



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
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Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
SEPTEMBER 27, 2007
(Approved as amended 10/25/07)**

PRESENT: Paul Morin, Chairman; George Malette, Secretary; Tom Clow, Exofficio;
Naomi L. Bolton, Land Use Coordinator

GUESTS: David Ruoff, Chairman ZBA; June Purington, ZBA member; Forrest Esenwine, ZBA member; Ian McSweeney, ZBA Vice Chairman; Malcolm Wright, ZBA member; Judy Donnelly; Killian Donnelly; Robert DeStefano; Ginger Esenwine; John Flanders; John Boisvert; Erik Hagstrom; Steve McDonough; Tim Ferwerda, Meridian Land Services; Steven Whitley; Jed Callen, Esquire; Art Siciliano, LLS; Robin Morrell; Glenn Morrell; Peter Ashworth; Jan Snyder; Jill Flanders; Angela McConkey; Jeffrey Wright; Cheryl Wright; Brian Nase; Danielle Bond-Ishak.

I. CALL TO ORDER:

Chairman Paul Morin called the meeting to order at 7:00 PM at the Weare Town Office Building. Chairman Morin explained that tonight we have three joint hearings with the Zoning Board of Adjustment first on the agenda. Chairman Morin then turned the meeting over to David Ruoff, ZBA Chairman. Chairman Ruoff asked the board members present to introduce themselves. Chairman Ruoff then explained to those present the way by which the board conducts business.

II. JOINT PUBLIC HEARINGS W/ZONING BOARD:

Case #2407 MEM Properties, LLC
Variance, Article 28, Section 28.9
107 North Stark Highway
Applicant is proposing a single bay automatic car wash and a two station exterior self serve spray bay. Also proposed are three vacuum stations.

Tim Ferwerda from Meridian Land Services and owner Steve McDonough were present. Mr. Ferwerda explained that the purpose of this application is to put in a single bay automatic car wash and a two station exterior self serve spray bay. Also proposed are three vacuum stations. This site is former A-1 Saw shop location. In 2000 a variance was granted to allow an 8 foot encroachment into the rear setback. Mr. Ferwerda stated that they are here with two requests. The first

is a variance, which is required for the proposed impact to the 25 foot wetland buffer for the construction of the access drive and the car wash building. The second is for a special exception, which is required to allow the proposed parking spaces/vacuum stations to be relocated within the building setbacks. Mr. Ferwerda stated that he would address the variance application first and then went through the five points of hardship for the variance as follows:

1. There will not be a diminution of value of surrounding properties as a result of the granting of this variance because: The site is currently developed but not in use, with the existing structures in disrepair and the site overgrown with vegetation. Granting this variance will allow the site to be redeveloped.
2. The granting of the variance will not be contrary to the public interest because: The current abandoned site will be redeveloped and the actual buffer area will be increased by reducing the yard area near the wetlands. This will be accomplished by the installation of a stockade fence closer to the proposed building than the existing stockade fence is to the existing building.
3. That enforcement of the zoning ordinance will create an unnecessary hardship in that the zoning restriction:
 - aa. An area variance is needed to enable the applicants proposed use of the property given the special conditions of the property because: The lot's depth is only 100 feet with a 50 foot front setback and 30 feet side/rear setbacks, creating a building envelope only 20 feet wide. A variance was granted 11/15/2000 to allow an 8 foot encroachment in the rear setback. In April 2007 a wetland buffer was adopted by the Town. A portion of this buffer encompasses the previously approved work area.
 - bb. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance because: The narrow depth of the lot requires a drive through building (car wash) to be placed towards the rear of the lot to allow for vehicle turning movement.
4. That through the granting of relief by variance substantial justice will be done because: This will allow for the redevelopment of an abandoned parcel, with a use that is complementary to an abutting use (gas station/auto repair shop).
5. The use, for which the variance is requested, will not be contrary to the spirit of the ordinance because: The use is allowed in the underlying commercial zoning district.

Approving Abutters: NONE

Disapproving Abutters: NONE

Public At Large: NONE

Other Boards: Forrest Esenwine asked why the stockade fence was not going to be brought all the way to the property line. Tom Clow commented about the stockade fence. He felt that leaving it short was for safety reasons. Chairman

Morin wanted to just point out that the reason given for keeping the stockade fence short may be somewhat weak, but the Planning Board will scrutinize that part of the plan. The only request that needs to be considered is the reduced buffer.

