Liberty Utilities, Heather Green confirmed her map shows that their access finishes at Peachblow Lane.

Mr. Steve Neill asked if all the trees are marked, Heather Green spoke to not knowing if all of the trees are marked, they should be. Trees to be limbed are marked with a yellow flag.

Ms. Francis spoke to the deferment being until the planning board meeting on November, 5th, Steven Schneider confirmed agreement to this and asked when the Conservation Commission meets, this was confirmed as the third Monday of the month.

Ms. Francis confirmed that this agenda item is to be tabled until the first meeting of the planning board in November.

Motion by Mr. Steve Neill: to table this application until the meeting on November 5th, seconded by Mr. Spilsbury. All in favor: motion carried.

Continued: Site plan review - T Cobb Services LLC - 200 Main Street; walk-in-restaurant, Foodies

Steven Schneider distributed a document submitted by the Cobbs with the missing information and a site plan.

Ms. Francis asked the Cobbs to speak to any changes, Tom Cobb spoke to the request for 9 x 18 parking spaces and the plan having been revised to accommodate this and to maintain traffic flow to Depot Street and provide space for bicycle parking.

Ms. Francis stated that she would like all members of the board to comment on the plan and confirmed that she is seeing 9 parking spaces and an unloading area at the north end of the building. Joe Cobb confirmed that there are 14, 9x18 parking spaces in total and space in the loading area if there is no truck in that space.

Ms. Francis raised the question as to why the applicants believe that they are able to assume ownership on the road side of the side walk. Joe Cobb confirmed that the deed confirms. their property line starts at the westerly line of Main Street. Ms. Francis asked if the Cobbs pay taxes on this land and the Cobbs confirmed that they do.

Ms. Francis queried the rights the town has to determine uses in its right of way. Joe Cobb spoke to having researched the subject: the town and state right of ways act as an easement only for the

purpose of sidewalks and roads to allow transportation across the property. Ms. Francis asked for the legal citation for this. Steven Schneider asked if the Cobbs have their deed.

Ms. Francis called on Aare Ilves to speak, Mr. Ilves asked if anyone has seen the deed to the property. Steven Schneider confirmed that the town has a copy of the deed. Ms. Francis asked about the tax assessment. Ms. Chaffee confirmed that taxes are assessed on the GIS information and from the deeds. Joe Cobb presented a copy of the deed to the board, Steven Schneider confirmed that this is the same as the deed that the town holds.

Ms. Chaffee asked about the 94.3 feet to the northeast corner of the premises and the plan showing 145 feet and 2 inches. Joe Cobb spoke to there being an issue with the deed which was identified after the property had been surveyed by Blanc and Bailey. Mrs Chaffee asked for clarification on where the 94.3 feet is and confirmed that the deed does not match the plan as presented. A discussion ensued on the difference between the survey and the deed. The relevant stone marker cannot be located.

Tom Cobb spoke to the Westerly Line of Main Street being the only firm marker which is still available and asked if the parking issue not be labored further.

Ms. Francis spoke to the plan and commented that she hopes that the plan is accurate, her issue is with the area from the sidewalk to Main Street which should be a greenway but is marked as a loading area and observed that similar areas on the rest of Main Street are public parking. Further Ms. Francis spoke to the other areas on the west side of Main Street having greenway and this one property with no green way is something that needs further thought.

Aare Ilves asked for clarification on the 94.3 feet and asked where the 94.3 feet begins and ends.

Ms. Chaffee confirmed that this is not clearly marked and there being 2 other surveys being done in the area on abutting properties, there is no straight correlation. Aare Ilves stated that the 94.3 feet appears to go from the Blanc and Bailey building to the side walk. Ms. Francis clarified that this measurement applies to the property on the west side of Main Street.

Tom Cobb spoke to not being opposed to green and has asked the beautification committee to contact them but no contact has been made. Ms. Francis spoke to the coalition being present. Tom Cobb commented that this is not a coalition meeting. Aare Ilves stated that he had spoken to Joe Cobb and checked the deed in the town office and the Cobbs map and the two documents do not agree.

Ms. Chaffee spoke to the site plan having already being approved with no request for green area and the request was for an amended plan with 9 x 18 parking spaces. Ms. Francis spoke to the original site plan having allocation for a 4 foot wide green space and the assertion of ownership out to the roadway.

Tom Cobb asked Ms. Francis to remove herself as chair due to bias on the part of the beautification committee and move the consideration to the next meeting. Ms. Francis responded that she is ensuring that all parties and issues are being considered.

