

--D R A F T--

ZONING BOARD OF ADJUSTMENT MINUTES
TUESDAY, MAY 14, 2002 – 7:00 PM
TOWN COUNCIL CHAMBERS - DURHAM TOWN HALL

Members Present: Bill Annis, Chair; Henry Smith, Robin Rousseau
(left the meeting at 11:05 PM), Ted McNitt; John
deCampi; Linn Bogle

Members Absent: Jane Towle, Robbi Woodburn

Others Present: Tom Johnson, Code Enforcement Officer;
Interested Members of the Public

Chair Annis called the meeting to order at 7:01 PM

I. Approval of Agenda

Ted McNitt MOVED to approve the agenda. Henry Smith SECONDED the motion.

Tom Johnson stated that a request had been made to move item X up on the agenda as the applicants had small children at home to attend to.

The Board discussed the request and determined it would be appropriate to move item X up to item III.

The motion to approve the agenda as amended PASSED unanimously.

- II. CONTINUED DELIBERATION** on a petition submitted by David E. Vallery, Durham, New Hampshire on behalf of Stephen E. Hoginski, Durham, New Hampshire for an **APPLICATION FOR SPECIAL EXCEPTION** in accordance with Article X, Section 175-86(E) of the Zoning Ordinance to place a septic system within the Shoreland Protection Zone. The property involved is shown on Tax Map 20, Lot 1-0, is located at 595 Bay Road, and is in the Residence C Zoning District.

Ted McNitt MOVED to remove this item from the table for Board discussion. John deCampi SECONDED the motion and it PASSED unanimously.

Robin Rousseau reread the motion from the last meeting on this item. She stated that the application proposed a septic system suitable for a 4-bedroom house, although the actual size of house was determined to be a 2-3 bedroom house.

The Board discussed issues regarding the larger septic system design versus a smaller system that would be acceptable for the size of the house.

David Vallery gave an overview of the design and layout of the septic system. In response to a question from John deCampi, he stated that a system designed for less use would be smaller. He stated that he would still advise a bigger system as it reduces the possibility of septic system issues.

Chair Annis suggested to consider the proposed system and to not focus on issues relating the size of the system.

Chair Annis stated that Linn Bogle would be a voting member for this application.

Ted McNitt MOVED to approve the petition submitted by David E. Vallery, Durham, New Hampshire on behalf of Stephen E. Hoginski, Durham, New Hampshire for an APPLICATION FOR SPECIAL EXCEPTION in accordance with Article X, Section 175-86(E) of the Zoning Ordinance to place a septic system within the Shoreland Protection Zone. Linn Bogle SECONDED the motion.

Ted McNitt stated that he agreed that the larger septic system was appropriate and more in line with the intent of the Shoreland Protection ordinance.

Robin Rousseau stated that she felt the application did not fulfill the criteria of the variance, and that a smaller sized system would be closer to the intent of the Shoreland Protection ordinance.

The Board discussed the implications of denying the application and whether it was appropriate to consider these implications.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 4-1 (Robin Rousseau disagreed)**
2. Granting the variance will not be contrary to the public interest. **AGREED 4-1 (Robin Rousseau disagreed)**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 4-1 (Robin Rousseau disagreed)**
4. Granting the variance will do substantial justice **AGREED 3-2 (Robin Rousseau, Henry Smith disagreed)**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 4-1 (Robin Rousseau disagreed)**

The motion to approve the petition PASSED on a vote of 3-2 (Linn Bogle, Ted McNitt, Chair Annis were in favor of, Robin Rousseau, Henry Smith were opposed)

- III. **PUBLIC HEARING** on a petition submitted by Ken & Laurie Hochgraf, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-25(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to expand a single family home on a nonconforming lot. The property involved is shown on Tax Map 6, Lot 5-35, is located at 10 Croghan Road, and is in the RA, Residence A Zoning District.

Chair Annis opened the Public Hearing

Ken Hochgraf gave a brief overview of the plan to expand his dining room by moving a preexisting wall in his house

Chair Annis closed the Public Hearing

John deCampi MOVED to approve the petition submitted by Ken & Laurie Hochgraf, Durham, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-25(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to expand a single family home on a nonconforming lot. Linn Bogle SECONDED the motion.