Rebuttal of Applicant: NONE

Chairman Ruoff closed this hearing at 7:30 PM.

BOARD DISCUSSION: Chairman Ruoff stated that it is an extremely narrow building envelope for this lot, particularly when it is a commercial lot. He felt it was reasonable. He liked moving the fence for better access. He is confident the Planning Board will make sure all safeguards are in place. Ian McSweeney stated that the present building now encroaches and it is very tough shape. There are only so many uses that were allowed there. Forrest Esenwine felt that it is an appropriate use and he felt it would be nice to get this back on the tax rolls.

CASE DECISIONS: Point #1: Forrest Esenwine moved to accept point #1; Ian McSweeney seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Point #2: June Purington moved to accept point #2; Forrest Esenwine seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Point #3aa: June Purington moved to accept point #3aa; Ian McSweeney seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Point #3bb: Ian McSweeney moved to accept point #3bb; June Purington seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Point #4: June Purington moved to accept point #4; Ian McSweeney seconded the motion. Vote: unanimous vote in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Point #5: June Purington moved to accept point #5; Ian McSweeney seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine). Chairman Ruoff stated that the spirit and intent is to protect the wetlands. Forrest Esenwine moved to grant the variance on case #2407; Ian McSweeney seconded the motion. Vote: unanimous in favor (Wright, Purington, McSweeney, Ruoff and Esenwine).

Case #2507 MEM Properties, LLC
Special Exception, Article 24, Section 24.8
107 North Stark Highway
Applicant is proposing a single bay automatic car wash and a two station exterior self serve spray bay. Also proposed are three vacuum stations.

Tim Ferwerda, Meridian Land Services stated that the special exception is for the parking areas, particularly the three vacuum stations. All three are on the side line setback. Mr. Ferwerda then went through the seven conditions needed for a special exception as follows:

1. The specific site is an appropriate location for such a use or uses in terms of overall community development: The proposed use, car wash (motor vehicle service) is allowed within the commercial zoning district. The special exception request is for locating vacuum stations (parking spaces) within the building setbacks from the property lines.
2. The proposed use will not adversely affect the neighborhood and shall produce no significant reduction of real estate values in the neighboring area: The existing parking is along the front of the existing building, towards the road. The proposed vacuum stations/parking spaces will be towards the rear of the property in an area currently occupied by the existing building.
3. The proposed use will not be a nuisance or serious hazard to vehicular traffic or pedestrians: Locating the vacuum stations within the building setback line allows for safe vehicle circulation from the car wash building to the site entrance.
4. The proposed use will not cause an undue burden on the Town through the provision of basic Town services: Locating the vacuum station/parking spaces within the building setbacks will not require any Town services.
5. Adequate off-street parking be provided if determined necessary by the Zoning Board of Adjustment: The facility will be fully automated, and therefore there is only a part time attendant. When service is required, the attendant will park in front of the equipment bay.
6. A buffer may be required to screen neighboring uses from the proposed use. Buffers may be fence screens, dense planting of suitable trees and shrubbery, or naturally occurring shrubs and trees: The vacuum stations/parking spaces will be adjacent to the wetland buffer to the west, and to the existing gas station/auto repair shop to the south. A stockade fence is proposed in this area to constrain the use of these facilities to the subject parcel.
7. The Zoning Board of Adjustment, in granting any special exception, may include such restrictions or conditions to insure compliance with this section: The applicant will accept any reasonable conditions placed on this by the board.

Approving Abutters: NONE

Disapproving Abutters: NONE

Public At Large: NONE

Other Boards: NONE

Rebuttal of Applicant: NONE

Chairman Ruoff closed this hearing at 7:40 PM.

BOARD DISCUSSIONS: Chairman Ruoff stated that the only item he would comment on is the stockade fence and he would like to leave it and feels more comfortable with leaving that type of discretion up to the Planning Board. He felt the application was fine. He is familiar with the area. Ian McSweeney stated the

only thing that stands out is the light post that sits in the encroachment, but that is something that he feels could be left to the Planning Board.

CASE DECISIONS: Forrest Esenwine moved to grant the special exception on Case #2507 as shown on the plan; June Purington seconded the motion, unanimous vote in favor.