Mr. Douglas Neill pointed out that the letter from the beautification committee letter has nothing to do with the current discussion. Ms. Francis pointed out that the letter has to do with the fact that the Cobbs have come to the planning board to approve 2 unloading stations and take the public parking area for their use and remove the green space.

Mr. Lincourt spoke to the Cobbs having ownership of the land and them being entitled to use this as a loading area. A discussion ensued on other properties on Main Street removing green space.

Ms. Chaffee spoke to the committee needing to decide if the Cobbs have the right to control the land under discussion.

Ms. Francis spoke to the application from the Cobbs being for everything up to the travel way of Main Street and therefore what is approved either accepts their proposal or modifies it as the board sees fit.

Tom Cobb clarified that the ownership is to the westerly edge of Main Street, the town and the state have a right to maintain and spoke to wanting to keep the area safe and if possible have a green space which is better for the whole town.

Ms. Francis spoke to the loading area on the north side of the building and asked what the Cobbs pay taxes on, the square footage on the tax card will dictate what the ownership is.

Ms. Chaffee confirmed that the Cobbs are taxed on 10,454 square feet which appears to be approximately 7,500 square feet less than the plan which shows 18,000 square feet.

Mr. Spilsbury spoke to the board not having sufficient information to know the answers to several of the questions but he believes Mr. Ilves guess is probably accurate and the square footage is far more likely to correspond to the portion of the land which lies to the west of the sidewalk and there is therefore scope to doubt the ownership up to the roadway and so no conclusion can be made at this meeting.

Ms. Chaffee spoke to dealing with the sidewalk west and she believes that the Cobbs have optimized the space that they have.

Ms. Francis spoke to there being ambiguity and asked Steven Schneider to research, Steven Schneider confirmed that he has researched this property and the deed presented and the language used represents the same language as presented back to the 60s and 70s.

Mr. Spilsbury spoke to the deed's language and there being a stone marker in the past and that nobody knows at this point where the stone marker is. Further, that there is also a question on the definition on the westerly side of Main Street. What the board needs to return to is to make a decision based on what is depicted to the west side of the sidewalk including the 9 or 10 parking spaces and determine if that is sufficient.

Joe Cobb spoke to the deed stating westerly line of Main Street.

Mr. Douglas Neill asked what has already been approved.

Mr. Spilsbury spoke to Planning Boards possibly making mistakes and possibly needing to rectify a mistake.

Judy Baraly spoke to the frustration of listening to the board's discussion whilst there are no parking issues in town at this point due to too much patronage and further that the green spaces are all different. Judy Baraly spoke to giving approval, a waiver or blocking the application and wishing that there were other businesses to speak up.

Mr. Lincourt spoke to not agreeing with the comment by Mr. Spilsbury and that the parking will be a self-regulating issue with customers going elsewhere if there is no parking. In this particular case a waiver should be granted.

Mr. Spilsbury clarified his comments and confirmed that he is not looking to reopen the previously approved business applications. His focus is intensity of demand, traffic and parking. He further spoke to previous decisions not being "stellar" such as the town office parking, the Jiffy Mart site and the location from where Fresh Fades is looking to move.

Ms. Francis spoke to 8 parking spaces for staff in the 3 businesses and the site plan regulations for commercial activity requiring parking on site for employees and customers on site and asked that the Cobbs consider asking employees to use off-site parking. The 13 spaces would then be available for customers which would be appealing for the businesses.

Tom Cobb spoke to not wanting employees using Main Street parking instead of customers being able to use these spaces and the tenants are paying rent which gives them rights.

Mr. Lincourt spoke to tenants using spaces outside of the Ice Cream Machine.

Tom Cobb confirmed that they have permission for this.

Mr. Lincourt asked about the restaurant and whether there will be alcohol served. Tom Cobb responded that this would be dealt with on the state level.

Ms. Francis spoke to having discussed on-site parking and the property on the east side of the sidewalk which is town right of way and the two subjects should be separated. On the question of the east side, what does the board think that they should do?

Tom Cobb spoke to leaving the town to decide on the area currently designated in the plan as loading area.

Joe and Tom Cobb spoke to the loading zone being proposed to alleviate current issues with trucks blocking roads when delivering.