Chair Annis stated that John deCampi would be a voting member for this application.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 5-0**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 3-2 (Robin Rousseau, Henry Smith disagreed)**
4. By granting the variance substantial justice will be done. **AGREED 5-0**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 5-0**

The motion to approve the petition PASSED on a vote of 3-2 (Ted McNitt, John deCampi, Chair Annis were in favor of; Robin Rousseau, Henry Smith were opposed)

- IV. **PUBLIC HEARING** on a petition submitted by Peter & Marybeth Knight, Durham, New Hampshire for an **APPLICATION FOR VARIANCE** from Article IV, Section 175-25(B) of the Zoning Ordinance to build a second dwelling unit on a 32,450 square foot lot. The Zoning Ordinance requires that there be 20,000 square feet for the first dwelling unit and 15,000 square feet for each additional unit. The property involved is shown on Tax Map 1, Lot 18-3, is located at 29 Bagdad Road, and is in the RA, Residence A Zoning District

Chair Annis opened the Public Hearing

Peter Knight stated that he had previously been denied a variance to build a detached garage with an accessory apartment because the apartment was not permitted in the RA district. He stated that he is now seeking a variance to build a second dwelling on the site instead.

Chair Annis closed the Public Hearing

Henry Smith asked Mr. Knight how the application had changed from before

Mr. Knight said that there was no change in the plan, that he had reapplied because he had erred in considering the structure an accessory apartment in his previous application.

Henry Smith stated that he had an issue making exception to the minimum required lot size by a margin of 17%.

Robin Rousseau stated that according to Fisher v. Dover, a resubmitted application had to be substantially different from the originally submitted application. She stated that there was no difference between the applications except for the wording. She stated that the Board had determined, in considering the original application, that the proposed structure met the criteria of an accessory structure.

Chair Annis stated that Linn Bogle would be a voting member for this application.

Robin Rousseau MOVED to DENY the petition submitted by Peter & Marybeth Knight, Durham, New Hampshire for an APPLICATION FOR VARIANCE from Article IV, Section 175-25(B) of the Zoning Ordinance to build a second dwelling unit on a 32,450 square foot lot, as the application submitted was not substantially different from a previously submitted application (Fisher V. Dover, 120 NH 187). Henry Smith SECONDED the motion.

Ted McNitt stated that the surrounding neighborhood of the property in question was primarily small lots.

In response to a question from Ted McNitt, John deCampi stated that the Board had allowed the addition of dwelling units to other structures on non-conforming lots in the area, but he did not know of any that were detached.

John deCampi suggested some acceptable alternatives that the applicant could pursue in building an additional dwelling unit.

The motion to deny the petition was PASSED unanimously.

- V. **PUBLIC HEARING** on a petition submitted by Marcel E. Lavoie, Beverly Lyndes, Helen Morse, and Maria Russell, Durham, New Hampshire, for an **APPEAL OF ADMINISTRATIVE DECISION** from a decision by the Zoning Administrator to permit the building of a duplex on a lot. The property involved is shown on Tax Map 2, Lot 8-6, is located at 5 Madbury Court, and is in the RA, Residence A Zoning District.

Marcel Lavoie gave an overview of the appeal, including issues with the lot size on which the proposed duplex would be built. He spoke about parking issues, as well as objections to use of the duplex for student housing.

Maria Russell spoke about issues relating to the use of the duplex as student housing, as well as worsening parking problems on Madbury Court.

Roger Burlingame, on behalf of the owner of the property, stated that the property was a non-conforming lot due to the frontage and lot size. He stated that the issue at hand was to prove that the Zoning Administrator had made a permitting error. He read from the ordinance, which stated that a duplex was a permitted use of a non-conforming lot in the R-A district so long as the plan met specific conditions and was approved. He stated that the property owner felt he had the right to do with his land what was permitted in the zoning ordinance.

Tom Johnson stated that the owner of the property had consulted with him about the allowable uses for the lot. He stated that he had researched the history of the lot and found no issue with permitting the duplex.

Chair Annis closed the Public Hearing

Chair Annis stated that John deCampi would be a voting member for this application

John deCampi stated that he was having difficulty accepting that the zoning ordinance allowed for a duplex in this scenario.

Ted McNitt stated there were a lot of different issues to consider in this matter, and that he was not in favor of allowing the duplex on the lot.

Henry Smith stated that he felt it would be inappropriate to build a duplex on the lot in question.

John deCampi stated that his interpretation of the ordinance was that a use could be granted under the specified circumstances, but he felt that did not designate that any use should be granted.

Robin Rousseau stated that the ordinance clearly said that building the duplex was permitted.