Chairman Morin stated that he would like to now let the Zoning Board take up the action they need to on the next case and then the Planning Board would go back to the top for their business. That would allow the Zoning Board to adjourn after and not have to stay around.

Case #2607 Erik Hagstrom Revocable Trust (Art Siciliano) – Subdivision
Special Exception, Article 22, Section 22.6.2
422 Flanders Memorial Road, #407-069
Applicant is requesting to reduce the building setback from 20 feet to 16.5 feet.

Art Siciliano was present representing Erik Hagstrom Revocable Trust. Mr. Hagstrom was also present. Mr. Siciliano stated that they are trying to subdivide the property and the proposed property line comes within 16.5 feet of the existing garage, where 20 feet is the required setback. Mr. Siciliano went through the special exception seven conditions as follows:

1. The specific site is an appropriate location for such a use or uses in terms of overall community development: Buildings in a village setting are typically close together. This existing garage is on a slab and not easy to relocate.
2. The proposed use will not adversely affect the neighborhood and shall produce no significant reduction of real estate values in the neighboring area: The proposed use is to reduce the setback line from twenty feet to 16.5 feet. There is no physical effect to the neighborhood by reducing this setback so there is no adverse affect.
3. The proposed use will not be a nuisance or serious hazard to vehicular traffic or pedestrians: This is a building setback issue and will not cause a nuisance or hazard.
4. The proposed use will not cause an undue burden on the Town through the provision of basic Town services: A setback use will not cause a burden on Town services.
5. Adequate off-street parking be provided if determined by the Zoning Board of Adjustment: There is adequate off-street parking on the lot.
6. A buffer may be required to screen neighboring uses from the proposed use. Buffers may be fence screens, dense planting of suitable trees and shrubbery, or naturally occurring shrubs and trees: If the board feels a buffer is needed it can be added, we feel a buffer is not necessary.
7. The Zoning Board of Adjustment, in granting any special exception, may include such restrictions or conditions to insure compliance with this

section: We can comply with additional restrictions or conditions within reason.

Approving Abutters: NONE

Disapproving Abutters: Jed Callen, Attorney representing John Flanders was present. Attorney Callen stated that they object to the special exception because they feel there is a more reasonable solution that would obviate the need for the special exception and simultaneously bring the property into closer conformity with the Town's Zoning Ordinance. Chairman Ruoff reminded Attorney Callen that his presentation needs to be kept specifically to just the special exception, not the subdivision because the Planning Board will deal with the subdivision. Attorney Callen pointed out that this structure is in the Clinton Grove Historical Overlay District (CGHOD) which should compel the ZBA to apply additional standards and criteria beyond the standard special exception criteria. Attorney Callen went on to say that assuming the proposed subdivision is granted, severing the garage from the residence it once served. The garage will no longer have any residential or agricultural purpose, as the proposed house site will be some 200 feet away. Any homeowner will undoubtedly seek to construct a residential garage and carry groceries, etc. 200 feet up an icy driveway to the home. Rather than allow the special exception, Attorney Callen suggested on behalf of his client that the garage should be razed or removed, as this approach will obviate the need for a special exception and simultaneously bring the subject property closer to compliance with the Town's Zoning Ordinance, including the purposes of the Village and the Clinton Grove Historic District.

Peter Ashworth, abutter stated that he felt the granting of the special exception for a building lot is not contrary to the spirit of the ordinance.

Cheryl Wright, 281 Hodgdon Road, stated that her only concern is how the existing fork in Flanders Memorial Road is very dangerous and this would create more of a safety issue. Jeff Wright stated that he has an issue with the driveway location being at the bus stop.

Bob DeStefano, 2 Thorndike Road, stated that what the board does with the special exception really affects more down the road.

Jan Snyder, 10 Thorndike Road, asked about the criteria needed for a special exception. Chairman Ruoff pointed out that it is different from a variance and there are no points of hardship that have to be met on a special exception; basically the applicant gets it by right.

Angela McConkey, 415 Flanders Memorial Road, expressed her concern which was also the safety of the neighborhood.

Attorney Callen stated that he would like the record to accurately reflect that he on represents the Flanders. Attorney Callen stated that he did have a meeting

with the Flanders, the Wright's and Mr. Destefano, but it was only a meeting and he is here tonight representing Mr. Flanders.