Mr. Spilsbury spoke to being a yes if it can be stipulated that the parking spaces being considered relate exclusively to everything which is on site to the west of the sidewalk. A total of 10 spaces so that the town and the Select Board can make their own decision. Mr. Spilsbury spoke to the notarized letter from Dan Pelkey to the Planning Board and read the letter to the meeting. Mr. Spilsbury spoke to the letter specifically mentioning patrons and asked if this could be changed to include tenants. Tom Cobb confirmed that Mr. Pelkey has confirmed that this is not an option.

Mr. Spilsbury confirmed that there is a significant issue with 10 spaces being designated to tenants and handicapped parking with nothing for customers.

Tom Cobb spoke to having a waiver for the other two businesses in place and would hope that a waiver could also be issued for this business.

Ms. Francis read the site plan regulation 5.7.7c1 and stated that this is hurting everyone. Ms. Francis spoke to an option of approving the application with an assurance from the Cobbs that they are encouraging employees to park off-site.

Ms. Francis asked the board if there is more information needed on the parking and if there are any other issues with the Foodies application. Ms. Francis specifically spoke to bathrooms. and Tom Cobb spoke to their being ADA bathrooms. and everything being to code.

Ms. Francis asked the board if there any other issues.

Mr. Lincourt asked Tom Cobb if the parking area is to be asphalted, Tom Cobb confirmed that this is the plan. Mr. Lincourt confirmed that this would possibly put the property over the 50% impervious surface for the lot size.

Tom Cobb spoke to needing to apply for a waiver if that is the case.

Mr. Steve Neill spoke to the previous mention of a guard rail which does not appear on the current plan - Tom Cobb spoke to this being adjusted due to changes on the site plan, there will be one.

Ms. Francis asked the board if they want an amended site plan showing only the property the Cobbs pay taxes on and showing the guard rail.

Mr. Spilsbury spoke to this being a good proposal and observed that this is a very unusual application as we have no idea who the applicant is. As well as not knowing the person the board also has no information on the business model. If a food application was to be approved then any future food business on this site would not require a new site plan as there is no distinct change in the nature of use. What would resolve the issue for Mr. Spilsbury would be a ZBA waiver of the requirement that employees be accommodated on site coupled with a private arrangement with someone such as Dan Pelkey an explicit agreement that provides off-site parking for tenants.

Tom Cobb spoke to offering the planning application service to their tenants, the food business is something that the town wants.

Mr. Spilsbury spoke to the comments not being responsive to his initial comment.

Steven Schneider commented on zoning regulations requiring adequate off street parking and asked what adequate means and at Mr. Spilsbury's request read out regulation 8.5.9.2a.

A discussion ensued on town parking issues.

Mr. Steve Neill questioned measurements on the plans. Joe Cobb spoke to differences being due to scale and that measurements have been verified by Aare Ilves. Tom Cobb spoke to both maps having the same total math.

Tom Cobb then spoke to the town being given the Jiffy Mart building to be torn down and being turned into parking and extra green space but the town would have crucified the Select Board for doing this. Tom Cobb confirmed that he then left the Select Board and decided to do something with the building. Mr. Steve Neill corroborated Tom Cobb's comments

Mr. Lincourt spoke to the regulation 8.5.9.2a being a guideline only as it does not contain the word "shall" which the others do and no waiver being needed.

Ms. Francis spoke to the site plan regulations having better specificity and their being applicable to this situation.

Mr. Steve Neill asked about the tattoo business and if there is any validity to this. Tom Cobb spoke to wanting to discuss this after this current application.

Ms. Francis asked that the tattoo business be discussed now and there not being any hidden agendas. Tom Cobb replied that there are no hidden agendas

Mr. Steve Neill clarified his thought as the approval of the Foodie application giving 3 completed applications for 3 different ventures. Tom Cobb clarified the business details, confirmed that traffic is not an issue and that this would occupy the same location as Tech and Hobby which would shrink its space.

Mrs Smith-Hull spoke to needing to stay on the application for Foodies before the board.

Ms. Chaffee spoke to the preliminary discussion being needed after the main discussion.

Ms. Francis asked what the board should do.

Mr.s Smith-Hull confirmed that the board should go to a vote that Mr. Steve Neill is working on.

Ms. Francis spoke to differences on the site plan before the board to the one presented on the 21st May.

Ms. Chaffee spoke to the parking changes having been made at the request of the planning board and therefore considers the plan before the board as meeting the specifications.

Mr. Spilsbury spoke to the parking spaces as presented being excellent. The previous plan had very hard dark lines which defined the property. The loading on the street Mr. Spilsbury understood to be something that the Cobbs would discuss with the Select Board. The ambiguity on the site plan is an issue and the motion has to be very explicit on "west of the sidewalk".

