

**TOWN OF SKANEATELES PLANNING BOARD
PUBLIC INFORMATION
MEETING MINUTES
October 6, 2020**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Jill Marshall
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m.

Public Information Meeting &-SEQR- Major Subdivision

Applicant	Chris Graham	Property:
	4302 Jordan Rd	County Line Rd
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Parcel #018.-02-29.1

Present: Chris Graham, Applicant; Robert Eggleston, Eggleston & Krenzer Architects;
John Frazee, GZA Engineering

Chairman Southern opened the meeting at 6:30 p.m. As this is a public information meeting, questions and comments will not be taken in any specific order. Mr. Eggleston began stating that submitted was part 1 of the EAF that has been revised to reflect the suggested modifications from the board at the last discussion. A plat plan was submitted dated September 24, 2020. The 23-acre vacant parcel with 1200 feet of road frontage on County Line Road is in the Hamlet district, a town water district, and town lighting district. The comprehensive plan encourages development in the northern hamlets for housing of various types.

The lot is composed of farmland with a small woods in the north corner, the lot is near the IRO district to the south, and a 24-unit condo project that is under construction east of the lot on Lauder Lane. There is an adjacent property to the south that is in the hamlet district. The Peters farm is located west across the street from the property in Cayuga County and Phillips Street is north of the lot. To the northeast and east are industrial properties that are vacant with a watercourse that runs on the adjacent property. It was part of the former Welch Allyn property that is now owned by Kohilo.

The zoning code allows half acre lots with 50% impermeable surface coverage; and 40% required open space. The design is a tradition streetscape found in hamlets, and there are two proposed streets off County Line Road that would connect with a third connector street that is perpendicular to the other proposed streets. Each lot is a minimum half acre that would be situated on soils that are conducive to good percolation tests and conventional septic systems. There are no steep slopes on the property.

There will be two flag lot driveways; one off the north street that will have two flag lot properties, and one off the south street that will have three flag lot properties. The lots could be developed for single family dwellings or multifamily dwellings if the lots were combined.

A walking path in the southeast corner will connect with the Lauder Lane condominium development as originally designed when the Lauder Lane development was designed. A ten-foot easement would be established on the western boundary of the property along County Line Road for any future walkway that would provide a walking loop. If the property to the east is developed, the walkway could connect to it to continue to Visions Drive.

The highway superintendent was consulted to determine the best profile for the streets, and they are working with the town on the public water connection as they will be bringing over an 8-inch pipe from over Visions Drive. The highway superintendent preferred that street trees not be in the road right of way, so trees will be located every 50 feet of road frontage in yards between the road right of way and any dwellings. The property is in an existing lighting district, and lighting will be located at the County Line Road intersections and at the intersections of the internal streets. This would be consistent with the other dark subdivisions in the town. There will be two stormwater facilities with one in the northeast corner with water coming from the street that will be directed to the retention pond before it is released to the creek east of the property. The second facility is in the southeast corner that will treat the water before being released to the east. The intent of the subdivision is to create a neighborhood as part of the hamlet with homes in the 1,800-2,400 square feet in size. The aim is to provide alternative housing to young families and empty nesters.

Chairman Southern opened the public comment portion of the meeting.

Fran McCormack, 4 Prentiss Drive, I am interested in any type of development as if I would live there. Will there be a master suite located on the first floor? Mr. Eggleston said that a lot of people like a first-floor master, especially an empty nester, and there are a lot of requests for ranch style homes. The type of houses will be market driven for what people are requesting. Ms. McCormack said that you are not locked in that kind of design that is on the map. They are not going to look alike in design. She continued asking how much space you need to have for each lot. Mr. Eggleston said that because the land has good percolation rates, they will be smaller septic systems. They may be in the range of 50 feet wide and 24 feet deep with 100% expansion capability. Ms. McCormack said that it is basically half of the width of the lot. She continued saying that there is only 20 feet between each home and asked if there is any house in the village that would help everyone to visualize what it would look like. Mr. Eggleston said that this would not be unlike the houses that were designed for Mirabeau although final designs have not been put together. They will not have the strict architectural review that the village has. Ms. McCormack inquired on the north side if there are existing homes and Mr. Eggleston said that there is one vacant lot with the other lots having smaller traditional type homes. Ms. McCormack inquired if there would be any screening for the houses and Mr. Eggleston said that there is a natural tree line that exists that will be maintained. Ms. McCormack inquired about flag lots as they look dense, and Mr. Eggleston stated that lots 20 - 22 are the three lots that share the south driveway, and lots 31-32 share the north driveway. Ms. McCormack inquired if the builder must have 33 houses to make money as green space would be nice. Mr. Eggleston said that this subdivision is not Prentiss drive. Ms. McCormack said that she did not hear what the approximate price would be as Lauder Lane which has more square footage at the higher end was hard to sell at \$325,000. Mr. Eggleston said that these would be market rate homes and until they know what the price of materials are as they have been increasing dramatically. He continued saying that unlike affordable housing that gets tax breaks and lots of incentives where you can build for under market rates; the market will determine what the price would be for this subdivision.