John deCampi MOVED to approve the petition submitted by Marcel E. Lavoie, Beverly Lyndes, Helen Morse, and Maria Russell, Durham, New Hampshire, for an APPEAL OF ADMINISTRATIVE DECISION from a decision by the Zoning Administrator to permit the building of a duplex on a lot. Henry Smith SECONDED the motion.

Robin Rousseau stated that, contrary to her personal opinion, she would have to vote against the motion because she felt there were no legal grounds on which she could support the appeal.

The motion to approve the petition was DEFEATED on a vote of 2-3 (John deCampi, Peter Smith were in favor of; Ted McNitt, Robin Rousseau, Chair Annis were opposed)

- VI. **PUBLIC HEARING** on a petition submitted by Bruce John Sterritt, Newfields, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-26(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to convert part of a single family home to create a duplex dwelling on a nonconforming lot. The property involved is shown on Tax Map 15 Lot 18-2, is located at 89 Newmarket Road, and is in the RB, Residence B Zoning District.

Chair Annis stated that Linn Bogle would be a voting member for this application

Chair Annis opened the Public Hearing

Bruce Sterritt stated that it had come to the attention of Tom Johnson that he had an apartment that had no permits on record. Mr. Sterritt stated that the apartment had been in use since before his father had bought the house and they were both unaware that it was illegal

Jerry Sterritt, Bruce's father, stated that when he had purchased the house almost 30 years ago, the Town Clerk he spoke to had acknowledged the existence of the apartment.

Bruce Sterritt stated that he had a letter from the building inspector at the time, addressed to the previous landlord, that acknowledged the existence apartment. He stated that there we no records on file to prove this.

Ben Frost, abutter, stated that he was under the belief that the property was a single family home when he & his wife bought their property. He stated that his only concern was regarding any negative effect the duplex may have on his property value.

Henry Smith MOVED to approve the petition submitted by Bruce John Sterritt, Newfields, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-26(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to convert part of a single family home to create a duplex dwelling on a nonconforming lot. Ted McNitt SECONDED the motion.

Robin Rousseau stated that she needed to be sure that granting the variance would not negatively affect the property value of the abutters' property.

The Board discussed the effects of changing the legal use of the house in reference to how the house has been used for 30 years.

Ben Frost, abutter, stated that their house was 175' from the house in question. He stated that they have had no issues with any students living at the Sterritts' house. He stated that he raised

the issue of the impact on his property value to the Board because he was hoping they might answer that question.

Robin Rousseau suggested researching the property value issue further before deliberating.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 4-0-1 (Robin Rousseau abstained)**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 5-0**
4. By granting the variance substantial justice will be done. **AGREED 5-0**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 5-0**

The motion to approve the petition PASSED unanimously

- VII. **PUBLIC HEARING** on a petition submitted by Steven Kalvelage, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article X, Section 175-83(A), Section 175-86(B)(3) and from Article III, Section 175-16(A) of the Zoning Ordinance to build an entryway to the garage and to build a garden shed on a nonconforming lot. The property involved is shown on Tax Map 12, Lot 2-8, is located at 2 Cedar Point Road, and is in the RC, Residence Coastal Zoning District.

The Board discussed the need to request more information from the applicant.

Steven Kalvelage distributed informational materials regarding the application.

Chair Annis opened the Public Hearing

In response to a question from Ted McNitt, Mr. Kalvelage stated that there was no intent to have a living space in the garage.

Mr. Kalvelage gave a detailed overview of the application in reference to how it met each of the 5 criteria required to grant the variance. He made references to certain hardships that were a direct result of the State's modifications of the intersection adjacent to the end of his driveway. He stated that during the early planning stages of this project the NH Wetlands Board and the Durham Conservation Commission reviewed the site; neither had initial issues with the project. He spoke of problems inherent to the property in question and how the Garage would alleviate such problems. He stated that his neighbors had no opposition to the proposed garage. He stated that the proposed shed would be a temporary storage solution and would be removed once the garage was built.

Tom Johnson stated that as part of the approval the Board would have to specify the location of the shed, the dimensions of the garage and the setbacks.

Chair Annis closed the Public Hearing

Chair Annis stated that John deCampi would be a voting member for this application

Robin Rousseau read letters of approval from two abutters, that Mr. Kalvelage submitted to the public record.

Mr. Kalvelage stated that there was originally a garage where the proposed garage would be, that had been destroyed.

The Board reviewed zoning ordinance, section 175-86, in reference to the application. They discussed dealing with the issue of the shed separately from considering the garage.

John deCampi MOVED to approve the petition submitted by Steven Kalvelage, Durham, New Hampshire for an APPLICATION FOR VARIANCE from Article X, Section 175-83(A), Section 175-86(B)(3) and from Article III, Section 175-16(A) of the Zoning Ordinance to build a 26' x 26' garage on a nonconforming lot. Ted McNitt SECONDED the motion.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 5-0**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 5-0**
4. By granting the variance substantial justice will be done. **AGREED 5-0**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 5-0**

The motion to approve the petition PASSED unanimously.

Ted McNitt MOVED to approve the petition submitted by Steven Kalvelage, Durham, New Hampshire for an APPLICATION FOR VARIANCE from Article X, Section 175-83(A), Section 175-86(B)(3) and from Article III, Section 175-16(A) of the Zoning Ordinance to allow the addition of a temporary shed behind the site of the proposed garage. John deCampi SECONDED the motion.

John deCampi requested that the motion be amended to include that the Certificate of Occupancy for the proposed garage would be granted only after removal of the shed and that the shed's dimensions be 8' x 10'.

Ted McNitt took this a friendly amendment.

The motion to approve the petition as amended PASSED unanimously.

VIII. **PUBLIC HEARING** on a petition submitted by J. Kevin & Pamela Appleton, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-25(B)

and from Article III, Section 175-16(A) of the Zoning Ordinance to build an addition to a single family home on a nonconforming lot. The property involved is shown on Tax Map 21, Lot 27-0, is located at 92 Bucks Hill Road, and is in the RA, Residence A Zoning District.

Chair Annis opened the Public Hearing

Chair Annis stated that Linn Bogle would be a voting member for this application

Kevin Appleton stated that he would like to attach his detached garage to his house by constructing a breezeway, to enlarge his kitchen, and add a master bathroom. He stated that the other houses in his neighborhood had attached garages. In response to a question from a member of the public, he stated that the proposed expansions were for the use of his family and not to facilitate a tenant.

Henry Smith MOVED to approve the petition submitted by J. Kevin & Pamela Appleton, Durham, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-25(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to build an addition to a single family home on a nonconforming lot. Linn Bogle SECONDED the motion.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 5-0**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 4-1 (Robin Rousseau was opposed)**
4. By granting the variance substantial justice will be done. **AGREED 3-1-1 (Robin Rousseau was opposed; Henry Smith abstained)**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 5-0**

The motion to approve the petition PASSED on a vote of 4-1 (Ted McNitt, Linn Bogle, Henry Smith, Chair Annis were in favor of; Robin Rousseau was opposed)

- IX. **PUBLIC HEARING** on a petition submitted by Scott & Deborah Johnson, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-28(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to build an addition to a single family home on a nonconforming lot. The property involved is shown on Tax Map 17, Lot 56-12, is located at 9 Cold Spring Road, and is in the R, Rural Zoning District.

Chair Annis opened the Public Hearing

Dave Kern, architect for the project, gave an overview of the proposed addition to the house. He stated that the addition was not for the purpose of adding rental space.

Janet Chamberland, abutter, spoke in favor of the project.

Chair Annis closed the Public Hearing

Ted McNitt MOVED to approve the petition submitted by Scott & Deborah Johnson, Durham, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-28(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to build an addition to a single family home on a nonconforming lot. John deCampi SECONDED the motion.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 5-0**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 3-1-1 (Robin Rousseau was opposed; Henry Smith abstained)**
4. By granting the variance substantial justice will be done. **AGREED 4-1 (Robin Rousseau was opposed)**
5. The proposed use will not be contrary to the spirit of the ordinance **AGREED 5-0**

The motion to approve the petition PASSED on a vote of 4-1 (Ted McNitt, Henry Smith, John deCampi, Chair Annis were in favor of; Robin Rousseau was opposed)

- X. **PUBLIC HEARING** on a petition submitted by Thomas Christie, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-26(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to relocate one of the dwelling units to an addition on a nonconforming lot. The property involved is shown on Tax Map 6, Lot 1-10, is located at 13 Foss Farm Road, and is in the RB, Residence B Zoning District.

Chair Annis opened the Public Hearing

Thomas Christie spoke about wanting to move the apartment from the basement of the house to the ground level to improve the appeal of the rental space to single families. He stated that the basement would become part of the space rented with the house.

Gail Ulrich, abutter, spoke against the proposed addition because of problems he has had with the student tenants at the house. He spoke about issues relating to the legality of the basement apartment. He spoke about issues that had come up, and may worsen relating to the number of occupants in the house.

Ann Bucklin, abutter, addressed issues related to property devaluation as result of the unpredictable activity at the rental property. She spoke in favor of having the house as a single family home, but that adding an apartment would be a move in the wrong direction.

Fil Glanz, 25 Orchard Dr., stated that he is a former abutter and lived in the area, and spoke about the issues he was aware of related to a stream on the property. He in opposition to having more than 3 unrelated occupants in the house.

Jeff Sohl, 6 Stevens Way, spoke about issues related to the basement space and people occupying that space despite the intention that it be used for storage.

Bernice Sandler, 17 Foss Farm Road, suggested that the Christies solve the problem with occupants at the rental property by more closely monitoring it.

Elizabeth Nordgren, 6 Ryan Way, spoke about the issue of the illegal apartment. She also spoke about the issue that more than 3 people are occupying the house.

Thomas Christie stated that he is a good landlord and that no more than 3 people occupy the house. He stated that he is responsive to any complaints regarding the occupants. He stated that there are no water/septic problems at the property. He stated that the basement apartment has been inspected by the fire department, and he has had no indication that it was illegal.

Chair Annis closed the Public Hearing

John deCampi stated that he was not in favor of the application because it would increase the non-conformity of the use and because of legality issue of the apartment in the first place

Robin Rousseau MOVED to DENY the petition submitted by Thomas Christie, Durham, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-26(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to relocate one of the dwelling units to an addition on a nonconforming lot. It would diminish surrounding property values, it is contrary to the public interest and the proposed use is contrary to the spirit of the ordinance. Linn Bogle SECONDED the motion.

Henry Smith stated that he had issues with occupants/visitors of the rental property being out of control, as well as the minimum lot requirements not being fulfilled.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **DISAGREED 0-5**
2. Granting the variance will not be contrary to the public interest. **DISAGREED 0-5**
3. Denial of the variance will result in unnecessary hardship to the owner **DISAGREED 0-5**
4. By granting the variance substantial justice will be done. **DISAGREED 0-5**
5. The proposed use will not be contrary to the spirit of the ordinance **DISAGREED 0-5**

The motion to deny the petition PASSED unanimously

Robin Rousseau left the meeting at 11:05 PM

- XI. **PUBLIC HEARING** on a petition submitted by Roger Cussins, Northwood New Hampshire, on behalf of Mark & Jeannine Lanoue, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article IV, Section 175-28(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to finish a bedroom and bathroom in a single family home on a nonconforming lot. The property involved is shown on Tax Map 18, Lot 18-27, is located at 48 Ross Road, and is in the R, Rural Zoning District.

Chair Annis opened the Public Hearing

Roger Cussins gave an overview of the application. He spoke about issues relating to the non-conformity of the lot. He spoke about the application fulfilled the criteria for granting the variance.

Mark Lanoue stated that the house was designed to have a bedroom and bathroom in the 4th floor space, but that they chose to leave the space unfinished to save money when they first bought the house.

Chair Annis closed the Public Hearing

John deCampi MOVED to approve the petition submitted by Roger Cussins, Northwood New Hampshire, on behalf of Mark & Jeannine Lanoue, Durham, New Hampshire for an APPLICATION FOR VARIANCES from Article IV, Section 175-28(B) and from Article III, Section 175-16(A) of the Zoning Ordinance to finish a bedroom and bathroom in a single family home on a nonconforming lot. Linn Bogle SECONDED the motion.

In response to a question from Henry Smith, Mark Lanoue stated that the renovation was not for the purpose of providing rental housing.

The Board reviewed the following criteria, which must be met before the Board can grant a variance:

1. The proposed use will not diminish surrounding property values. **AGREED 5-0**
2. Granting the variance will not be contrary to the public interest. **AGREED 5-0**
3. Denial of the variance will result in unnecessary hardship to the owner **AGREED 5-0**
4. By granting the variance substantial justice will be done. **DISAGREED 5-0**
5. The proposed use will not be contrary to the spirit of the ordinance **DISAGREED 5-0**

The motion to approve the petition PASSED unanimously.

- XII. Approval of Minutes – April 9, 2002

The Board agreed to defer reviewing changes on the minutes until Robin Rousseau was present.

- XIII. Other Business

There was no other business

XIV. Adjournment

Chair Annis declared the meeting adjourned at 11:15 PM

Carrie White, Minute Taker