Tom Cobb spoke to the plan in May only talking about west of the sidewalk and this has changed following discussion with the surveyor.

Motion by Mr. Steve Neill - to move to approve the site plan for Foodies with the conditions that the approval only applies to the space to the west side of the Main Street sidewalk, that a revised site plan be provided noting the change in parking spaces to 10, the large loading zone be changed to 1. Note guard rails - north, south, west details and the 1.37 scale.

M Spilsbury stated that there should be a comment about an agreement for off-site parking. Mr. Steve Neill spoke to not agreeing with this.

Ms. Chaffee spoke to this being covered by the letter from Dan Pelkey.

Seconded by Mr. Lincourt.

Ms. Francis asked about the stipulations applying to the entire site. This was confirmed by Steven Schneider as the conditions being made apply to the entire site.

Mr. Spilsbury spoke to a compound motion to do two things simultaneously. The Foodies application is essentially an approval to use the northern of the 4 bays and whilst approving that revisions to the May 21st site plan are required.

Mr. Lincourt questioned if a site plan application can be retroactively changed.

Steven Schneider spoke to the changes applying to all the tenants and this not really affecting the other tenants.

Vote: all in favor motion carried

Tom Cobb spoke to the proposed Tattoo parlor, his applicant (a marine veteran) having seen the minutes with the apology from Mr. Frizzell concerning the loss of tenant and deciding that he wanted to be a part of the community. Tom Cobb confirmed that the apology did specifically apply to his prospective tenant. The business is by appointment only, 1 to 2 customer per day, he does not work on Sundays. Appointments are through his website only. The current location of the business is not working for him and he is looking for a ground floor, sterile, clean environment. The applicant has begged for this opportunity. This is a service which is being offered and since the Cobbs have been approved for services they are asking if they can be exempted from the full process.

Ms. Francis spoke to the Cobbs not having specified what hobby means.

Tom Cobb spoke to Tech and Hobby selling drones and wanting to bring the outdoors indoors but there is no one place at the moment where you can obtain the appropriate mounts for the different locations of the camera. The business is looking to offer full tech services, phones and laptops.

Joe Cobb spoke to other hobbies such as unique board games and taking the Cobbs' favorite hobbies and creating a business from them.

Ms. Francis spoke to tattooing stretching "hobby" a little far.

Tom and Joe Cobb spoke to the state regulations for tattoo parlors.

Ms. Francis stated that this application will require a site plan review because this is a 4th business.

Joe Cobb responded that the Cobbs have been approved for 4 businesses and this is why they have appeared today with a preliminary application which has no significant change.

Ms. Francis spoke to the motion from Mr. Lincourt on the 21st May that each of the businesses will require site plan approval.

Mr. Lincourt spoke to not being qualified to rule if this new application is a different business and spoke to having difficulty seeing the tattoo parlor as an extension to the Tech and Hobby business.

Joe Cobb spoke to "service" already having being approved and this application being a service and being a perfect fit to partner Tech and Hobby with the low level traffic flow.

Mrs. Smith-Hull spoke to individual parties to come before the planning board to be approved.

Steven Schneider clarified "all future tenants must come before the planning board for minor site plan approval if required by site plan regulations."

Mr. Lincourt spoke to 5.5.1c - things that require site plan approval and read out the requirements in full.

A discussion ensued on the finer points of changes and the regulation requirements.

Mr. Spilsbury spoke to seeing a preview of what will happen each time a tenant changes.

Ms. Chaffee spoke to Tech and Hobby being retail and the tattoo parlor being service.

Joe Cobb spoke to there not being any new information for a fourth business site plan.

Ms. Francis spoke to the benefit of seeing the business applicant at the planning board being that a dialogue is established.

Mr. Wetherby commented that it was clearly stated that every tenant will need to come before the board, this was stated previously.

Joe Cobb spoke to site plan regulation requirements and the Cobbs being happy to submit an application if required but what would be different from the other businesses.

Mr. Spilsbury asked if the concept is that Tattoo will take a separate bay, the Cobbs confirmed that this is the case and that this has been stated previously.

Ms. Francis spoke to the costs of the public notice and asked if the planning board has the authority to waive all or part of the notice fees. Steven Schneider confirmed that this is an option.

Mr. Steve Neill asked the Cobbs how much they have spent on planning fees.

Ms. Francis spoke to having voted to approve each tenant to come before the board.

Steven Schneider spoke to the question being a change in use.