Mr. DeStefano stated that he has been out there for quite some time and there has been a lot to discuss as to the safety and being a fire fighter/EMT person it is not that dangerous.

Erik Hagstrom, owner stated that he is planning on keeping the lot and still using this three bay garage. He has put some money into it and plans on keeping it, not removing it.

Public At Large: NONE

Other Boards: NONE

Rebuttal of Applicant: Mr. Siciliano stated that he wanted to point out that they are asking for the special exception for the proposed property line and not for the building it already exists.

Chairman Ruoff then closed this hearing at 8:25 PM.

Chairman Morin stated that he would bring out a small point which is the special exception could be tied to the success or failure of the subdivision.

BOARD DISCUSSIONS: Forrest Esenwine stated that the way he sees it is the problem begins with the sale of the property. Now we are being asked to create a second non-conforming issue the first being the existing building setback. Historically the board has never granted something that would make it more non-conforming and what we are doing here is making it more non-conforming. He is opposed. Ian McSweeney agreed with Mr. Esenwine to a degree. June Purington stated that she understands why he wouldn't want to take that down. He does have use of the property without granting this special exception. Chairman Ruoff feels it fails in number three but passes on everything else. This could augment the use of this building. Forrest Esenwine felt that the request doesn't meet number two, but that is debatable. Mr. Esenwine moved to grant the special exception on Case #2607; June Purington seconded the motion. Vote: 0 in favor and 5 opposed (Wright, McSweeney, Purington, Ruoff and Esenwine).

Forrest Esenwine moved to adjourn the ZBA portion of the zoning meeting; June Purington seconded the motion, unanimous vote in favor.

The board took a brief recess while the zoning board members packed up.

Chairman Morin stated that the board will now go back to the top of the agenda.

MEM PROPERTIES, LLC – SITE PLAN REVIEW, 107 NORTH STARK HIGHWAY, TAX MAP 203-036: Chairman Morin opened this hearing at 8:40 PM. Chairman Morin asked the applicant to be brief so that we are not rehearing

what was already explained. Tim Ferwerda from Meridian Land Services was present. The proposal is for a car wash. The board reviewed the plan. Chairman Morin stated that the proposed sign will need to be detailed on the plan and it will need to follow the sign ordinance, Article 34, particularly the reader board.

The outstanding issues:

- sign to be in compliance and shown on the plan
- review of the drainage report to be done by Northeast Engineering
- Board of Firewards comments
- Demonstrate to make sure the reduced wetland buffer area is reasonably as affective as though the entire area was there
- Review ECS report with the Conservation Commission
- Add a note or something to the small area where the pavement is going to be removed and the grass to be added, other than the hatched area

Chairman Morin closed the public hearing at 8:50 PM. George Malette moved to continue this hearing to October 25, 2007; Tom Clow seconded the motion, all in favor.

ERIK HAGSTROM REVOCABLE TRUST (ART SICILIANO) – CONCEPTUAL HEARING, 422 FLANDERS MEMORIAL ROAD, TAX MAP 404-069: Chairman Morin opened this hearing at 8:51 PM. Art Siciliano and Erik Hagstrom were present. Chairman Morin pointed out that you didn't get a special exception therefore the lot line that is being proposed would be in violation and asked if they have at this time an alternative solution. Mr. Siciliano stated that they felt that this was a minor condition and they could remove the building or cut it back 3 ½ feet. Mr. Siciliano stated that he will bring that change back. Chairman Morin stated that in that case we should spend some time on some of the other issues that are sure to come up. This is an application for a two lot subdivision. One lot would have the existing home and the other would be essentially a vacant lot, but would have other out buildings that exist today on it. The empty lot has a proposed house, well and septic location shown on it.

Attorney Jed Callen stated that he needs to amend the letter based on the recent decision made by the zoning board, but being the fact that the special exception was just denied it is not in compliance with the subdivision regulations. Attorney Callen also pointed out a letter from Irene Weber that was attached. They are raising questions as to the location and type of septic system that is at the current house. Mr. Siciliano stated that he will have to investigate that. Mr. Siciliano stated that he was told it was an existing well. He will have to dig it up and investigate. Attorney Callen stated that over the years this property has been a dump for years, which could create an issue. Attorney Callen then pointed out that the garage in question has been used as a garage and there might be a possibility of contamination.