Christine Buff, 780 Sheldon Road, said barring the definition of affordable housing and market rates on homes, the comprehensive plan that is encouraging development in the northern hamlets is wonderful as the town needs more homes. Affordable in her definition is what is for those who work here, live here and perhaps go smaller. We are looking at half a million-dollar homes for here when all is said and done. How will these 30+ homes fit in with the hamlet with the homes that are here now? Homes in this area are not going for \$300,000 now and nor should they as we need are kids to be able to live here. How will this fit in

with the comprehensive plan with the cost that they will be? Mr. Eggleston said that her comments are noted. He continued saying that if there were half the homes then they would cost twice as much. To keep costs down you need to increase the number of homes. The lots on Phillips Street are all small lots that have worked well as a neighborhood, and they are creating a neighborhood with this development. Ms. Buff said that it would be welcomed for homes that are not what the comprehensive plan defines as affordable, but an entry level person making wages, or a Skaneateles town employee makes and what they can afford. Member Marshall inquired if Ms. Buff would prefer smaller lot sizes or less lots. Ms. Buff said that it is an individual preference, although many of the amenities that are shown in a new home are not necessarily needed. Amenities can be added later, she would like to see houses that someone can start a family or live out the rest of their days and pass on to their children. I would like people to like it here because it is a nice neighborhood and not necessarily because it is Skaneateles.

Dick Eldredge, 776 Sheldon Road, commented that the cart is before the horse, goal 3 in the comprehensive plan saying that in cooperation with the hamlet residents, encourage growth and investment in the northern hamlets of Skaneateles Falls and Mottville, in the form of mixed use and walkable communities. The goal is centered around promoting green industry in and around the hamlets in conjunction with clean industrial growth in conjunction with a variety of housing types that would be affordable to a large cross section of Skaneateles residents is encouraged, as is neighborhood supported retail in hamlet population centers where there is sufficient demand to make a service/retail business viable. Any detail planning in these areas should be conducted in close consultation with residents of the hamlet. Objective number 1 is to attract clean industry and other compatible businesses to the northern hamlet. Years ago, Visions Drive was established to attract businesses. He continued saying that he does not see any more room and queried where they will go. He continued saying that he does not see the town following the comprehensive plan that is in place. He said that the development is happening before any input from the residents of the hamlet that have lived here for years. The lot sizes get larger once you leave the hamlet and the density is less. Where would a swimming pool, a garden, a shed, or a travel home go on these properties? He continued saying that this is country living out here and this development is suburban. The hamlet committee has not been involved. Chairman Southern stated that tonight's meeting is to hear from the people in the area, and the beginning point of hearing on this project.

Peter Bettis, 4098 O'Neil Lane, said that maybe with the contemporary housing there are not as many people who garden. There are people that have their chicken coops and gardens. A lot of these lots would be used for people working on Visions Drive. I live in Mottville and this is a good idea as we need the housing with the most important thing of affordability. We want our children and young adults that were born and raised here to be able to stay here if they can and it is more difficult to do that. Whether the number is as when he bought his house it was \$100,000, and maybe now it is \$200,000, \$250,000. Some of the homes should be targeted to the first-time buyer, otherwise he does not have any issues with the development.