Ms. Chaffee asked if this is being based on the assumption that he has approval for something in that space currently.

Steven Schneider confirmed that the tattoo parlor is a change in use.

Tom Cobb spoke to the approval being for Tech and Hobby and this business is now being shrunk to one bay, unit b is still Tech and Hobby and this can be an individual service.

Steve Schneider asked the board if they believe this is a change in use.

Mrs. Smith-Hull spoke to Dan Pelkey's business having tenants; there was a massage parlor which is now a hairdresser and neither of these businesses having come before the planning board.

Ms. Francis spoke to the appearing before the board being a requirement of the approval on May 21st.

Judy Baraly spoke to having questioned tenants having to come before the board at the meeting and the response that this could be just a discussion. Her concern was that if there was a change in use each tenant would have to make a payment which is an additional burden for a new business and the discussion ensued on there being no fee for the discussion. What is being proposed for each new tenant to come before the planning board would lead to a significant number of people appearing before the board as there are multiple businesses in town with many tenants each. The box has been opened by demanding an individual site review for each change of use.

Ms. Francis spoke to the board trying to be honorable.

Judy Baraly spoke to the business community doing the same and there needing to be trust.

Joe Cobb spoke to re clarify that the agreement was for a preliminary discussion and tenants would come before the board if required by site planning regulations.

Ms. Francis spoke to the planning board and presented three options:

1. Ask for the prospective tenant to come before the board for a preliminary discussion
2. To ask the tenant to come before the board and waive the application fee
3. Not wanting anything to do with the new tattoo business

Mrs. Smith-Hull spoke to wanting to waive the fees.

Ms. Chaffee spoke to being torn due to the Cobbs having paid the fees and it would normally be the individual businesses making the payments.

Ms. Francis asked for direction from the planning board.

Mr. Steve Neill asked if the tenant was asked to come before the board would the public be able to make comments and address their concerns.

Steven Schneider confirmed that a notice is not necessary for a preliminary. If the preliminary is added to the agenda for the next meeting, this will be posted.

Mr. Spilsbury spoke to there being a consensus for a vote for a site plan review.

Motion by Mr. Spilsbury: that the applicant for the tattoo parlor come before the board with a minor site plan application and that the associated fees be waived. Seconded by Mrs. Smith-Hull.

Joe Cobb asked about preliminary hearings and what information is required that is not available tonight so that they can prepare for the meeting.

Mr. Spilsbury spoke to a preliminary not being a hearing, this issue deserves a hearing at which the business is discussed with abutters and the community having the opportunity to be heard.

Vote: Mr. Lincourt opposed because he believes there is nothing useful that will come out of this hearing.

Ms. Francis spoke to her initial reaction being negative because of the business being a tattoo parlor but having listened to the nature of the applicant and his business she is more pleasantly disposed to the business.

Joe Cobb spoke to having discussed the tattoo parlor with many people in town and everyone is excited about the new business.

Tom Cobb asked for a date for the meeting. (This was not confirmed).

Sign Permit - Sugar River Mennonite Fellowship - 3849 Claremont Road

No representative from the Mennonites was present at the meeting.

Ms. Francis read out the details of the sign from the application.

Mr. Lincourt asked about the sign meeting the zoning ordinance regulations for distance from the road – 150 feet from the center line.

Steve Neill spoke to being certain that the sign is in compliance as the original applicant for this structure was held strictly to the rules.

Ms. Chaffee spoke to the sign for the garage being in a straight line from the proposed sign.

Motion by Mr. Steve Neill: to approve the sign application on the condition that Steven Schneider confirms. that it is 150 feet from the center line of the road and is in compliance with zoning regulation 8.6.4c.

Seconded by Mr. Douglas Neill

Mr. Steven Neill spoke to the sign being illuminated 24 hours a day.

Tom Cobb spoke to the Garage next to the Mennonites wanting a 24 hour illumination and the board requiring that their sign is on a clock. Mr. Wetherby concurred with this.

Mr. Douglas Neill spoke to there being nothing in the regulations about hours of illumination as long as it is shielded, downcast and not blinding.

Vote: Mr. Lincourt abstained as he was hoping that the motion would be restated. Steven Schneider read out the motion in full. All in favor, motion carried.

The Mennonites will be at the next meeting.

Mr. Lincourt commented that the sign is still outside the Sumner House. Steven Schneider will speak to the Sumner House.

Meeting adjourned by Ms. Francis at 10.30.

Sarah Davis, Secretary