

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, November 21, 2016

Present: Joe Parisi, Rolland Vollbehr, John Koopmann, James Corliss, Jon McKeon, Davis Peach, Sue Lawson-Kelleher, Joe Brodbine and Brad Chesley

Call to Order

James Corliss called the meeting to order at 7:03

Seat Alternates

Joe Parisi seated in place of Susan Lawson-Kelleher

Review of the Minutes

November 7, 2016

Davis Peach motioned to accept the minutes as amended from November 7, 2016. The motion was seconded by Rolland Vollbehr and passed unanimously.

Appointments

Steven & Karen Sebastian - This is an application for a Boundary Line Adjustment of property located at Streeter Hill Road (Map 2B, Lots A5 & A6) consisting of approximately 12.65 acres in the Rural/Agricultural Zone.

Rolland Vollberh recused himself from this application as an abutter. It was noted the board looked over the application at their last meeting and determined it complete enough for review with nothing missing.

Steven Sebastian was present and noted he was looking for a lot line adjustment. Sebastian noted that he had previously come before the Planning Board for a conceptual consultation and the board directed him to start with the Zoning Board of Adjustment. Sebastian noted he has been to the ZBA and received a variance. Sebastian noted he would like to put the land back into agricultural use. Sebastian noted that the smaller lot will be sold in the future. James Corliss asked if any of the frontage numbers had changed. Sebastian noted that none of the frontage will change. Sebastain noted that the house built was built as a partial solar house and the trees and brush will get in the way of the reflective property of the snow in the wintertime.

The meeting was opened up to the public.

There were no questions or comments from the public.

Board discussion:

Koopmann asked if anyone noted that the decision of the Zoning Board of Adjustment was not a unanimous decision. Koopmann noted he was attempting to see if there is any negative as there are obvious concerns from some people on the ZBA. Davis Peach noted that it passed and that is the only thing that matters. Rolland Vollbehr (as a member of the public) noted that he attended the

hearing of the ZBA and the only concern was the lot size being smaller than 5 acres. Joe Brodbine noted he also attended that meeting and that was the only thing brought up.

Brad Chesley moves to approve the Lot Line application submitted by Steven and Karen Sebastian of property located at Streeter Hill Road (Map 2B, Lots A5 & A6) consisting of approximately 12.65 acres in the Rural/Agricultural Zone. The motion was seconded by Davis Peach and passed unanimously.

Sebastian will provide the appropriate number of copies for signature prior to the next meeting for signature.

Dead River Company, Rick Fleming - This is a continuation of an application for a Major Site Plan Review of property located at 22 Mill Road (Map 13 Lot E9.1) consisting of approximately 2.27 acres in the Commercial /Industrial Zone.

Rick Fleming, Chris Baldwin and James McLean were present for the applicant. Chris Baldwin noted that he had a good meeting with Chief Cooper, but have not been able to get with the State Fire Marshall due to scheduling.

James McLean from Fire Risk Management noted that the information contained in a fire safety analysis is not mandated. A fire safety analysis is typically completed by the owner and then given to the Fire Chief to fill out. McLean noted that they reviewed the site plan and the fire safety analysis and did a report which was provided to the board on Friday. McLean noted that the bulk fuel oil is not required to be in the fire safety analysis. McLean noted that the fire safety features required by code and cannot be changed by the owner. It was noted that they discussed the typically needed for water supply and what is available.

Corliss noted that he believes the board was hoping to hear is not so much an overview of why you had to put things into the plans, but the elements that are here that are sufficient.

McLean noted that the owner and the fire chief had to check boxes and if they skipped one, they need to correct whatever issue exists. McLean noted that it is already established that they meet all of the requirements. Corliss noted that it was his impression of the safety of the distillate storage was that it was going to meet certain codes. Corliss noted that he believes the board is interested in knowing the particulars of why the features exist and an explanation of why it wont explode or leak into the brook.

Chris Baldwin noted that he had experts at the last meeting to explain all of the safety features and McLean is not an expert at this. Baldwin explained that McLean is present to discuss the fire safety memo. Baldwin noted that typically an application like this would be conditionally approved with the condition being that the Fire Chief and State Fire Marshall are satisfied.