Peter Ashworth, abutter stated that his feelings about the lot are that it is a fairly odd shaped lot dodging wetlands here and there. With some of the other issues

just raised regarding the cesspool, etc. could really be a problem lot for someone. The second issue is that it is also in the historic district and is really going to damage the quality of the area that is there and the people of the Town thought enough to set the area aside in the first place to be a historic area. He felt that building a building there really would be contrary to the use that he sees was intended by the people of the Town.

Jeffrey Wright, abutter stated that if the area as in fact was stated, is a cesspool for this house, if you split this property that puts this properties waste water on another piece of land, which doesn't seem logical.

Bob Destefano, abutter, stated that he didn't really get a chance to get a good look at the plans. He asked if someone could tell him the distance from the newly proposed house to his lot line. Chairman Morin stated that he scaled it and it would be about 115 feet. Mr. Destefano asked how high the land would be. Mr. Siciliano responded that the proposed house would be about 10 to 15 feet higher than the wetlands. Mr. Destefano stated that one of the corner markers this spring was about 2 feet under water and he is assuming that trend this is going to continue because the Town just raised the road up.

Jan Snyder, abutter, asked if the Conservation Commission looks at the plans. Chairman Morin responded yes. Ms. Snyder stated that the only piece of dry land is where the proposed house is going. The Conservation Commission did look at this plan and they made the following comment: The 25' wetland buffer is not shown on the plan. The WCC would like to know where the proposed septic field is to be located. Chairman Morin stated that he felt they were really looking more than at the 4K area, but possibly demonstrating how the septic field will be connected to the house and well.

Jill Flanders, abutter, stated that six months out of the year there are no leaves and you will be able to see the house. She is confused from the last meeting because Mr. Hagstrom stated that he wanted to keep the garage for storage but then he said he would like the subdivision to sell for a lot.

Angela McConkey, abutter, 415 Flanders Memorial Road, stated that her house was built in 1830. The residents all work hard to restore the property and are very proud of the accomplishments. The neighbors living in the red house (Weare's first post office, the Wrights) are also working on their property. It is a sacred place. They already see the hazards of increased traffic. She felt that a new house in the background beyond the cemetery it would no longer have the same character as it did. No matter where a driveway is located on the frontage it is going to be very dangerous there on the curve. It would just be begging for an accident. She believes that this proposal is just the beginning. There is a potential to take the 5 acres owned by Mrs. Hagstrom link it up with the long stretch and now you have a nice big area for development. Ms. McConkey stated

that she feels the property is not really for sale it is only a decoy. The property is being held for development.

Cheryl Wright, 281 Hodgdon Road, she is also concerned about the historic district. She is concerned about the wetlands and water quality, which is their water source.

Jeffrey Wright, 281 Hodgdon Road, stated that putting a driveway in there with the existing building is a safety issue.

Chairman Morin closed the public hearing at this time. The following items are outstanding:

- demonstrate safe driveway access for the proposed lot
- detail is needed for the leach field for new lot
- investigate the existing leach field
- make the plan compliant with zoning
- get comments from the Conservation Commission

Tom Clow pointed out that it is unique that this lot will straddle two zones. He was thinking that the criteria would be which ever one is the most stringent of the two zones would be the one that applies.

George Malette moved to continue this to October 25, 2007; Tom Clow seconded the motion, all in favor.

HIGH ROCK DEVELOPMENT – SUBDIVISION (CONTINUED HEARING), TWIN BRIDGE ROAD, TAX MAP 110-077: Chairman Morin opened this hearing at 9:37 PM. Art Siciliano was present. Glenn and Robin Morrell were also present. Mr. Siciliano stated that he was not able to attend the WCC meeting on September 12th, so they haven't got any input from the WCC. They are planning on attending the October 10th meeting to go over the proposed open space deed.

Glenn Morrell, 31 Daniels Road, he did go to the Conservation Commission meeting and got a copy of the proposed warranty deed for the open space. They have some issues with that. He asked about the possibility of a lot line adjustment with the neighbor so that in the event her septic failed she would be able to put in a new septic. The board didn't have an issue with doing that but would need something in writing from the lot owner. Mr. Siciliano stated that he would like to talk to his client first as well.