Holly Gregg, 3872 Jordan Road, thanked the board for the information meeting. There is more pressure to development the northern hamlet and done correctly there is demand for the project. This project has a neighborhood feel and hopefully continuity. Affordability is an issue and there are some developments out there that could be studied to help keep the prices down. The schools would benefit from the housing and the hamlet committee should be used as a focus group. They have strong needs that this development could address such as having the town request that a portion of the homes, say 8 or 10 of the 33 homes be priced to meet the needs. This is a trend in the northern hamlets where people are realizing that this is a way to go. We need to do it in a way that is smart, attractive, and Bob and Chris have the capacity to do those things.

Janet Aaron stated that this is great information to the boards to hear.

Bill Mahood, 60 West Lake Street, said that he echoes the comments from Rickard and Holly. It is good to have a new development in the area and it is important for the prices to be at a level to allow those with modest incomes to afford.

John Sheldon, 725 Sheldon Road, said that this development is a lie. Where Chris was wanting to do his townhouses was a lie. Chairman Southern said that the purpose of this informational meeting is to hear about the County Line Road subdivision. Mr. Sheldon said that there were price problems there and it does not match what is there on County Line Road. This is not about comfort but a lot of people in one spot. He continued saying that he is not opposed to any kind of expansion, but this is not what he wants, and he does not like that kind of thing.

Courtney Alexander inquired if the project is requiring any variances or special permits. Mr. Eggleston stated that the proposed subdivision complies with all subdivision rules and zoning code. Ms. Alexander said that her personal opinion on the project is that it looks dense to her and that she would like to see it fit more in with the character of the hamlet especially in price point under \$400,000. Chairman Southern commented that the price of wood has gone up and Ms. Alexander said that building materials have doubled in price over the last couple of weeks.

Chris Legg said that he greatly appreciates the neighbors commenting on the project and that the hamlet committee will be looking at it. It is more important that there is direct conversation from the residents to the Planning Board as that is the most appropriate place for any of those discussions.

Member Winkelman stated that the comments that the lots are small, the lots on Phillips Street are smaller. The proposed lots will have room for chicken coops and gardens. The comprehensive Plan represents the town ideals, but the free market is usually primary in America. We can wish for a developer to do affordable housing but cannot compel it. He continued saying that he is skeptical that these will sell being so close to the farm across the street and inquired what the projected build out is for the subdivision. Mr. Eggleston said that he would be speculating, however, there are not a lot of available lots in the Village or on the lake. The fact that this is not on the lake or in the village helps to keep this less expensive than Parkside or Butters Farm. Because the town or government is not chipping in money, the lots will be at market rate driven and they are going to do their best to keep them smaller, more manageable to keep the prices lower. No one is supplementing the costs and the developer is looking to make a fair wage.

Member Marshall said that she is a member of the hamlet committee and that she understands that it is a little frustrating where they are with the committee. Ideally they would have been further along with what some of the objectives are. They would like to receive feedback from the community like tonight. Also, she said that new high density can be scary but if you look at the heart of traditional hamlets the lots are smaller than what is proposed in this development. Rural is not necessarily the same as traditional hamlet. Finding the balance to get the density right so that the prices can be lower price point is a bit of a tightrope.

Chairman Southern said that there is a lot talk about affordable housing, and just to build a house today that make it a challenge. The way you can have affordable housing is through government subsidies to the people buying the properties. It is usually not controlled by the builder constructing the product. There are incentives in the zoning code, but it usually resides in the pockets of the people apart from the project.

Mr. Eggleston said that one of the problems in the town is the death by 1000 stabs with subdivision of a parcel into two lots and not create a neighborhood. This is one of the large lots in the hamlet with an opportunity to create a neighborhood with multiple streets. It is a large investment for the developer who has to pay for the roads, pay for the water, the infrastructure, and the stormwater management systems; these are the things you don't get in a one or two lot subdivision. Every hamlet started out as a farm field

with common sense determining what someone would need for a house. Small dense lots with dwellings that are available for people to live in. The RF district in the town is available for people who want acreage, and this proposal provides an opportunity to create a neighborhood done cohesively.

Dick Eldredge, 776 Sheldon Road, inquired that if a buyer wanted to purchase more than one lot, could they put one house on the two lots. Mr. Eggleston said that he is opposed to that as it takes away the character of the neighborhood. The intent in the hamlet is small houses on small lots.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to close the public information hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

Chairman Southern commented that written comments can continue to the town and that there will be a public hearing on the project. Counsel Molnar requested for the applicant to provide an update to the board regarding any Town Board discussions that may have occurred on the water line extension, streets, etcetera.

Mr. Eggleston stated that they have made an initial presentation to the Town Board, and the board was going to get back to them regarding some procedural questions. They wanted to wait until after the informational meeting before meeting again. They are anticipating a future Town Board meeting with their responses to their initial presentation. Consideration will need to be given for the drainage district, working with Miranda on the water line, Alan Wellington on the roads, and the town engineer on the details of the stormwater structures. They are continuing and looking forward to the next meeting.

Counsel Molnar recommended that the board do a review of part 1 for any submitted changes, and part 2 of the submitted EAF Long Form. Part 1 of the EAF was submitted for the project, Chairman Southern recommended that part 1 of the EAF be reviewed to correct any errors.

Mr. Eggleston stated that **part 1 of the submitted EAF** had been resubmitted dated September 24, 2020, with the suggested changes. and noted the following:

B(g): Included that the DEC permit will be obtained post approval.

C(4)(d): added Skaneateles Falls Park and Charlie Major Nature Trail

D(1)(e): The anticipated period of construction was modified to 6 months for installing the roads and infrastructure.

D(2)(b): The answer is no; this was corrected due to the auto population on the NYSDEC form.

D(2)(e)(iv): This was changed to no, as there is no proposal for green technology, and they are allowed 50% impermeable surface coverage in a hamlet.

D(2)(j): They have answered it no based on NYSDEC handbook guidance. This proposal size is under what they would consider substantial.

D(2)(m)(ii): Yes, vegetation will be removed in the northeast corner with trees and hedgerows that will remain on the property line. It has not yet been determined whether the Planning Board would want lights at the interior intersections.

D(2)(n)(i): Yes, as there will be streetlights at the intersections with County Line Road and the property is in an existing lighting district.

D(2)(n)(ii): No, the lighting will be some distance from any of the trees that would be removed from the northeast corner.

E(2)(c): For the soil types presented in the project listed were percentages, and the soil names have been added. Mr. Reid said that he usually listed the series with the prominent soil is type C that well drains. An A soil is well draining with lots of gravel in it; B soil has more fines in it, type C soil is a typical soil that is more of a composition mix, and type D are the poorer soils with more clay content. Member Kasper inquired at what depth is type C soil found, and Mr. Reid said that the data they rely on is with the USDA which their soil research taken to a depth of six feet. Mr. Camp explained that what Mr. Reid is discussing is what is referred to as hydrologic soil types which are not the same as soil classification. The Honeoye soil type is a different classification than A,B,C. Every soil that you will find will fall into one category of A,B, C, or D from a hydrologic standpoint to determine water runoff. Mr. Eggleston stated that type A is Palmyra 9%, C is Ontario Cazenovia and Wassaic 86% of the land; and D is Benson Wassaic Rock which is 5%. Member Kasper inquired about the septic systems and the fact that most of the soil is C level. Is that soil conducive to good septic systems. Mr. Eggleston said that they have 10-minute perc tests a few years ago. Mr. Reid said that they have been out there this year with OCDOH to perform some deep test pits to confirm those results.

E(2)(h)(iv): The stream 896-1-2 is not located on this property. The same thing goes for the federal wetlands nearby that are not on the property.

E(3)(a): The property is not located in an agricultural district. Peters Farm is located across County line Road in Cayuga County.

Mr. Reid had submitted a letter to the board regarding traffic in the area. A traffic study was done in 2006 for the GEIT project. The study was based on 250 employees and shows breakdown of the traffic including AM and PM peaks. Specifically looking at County Line Road going north and south during peak times had the capacity of the road at 15-40% capacity. He used the trip generation for single family dwellings from the manual and determined that the trip generation for this proposal would have 18 trips during peak AM travel and 20 trips during PM peak travel. There would not be any substantial increase in traffic for the development.

Member Kasper commented that there is more room for additional business on Visions Drive and inquired how the traffic would impact those businesses. Mr. Eggleston said that considering that 250 employees added to the area of exiting business generated 15-40% of capacity of the road, 500-1000 people could be added based on the design of the road. Mr. Reid said that the proposed subdivision will not have any adverse impact. Member Kasper said that he used to live on County Line Road and there is a burst of traffic at 3:30 p.m. from Welch Allyn, Tessa Plastics and GE. Jordan Road at Old Seneca Turnpike at 3:30 p.m. is congested and you would be waiting. It is the same at five corners on County Line Road. Traffic studies do not take that into consideration. Mr. Camp said that a proper traffic study would have had traffic counts that would automatically collect it over a period of several days. Napoleon has been around a long time and Jim Napoleon teaches at Syracuse University. He is a well-respected traffic engineer, and he would not have any reason to question what was in the study. Member Hamlin said that any impact of increased traffic on Visions Drive would be on that developer then. This development will not have an impact on the capacity of County Line Road to process the traffic, it would be intersections themselves. This development

will not have a material impact, additional development on Visions Drive could, but that is not part of this proposal. Mr. Kasper said that there have been accidents at the five corners and his concern is additional traffic, although this subdivision will not have a traffic impact. Member Winkelman stated that it will take a while for the subdivision to be built out, probably 10-20 years.

Mr. Reid stated that was a question regarding phase one, the use of the property will remain unchanged and it up to the lender or owner to request a phase one. It is not required for this proposed subdivision.

Member Winkelman inquired a well in the edge of the woods near lot number 4 or 5. Mr. Graham discussed it with Alan Briggs, and it was used for test samples; Stauffer Chemical was required to do testing around the area. The well will be abandoned with this development. There is no problem with covering it up or collapsing it into itself.

Counsel Molnar stated that the board has information from the public to start its SEQR determination. He continued saying that it could be completed tonight, or a second meeting could be scheduled to complete parts 2 and 3 of the SEQR determination. The board reviewed sections of **part 2 of the EAF** where additional information was warranted, and noted the following comments:

Counsel Molnar stated that the information that was requested to be provided has been discussed tonight including the soil information as well as the traffic concerns. Member Kasper inquired if the SEQR is completed, is the board required to render a decision of the project because he would like to re-review the comprehensive plan for consistency. Mr. Camp suggested that Counsel Molnar could recommend the best way for the board to consider the project in conjunction with the comprehensive plan. Counsel Molnar stated that the comprehensive plan is the goals and ideals advanced by the zoning code as it sits today. To the extent that the project has been designed within code requirements the board can find that it follows the comprehensive plan. The board can find that it is consistent with the comprehensive plan given that the development of single-family housing in the hamlet. It is a worthy goal to also obtain feedback of making additional decisions concerning the subdivision which will probably not impact the SEQR decision or analysis this evening.

Member Marshall inquired if part 2 is completed tonight, what impact will it have on the board's timeline. Counsel Molnar stated that SEQR needs to be completed prior to a formal action by the board on the project. To the extent that SEQR is taken to completion and it is a negative declaration, the project will proceed, the applicant will be requested to further the design towards a plat plan, which is approvable. The board will want to reflect upon information and feedback it receives from the Town Board concerning the applicant's request to establish a drainage district, extend the water district, etcetera. SEQR can be completed this evening if the board wishes that based upon the board's analysis and conclusion of part 2. If the board determines that there are any potential significant and environmental impacts from the project as designed and before the board now, then the board would require the applicant to submitted a draft environmental impact statement (DEIS) to address those potentially significant impacts. A determination on part 2 is very important to the applicant moving forward with the project and with the Planning Board moving forward with the project. Chairman Southern suggested that the board go through the areas of part 2 where the board had checked yes or requested additional information when the draft review was performed.

1 Impact on Land - No Yes

This question is reviewed in terms of the subdivision filing and the installation of the road and the stormwater systems that will be 6 months to complete.

2 Impacts on Geological Features -No Yes

3 Impacts on Surface Water -No Yes

4 Impacts on Groundwater -No Yes

5 Impact on Flooding -No Yes

6 Impacts on Air -No Yes

7 Impacts on Plants and Animals -No Yes

8 Impacts on Agricultural Resources -No Yes

9 Impacts on Aesthetic Resources -No Yes

10 Impacts on Historic and Archeological Resources -No Yes

11 Impacts on Open Space and Recreation -No Yes

12 Impacts on Critical Environmental Areas -No Yes

13 Impacts on Transportation -No Yes

The two existing traffic studies indicate that there will be no significant impact on traffic from the proposed subdivision.

- a. No
- b. No
- c. No
- d. No
- e. No.
- f. No

14 Impacts on Energy -No Yes

15 Impacts on Noise, Odor, and Light -No Yes

16 Impacts on Human Health -No Yes

17 Consistency with Community Plans -No Yes

- a. No to small
- b. No
- c. No
- d. No
- e. No
- f. No
- g. No, there is not a large piece of open land in the hamlet to replicate the development. There may be potential for a corner store or gas station, which would be consistent with community plans.

18 Consistency with Community Character - No Yes

Counsel Molnar recommended that the board proceed to part 3 based on the answers in parts 1 and 2. **Part 3** is the board determination on the FEAF submitted by the applicant. The board classified this action as a Type 1 action that is subject to coordinated review under SEQR due to the size of the project relative to the size of the community and other factors. The SEQR status box was checked as type 1, and parts 1, 2 and 3. The board will consider upon the review of the information recorded on this EAF as noted, and a list of what was considered will be listed. The board will consider both the magnitude and importance of each identified potential impact, and conclude that the Planning Board as lead agency, that the action will not have significant adverse impacts on the environment, or that it does have significant adverse impacts that will be mitigated with the following conditions, or the project has one or more significant impacts that a positive declaration is issued. Member Hamlin requested that all the additional information to support the decision should be listed with part 3 of the EAF.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Hamlin declare that this project will result in no significant adverse impacts on the environment, and, therefore an environmental impact statement need not be prepared, with a negative declaration issued. The Board having been polled resulted in the unanimous affirmance of said motion.

Counsel Molnar stated that the next steps are that there is additional information that is needed from the applicant regarding Town Board approval of a district creation that would need to be provided to the Planning Board. If the Town Board voices objections to the project creation of a drainage district, they would become conditions or issues for the Planning Board to address. A complete plat plan will need to be submitted considering where they are with the Town Board. Then the Planning Board would need to review the plat plan for sufficiency and vote upon after a public hearing has been held, and stated conditions if it is approved. Mr. Camp stated that there are a few outstanding but minor engineering issues that he and the applicant's engineer are working through. It should not change anything the board sees on the plan. Member Kasper commented that consideration should be given to the comments that have been made tonight by the public. Chairman Southern reminded that there will be a public hearing for the public to comment on the project. Member Marshall remarked that she would like to continue the discussion on lot size and layout of the lots. She continued saying that ideally you want smaller lot sizes in a hamlet; however, if someone purchase two lots it would provide a little variety and give the neighborhood a more organic feel. Uniformity can be achieved with trees, sidewalks, and setbacks to the houses. Member Kasper noted that there are no incentives for the developer to do affordable housing or townhouses. He continued saying this is one of the rare opportunities to do some mixed use and satisfy some of the neighbors with having affordable housing. They should approach the town to see if there are any incentives. Mr. Eggleston said to have affordable housing it is complicated and involves getting community grants which are difficult to qualify for. He continued saying that they are accomplishing the goals of the comprehensive plan by offering smaller lots. The applicant is trying to get close to hamlet guidelines with streets and smaller lots instead of suburban sprawl. The application is following all the zoning code and the comprehensive plan. Member Marshall said that she agrees and wondered if there could be smaller lots. Mr. Eggleston said that smaller lots would require sewer systems and there are not sewers in the area. Mr. Camp recommended that the lot size should not be reduced since the lots need to support septic systems. Member Kasper said that his concern that the hamlet allows 50% coverage on the lot and someone could build a 4,000 square foot house down there and the board has no control on that. The application will continue once additional information is made available to the board.

Member Winkelman commented that the Town Board is also considering the drainage district formation as the applicant would prefer to not establish a homeowner's association.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:44 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston
Chris Graham
Ed Reid
Dessa Bergen
Chris Legg
Janet Aaron
Mark Tucker
Courtney Alexander
Alan Briggs
Bruce Wood
Sally Cunningham
Bill Mahood
Kim Benda
Fran McCormack
Christine Buff
Holly Karker
Holly Gregg
Richard Eldredge
Peter Bettis
Jason Gabak
James