Davis Peach noted that he trusts what this document says (Fire Safety Analysis), noting that we asked them for an analysis and they have provided one. Peach noted there is a lot of public present and they should be allowed to comment now. Peach noted he is not in favor of giving conditional approval at this time. The applicant was instructed to meet with the Fire Marshall, and since that has not been accomplished, the meeting should be continued. Parisi noted that the board has been struggling with the fact that there is a difference of opinion between the local fire department and the applicant. Parisi noted that the board has not heard from the fire chief as to if he has reviewed this information and his thoughts on it. Parisi noted that he believes that the board is in the same place it was at the last meeting and the applicant should come back again once they have met with the State Fire Marshall. Corliss noted that after the last public hearing, he wrote to Dead River, the State Fire Marshall and Chief Cooper (through Steve Dumont) and pointed out that this board needs a good set of verified facts and that the developer and Chief Cooper and/or the State Fire Marshalls

office need to weigh in on that and we need the end result of everyone coming together. Corliss noted that in his view, this board is not yet in the position to approve or deny because all of the information has not been provided. Parisi noted that a fundamental difference still exists and no decision can be made at this point. Chesley noted that he believes that he has received a lot more information and feels he is much further along than he was last meeting. Koopmann noted that the fire safety analysis does not discuss water to cool or fight the fire. Koopmann noted that he does not see anything that discusses the environmental impact that may effect the Catsbane Brook. Chris Baldwin noted that last week they sat down with the Fire Chief and went over the memo. Baldwin noted that the Fire Chief has been involved in the preparation of this fire safety analysis. Rick Fleming noted that he met with Chief Cooper. Fleming noted that the Fire Marshall cannot be engaged until approval is granted. Fleming noted there is no way to move forward without Planning Board approval. Fleming noted that they brought in James McLean and his organization to have them look at the codes and the plans. Fleming noted that the applicant is aware they need to help train the Fire Department members and have offered to do so on an annual or semi-annual basis. Fleming noted that live fire training will be offered and Dead River is willing to help with scholarships to the NH Fire Academy.

Corliss noted that from the Planning Board perspective, in past hearings, Chief Cooper has not said a lot, and what he has said indicates he is totally opposed to the project, but is unable to verbalize the reasons beyond it being a volunteer fire department with an unknown number of people showing up and the water problem. Corliss noted it was his hope that there would be some results of a productive conversation between Dead River and our Chief. Corliss noted that the board is left thinking based on what they have heard Cooper does not think it is the right thing to have on this property because of the fire safety issues.

McKeon noted that in previous meetings the board was lead to believe the State Fire Marshalls office could be engaged by the Chief or the Town requesting them to assist. McKeon noted that now the applicant is indicating they need approval prior to the Fire Marshall getting involved. Corliss noted that when he spoke to the Fire Marshall's office, they indicated they could not get involved without being invited. Corliss noted they have been invited to participate. Fleming noted he thought that they indicated they needed approval in order to get involved. Steve Dumont noted that normally everything does happen after approval. Dumont noted he has spoken to the State Fire Marshall and have invited them to meet, but they are extremely busy and unable to meet until the middle of December at the earliest. Dumont noted that generally code and fire wise, these discussions do not happen until after approval to not waste time. Corliss noted that the Fire Department testimony has been all negative. Dumont noted that water supply and evacuation are Chief Coopers biggest concerns. Dumont noted that evacuation requirements would be a mile or a mile and a half. Peach noted that the board should move on from this issue at this time. Peach noted that all other issues should be taken care of and not ignored because of this one issue.

A poll was taken and the board chose to move on from the Fire Safety issue for the moment.

Lawson-Kelleher noted that she wanted the public to be able to ask questions or make comments about the Fire Safety issue as they have not had a chance to discuss it. It was noted that the public will be allowed to talk about Fire Safety.

It was noted that the Fire Safety Analysis is in the file available for viewing at the Town offices.

The meeting was opened to the public.

Aaron Cusimano noted that several questions have been raised about Chesterfield Fire having the recourses to fight any kind of fire at the facility. Cusimano asked if there are any regulations noting the number of people that should be available for a facility of this size. James McLean noted that there are no requirements, but that is the purpose of the fire safety analysis, to allow the Fire Chief and Dead River to come together and know what might be needed. McLean noted that is how the propane tank went from above ground to buried.

Alfred Kempf noted that he used to work at the Bookpress next to suburban propane in Brattleboro. Kempf noted that there was a truck accident at that site. He noted that the fire department got there very quickly, but if they had not responded so quickly, it would have leveled 3 square miles. Kempf noted that all the safety procedures and valves will not help in the event of an accident such as this one. Kempf noted that you should not put propane and oil tanks together. Kempf noted that Brattleboro has removed all the tanks buried along the Connecticut river and we should not let someone bury one here. Kempf noted that tanks spill and leak and should not be buried on that site. Mike Coakley asked how this project benefits us, the residents of Chesterfield. Coakley noted there are a lot of people in attendance this evening and they are all here because they are very concerned about the negative aspects of a application such as this one.

Chris Babcock noted that he has 30 years in the fire service. Babcock noted that when a fire happens, it is because something failed and fire is the result of that failure. Babcock noted that he attended the last meeting, has read the minutes of previous meetings and has become friendly with the Fire Department here in Chesterfield. Babcock notes that he believes the local Fire Departments have been unfairly characterized. Babcock noted that there are three volunteer departments in the area (Spofford, Chesterfield and W. Chesterfield) and they are manned by good hearted people willing to volunteer for dangerous duty. Babcock noted that he is not sure if the minutes from the July 18 meeting show only a brief part of the overall discussion or if concerns are being sugar coated. Babcock noted that there are much worse case scenarios than what was described on July 18 specifically noting an explosion of an exposed flame, impinged tank or the uncontrolled release of raw propane which could lead to a massive explosion and fire. Babcock noted that propane is heavier than air allowing it to follow the contour of the ground and travel long distances without dissipating. Babcock noted that the emergency guidebook is a starting point when something goes wrong. Babcock noted that larger propane incidents require 1/2 a mile to a mile of evacuation. Babcock noted that there was a structure fire on Friday 11/18 in Spofford. This incident occurred at 7AM. Babcock noted that the firefighters made a good strong interior attack. Many mutual aid departments came to lend a hand. The towns that sent help included Brattleboro, Westmoreland, Walpole, Keene, Swanzey and Hinsdale. Babcock noted that getting everyone there and set up takes time. Tankers arrived within 15-40 minutes and it took 30-45 minutes to set up the water refilling station. Babcock noted that this response can be typical of a volunteer response, however depending on the time of day and availability of firefighters, the in town numbers could have been lower requiring more mutual aid response. Babcock noted that even the departments that have full time firefighters require mutual aid for structure fires.

Corliss noted that the board has agreed to move on from Fire Safety.

Babcock noted that 1/2 mile evacuation is what is recommended. Babcock noted that 1 liquid gallon of propane expands to 270 gallons of gas/vapor. When mixed with air to the lowest explosive/flammable limit of 2.15% the total volume of the gas/air explosive mixture is 12,500 gallons. Babcock noted that foam is a 3% concentrate to 97% water and this site has no good water source. Babcock noted that there are other businesses and some residences within 500 feet of this property. Babcock noted there are many roads in and around this property which would need to be shut down to prevent cars (ignition sources) from entering the area.

Babcock noted that human error and maintenance are the two contributing factors to issues at facilities such as these. Babcock noted that they do not happen often, but they do happen. In March of 2003 in NJ a driver ripped a hose and the safety devices failed and this caused a major explosion and fire. The incident required mutual aid from 19 departments in the first 24 hours and 47 departments before the incident was declared out a week later.

Babcock noted that he believes that if the Planning Board chooses to go forward and approve the application, they should do so without bashing the fire department. Babcock noted that manpower is always an issue with volunteer departments and encourages everyone to join.

Al Ryden noted he sent the board a letter on November 18. Ryden noted the fire issue has been well addressed, but traffic has not been addressed. Ryden noted that he is not a traffic consultant, but is concerned about site lines in both directions from Mill Road. Ryden noted site contamination and the types of soils that are on that site being very permeable and porous. Ryden noted that the bore holes are test sites are only 6-14 feet down and should be more than that. Ryden suggests the board take a step back and create a process for environmental concerns. Ryden noted he would like to be on record as being opposed to this project.

Mike Beardsley noted he lives down the road from the proposed site. He would like to know why this lot as the area seems pretty residential. Beardsley asked why he was not notified of the application and why he was just hearing about the meetings. Beardsley noted he is also concerned about the fact that this will not be up for a town vote instead of a small committee being able to decide.

Corliss noted that the site in question is zoned commercial and that is why they can apply for this type of commercial business here. Corliss noted that the hearings were noticed the same way all planning board hearings are noticed. Corliss noted that the agendas are placed in 3 places in town and on the website and abutters are noticed by certified mail. Beardsley noted he would like a blanket email to the entire town when things like this come up. Beardsley noted he is against this project. Nancy Eddie noted that New England is in a period of drought. Eddie noted that fossil fuels are driving events such as this drought. Eddie noted that the recent rainfall has done very little to help the conditions. She noted that dropping water levels continue. Eddie noted that in considering our potential to fight fires, we must consider the drought. Eddie noted she could not support an application such as this.

Nathan Antaya noted that because of the lack of awareness of this project, he has been out canvassing the neighborhood and the town and has gotten 115 Chesterfield Residents to sign a petition in opposition of the project. (Some of the members of the audience noted they had not had a chance to sign yet, so it was passed around and received additional signatures - final number at the end of the meeting 130)

Scott Selvidio noted that he lives in close proximity to the proposed project and wanted to say that although there were a lot of good points made tonight, he feels very uninformed and feels like he should have been notified. Selvidio noted that he is concerned about his property value and is sure it will go down if this project is approved. Selvidio noted he is not against all business on that site, just this type of business.

Leslie O'Brien noted that she is an abutter and did contact a realtor; she has a letter from a realtor noting that a project such as this would greatly affect the value of her home. It will affect her ability to sell her house. O'Brien noted that she will never be able to sleep if this is approved, she will be very concerned about something happening.

Cameron O'Brien noted that he and his girlfriend are the two youngest people in attendance of the meeting and wanted to note that they are inheriting this world and would like to know where this facility would be in 50 years.

Jennifer Cambell noted that she is confused if this project is for propane or fuel oil. It was noted the application included both. Cambell noted that we should be able to pick the businesses that are allowed on that site, noting that she bought her house because it is a beautiful area.

Corliss noted that this board is required to look at the Land Development Regulations and the Master Plan and determine whether or not a proposal meets the criteria. It was noted that the Fire Department, Highway Department, Police Department and Code Enforcement are all contacted prior to approval for their input.

Lisa Sonio asked if there was a risk assessment for potential of threat. Sonio asked how prevalent a risk exists. Sonio noted that the board should be more environmentally friendly and think of human life and environmental life ahead of business.

Denise Higgins asked if public opinion against the facility is enough to deny the application. Corliss noted that he hoped there would have been a more in depth discussion between Chief Cooper and the developer to see what direction everything is going in.

Nancy Aichelle asked if there is any provision in the safety document that takes into account the human factor. Aichelle noted that in the example given by Babcock it was human error. Aichelle asked how you plan for something like that. Aichelle noted she has great respect for Chief Cooper and the Fire Departments as it is their responsibility to protect the town and he is doing a great job. Aichelle noted that several years ago she had a barn burn, and it was 20-25 minutes before the first fire truck got on scene. Aichelle noted that she is not bashing the department, but realizes it can be a struggle to get enough people when you have a volunteer department. Aichelle noted that she had a question regarding something in previous minutes. It notes that there will be staff on site who look at the water in the protective contamination to check for sheen and then decide if it gets released or not. Corliss noted that is for the distillate tanks. Aichelle noted that it seems like the water should be tested prior to being released, not just looked at.

Kristin McKeon noted that she wanted to talk more about training. She noted that this is a slippery slope noting once you have some training, you need to get more and keep up any certifications you receive, this will be an ongoing expense and is wondering if Dead River will continue to provide money for this or will the Town eventually have to take over the cost of the required additional training.

Rick Fleming noted that Dead River is committed to sending a firefighter to the NH fire academy a year until everyone is up to speed.

Jeff Scott noted that he is standing for Standing rock. Scott noted that his faith is in Rick Cooper and the Fire Department. Scott noted that if the town does not have the manpower and resources needed, we should not approve the project.

Alfred Kempf noted that if anything happened on that site, there is no way for the Fire Department to get there and all fire ponds are in that area and therefore they cannot get to them either. Kempf noted that a shock wave would take out every tank on that site.

Barbara Girs asked if there had been a study done on the effect on the value of the homes in the area. Corliss noted that a study had not been conducted to his knowledge. Girs asked if there would be a smell to the facially. Rick Fleming noted that there will not be a smell that leaves the property. It will not permeate past the property line.

Phil Davis asked how much propane is released from a hose when a truck is filling up. Rick Fleming noted that it is a very small amount, but he does not know the exact number at this time. Fleming noted he will get the number. Phil Davis asked what it would take for this to go before the Town for a vote. Corliss noted that it will not be before the town, the Planning Board makes this decision.

Leslie O'Brien noted that Cary pond is very dry right now. O'Brien asked if there will be an evacuation plan in the even this is approved. Rick Cooper stated an evacuation plan will be in place if the application is approved.

Stub Thomas asked how many plants Dead River currently has. It was noted they have 38 bulk plants in ME, NH, VT and MA. Rick Fleming noted that there are daily, weekly and monthly inspections that are required to be performed.

Barbara Girs asked which facilities the applicants actually themselves live close to and how many of the Planning Board members live close to the proposed site.

Susan Lawson-Kelleher noted that one dilemma the board has is that it is important to take input and comments by the people who will be impacted, but cannot use our personal feelings and opinions. The board is obligated to follow the regulations that were voted in by the Town. Lawson-Kelleher noted it is important to remember that we are landowners, but so is the applicant and they have rights too.

Nancy Eddie noted that the question has been asked twice about what benefits come to the town and it has not been answered. McKeon noted that we cannot assess the cost benefit in taxes or the diminished value to homes in the area until it is built.

Nancy O'Brien noted that it seems like the public's voices do not matter.

Corliss noted that voices matter, but any decision made by the Planning Board must be defensible.

Lana Martin noted that several years back a developer wanted a mall and the Town did have a chance to vote on that. Lawson-Kelleher noted that was because a zoning change was needed for the project. This project is in the correct zone for the proposal.

Phyllis Henry noted that they have all the safety stuff in place, but there is always room for human error. Henry noted that homes in the area will lose value. Henry asked when the road would be looked at. Corliss noted that the PD and the Highway both had no comments about this proposal.

Kristin McKeon asked if the master plan says we are suppose to encourage stuff that keeps the character of the Town, and noted that this is not in keeping with the character of Chesterfield.

Josh Carasquello noted that he is scared, although he feels it does not matter because it is up to the board to decide.

Maryann Coakley noted that they want the approval and then it would be up to the Fire Chief to make the final decision. She noted it does not seem right that they are asking for approval before giving all of the information.

James McLean noted that in order to develop everything necessary, more money must be spent and that is not usually done prior to approval. This is an expensive step. McLean noted that Dead River cannot move forward without the Planning Board approval.

Corliss noted that the board asked Dead River to meet with the Fire Department and get to a point where everyone can agree that it can or cannot be built. Corliss noted that is what he would like to see. Corliss noted that he does not believe the board can go forward with an approval without knowing how the Town deals with the approval. Corliss stated that if the Fire Department and developer can come to an agreement in a way that works for both sides, then they can come back to the board and the board and the public can discuss the findings.

Chief Cooper noted that they have meet. They talked for over an hour last week. Cooper noted he has been working with the Fire Marshalls office. Cooper noted that the board is not listening.

Corliss noted that if the Fire Department and the applicant are having discussions, the board is not aware of them.

Cooper noted that he has gotten back to the applicant each time he has called. The Fire Marshall has not had time to sit down with the Fire Department and the applicant, but that is their scheduling issue. Cooper noted that the Fire Department and Dead River are working together despite the fact that the board keeps saying they are not.

Corliss asked at what point the board would have any results of the discussions. Corliss asked if Cooper had seen the fire risk assessment. Cooper noted that he received a copy today and has not had a chance to read the entire thing.

Lawson-Kelleher noted that Cooper should let Lachenal know of any meeting dates so the board is aware.

Parisi noted that one of the fundamental requests from the board has not been completed and therefore he would not support a vote at this time as there is not enough information to make an informed decision.

Jon McKeon noted that a lot of items have been brought up by the public and the board needs to have discussions on those items. McKeon noted that one of the bigger issues is the impact on surrounding properties.

Davis Peach asked what else can be put to bed, noting that there are other issues that have not been dealt with. Peach noted that a decision should not be made tonight.

Corliss stated that everything was put to bed a couple hearings ago, except safety issues.

Steve Dumont asked if the board was requesting the Fire Chief to do all the building and fire codes now so the board can make a decision. Dumont noted that stuff usually happens after approval. Corliss noted that the board is looking to know if there is a way forward with this project as seen by the developer and the fire department.

Dumont asked what happens if it takes 2-3 months and the Chief does not accept it. Corliss noted that the board does not see another way to move forward.

Davis Peach noted that the board could get legal counsel. Peach noted that without additional specific protocols that need to be followed, then it may be time to let the fire issue go and determine based on the information available. Peach noted he believes the board should discuss the possible impact to area property values. Peach noted that the board needs to ask Dead River if they would like to continue the hearing as the board is not ready to make a decision.

Corliss asked if the applicant would like a continuance. Rick Fleming asked if the Fire Marshall was willing to work on this application without an approval. Rick Cooper stated they are willing, they have not had time.

The board took a 5 minute break at this time.

Corliss noted that he believes we are at the point where the board needs to see if the applicant will ask for a continuance to a determined date in hopes that they will have information available to us on that date.

Rick Fleming noted that due to the board's comments throughout the meeting, more investigation needs to happen and the applicant will continue to work with the Fire Chief. Fleming noted that they will agree to a continuance.

Brad Chesley moves to continue the hearing to December 12, 2016 at 7:30PM with the intention of the hearing comprising of board discussion at the discretion of the Chairman. Davis Peach seconds the motion.

Discussion on the motion:

Jeff Scott asked if he was hearing correctly that the meeting in December would be closed. Corliss noted that it is a public hearing, but the board would like an opportunity to read over tonight's minutes and discuss other times that may need attention. Corliss noted it is the intent of the board to have a public hearing without a presentation from the developer and the public to give the board a chance to adequately address some of the issues. Scott asked how the board can discuss property values without including the public. Jon McKeon noted that the board will probably be looking at an assessing firm to provide information on property values, not the homeowners themselves.

Rick Fleming noted that the board has asked Dead River to meet with the Fire Chief and the Fire Marshall to mitigate the Fire Chief's concerns, and wanted to make sure that is the only thing the board is looking for from the applicant at this time.

Corliss noted that the board is asking them to have discussions with the Fire Department and the State Fire Marshall to see if it is possible that there is a way forward from a fire/life safety point of view. Corliss noted that the board is not asking for final blue prints or signatures, but would like to know there is open communication and no dead lock. Fleming asked if the board needed the pre-fire plan in place and documented at the next meeting or if the board is asking to know that one is being worked out. Corliss noted that the board would like to see a joint statement that the parties think it is possible through further discussion and negotiations to come to an agreement that meets the needs of the Town and is doable for Dead River.

The motion passes unanimously.

Items for Discussion

Master Plan

Brad Chesley noted the board has received one copy of the Master Plan. That copy needs to be reviewed. The copy will then be voted on in a noticed public hearing. The public hearing is scheduled for December 12, 2016. Norm VanCor asked if the public would have the ability to give input in the scheduled meeting. Jon McKeon noted that we have never had public input on the Master Plan at a public hearing. Davis Peach noted that the time for input has passed. It was noted that the board can decide they would like public input if they choose at the hearing.

Accessory Dwellings

James Corliss noted that the first public hearing resulted in some minor changes. The second public hearing will be scheduled for December 12, 2016. It was noted that the board received an email with some suggestions on the ADU's and they will take them into consideration.

Signs

No new information

Spofford Boat Sales

Jon McKeon and James Corliss wrote a new letter which Lachenal will send certified mail tomorrow.

Items for Information

Other Business

Jon McKeon noted that the Selectboard is addressing the concerns expressed regarding the table in the Selectmen's meeting room.

James Corliss noted that he attended an Economic Development Committee meeting last week and one of the topics was the effect of Planning Boards on economic development. Corliss noted that the committee was not aware of the letter to applicants. Corliss noted that after reading the letter, the guy from the State had some suggestions on wording, but did not suggest any way for the board to make the public aware of the letter. Currently the letter is on the Town website and is furnished with each application to the board.

Brad Chesley asked if the Town was doing anything more about Manny's site. Jon McKeon noted that the Town is working through the legal system to address the issue.

Davis Peach noted he would like to talk about how Keene's procedures again. It will be an item for discussion at the next meeting.

There will be no meeting on January 2nd in observance of New Year's day. There will also be no meeting on January 16th in observance of Martin Luther King day. The January meeting schedule will be discussed at the next meeting.

Items for Signature

Adjournment

Joe Parisi moves to adjourn at 10:58. Brad Chesley seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM December 12, 2016.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date