Robin Morrell, concerned with the weekend work that is happening and who can she call. She called DES and stated that the response given was they are an after the fact committee and deal with it after the fact.

George Malette stated that the Conservation Commission was not aware the detention pond was going to be built in the open space.

Chairman Morin encouraged Mr. Siciliano to actively pursue the final outstanding items:

- a letter from Public Works Director
- add note to plan about phasing plan 6 per year absent the GMO of 5 per year
- Board of Firewards cistern
- Proposed easements

George Malette moved to continue this hearing to October 25, 2007; Tom Clow seconded the motion, all in favor. Chairman Morin closed this hearing at 10:00 PM.

PENNICUCK WATER WORKS (OWNER: DANIELS LAKE WATER WORKS) – SITE PLAN REVIEW, WAYNE DRIVE, TAX MAP 109-042: Chairman Morin opened this hearing at 10:01 PM. John Boisvert, Pennichuck Water Works was present. At the last meeting the board was to go and look at the site on their own time. The Board of Firewards had no recommendation at this time, which was the only outstanding item. Tom Clow made a motion to conditionally approve subject to the receipt of any and all State permits; George Malette seconded the motion, all in favor. Chairman Morin closed this hearing at 10:05 PM.

ARTHUR F. SICILIANO – SITE PLAN REVIEW, 47 PINE HILL ROAD, TAX MAP 202-010.001: Chairman Morin opened this hearing at 10:06 PM. Art Siciliano was present. Chairman Morin read a letter from Mary Karpen (a copy of the letter is in the file). Chairman Morin also read a letter was from Del and Wendy Rice and Karen Roy. Chairman Morin stated that Mr. Siciliano has submitted a site plan application and everything has been checked off but the comments from Conservation Commission and the Board of Fire Wards. The proposal on this plan is to sell a few cars as noted on the site plan.

George Malette stated that his concern is that he has the ability but there is nothing in black and white under the permitted uses.

Brian Nase, 195 Concord Stage Road, stated that his biggest concern is everyone is available to sell cars and now the lot is subdivided with 8 lots, now he has the potential of 30-50 cars in his back yard.

Danielle Bond-Ishak, abutter stated that she was at the ZBA hearing she doesn't understand what has changed since then. The intent of the ZBA was setting a precedent by allowing this commercial venture. She is not sure what has changed to know make it allowable.

Judy Donnelly, 55 Pine Hill Road, stated that there is a difference between a sign on the mail box and traffic up and down the driveway. What happens when he sells the property there is no control over the amount of cars. She felt the whole town is opening up something that would be horrible.

Chairman Morin closed this hearing at 10:33 PM.

Chairman Morin asked the board that legal advice might be needed due to the previously failed variance. Tom Clow stated that he would feel awkward to overturn the ZBA and this seems not the proper thing to do. George Malette stated that he didn't interpret the zoning to allow this as a use.

Mr. Siciliano stated that the zoning says not limited to it doesn't include everything someone wants to do.

Tom Clow felt it was really different for selling one car versus an auto business. Chairman Morin wants to find out procedurally if we can proceed. Chairman Morin asked Mr. Siciliano if he was willing to pay for a brief legal opinion. Mr. Siciliano agreed to pay for the legal opinion.

George Malette moved to continue this hearing to October 25, 2007; Tom Clow seconded the motion, all in favor.

JACQUES, ALICE & ROBIN J. RAYMOND – LOT LINE ADJUSTMENT, RIVER ROAD, TAX MAP 412-093 & 412-094.001: Chairman Morin opened this hearing at 10:40 PM. Mike Dahlberg, LLS sent in a letter requesting a continuance. George Malette moved to continue this hearing to October 25, 2007; Tom Clow seconded the motion, all in favor.

III. APPROVAL OF MINUTES:

AUGUST 30, 2007 MINUTES: George Malette moved to accept the August 30, 2007 minutes as written; Tom Clow seconded the motion, all in favor.

SEPTEMBER 13, 2007 MINUTES: George Malette moved to accept the September 13, 2007 minutes as written; Tom Clow seconded the motion, all in favor.

IV. OTHER BUSINESS:

AGRICULTURAL COMMITTEE: Chairman Morin stated that he will be attending the next meeting on Tuesday, October 2nd to discuss some of the proposed zoning changes.

V. ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn at 10:50 PM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator