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**DURHAM TOWN COUNCIL MINUTES
MONDAY, JULY 22, 2002 – 7:00 P.M.
DURHAM TOWN HALL – COUNCIL CHAMBERS**

MEMBERS PRESENT: Malcolm Sandberg, Chair; Peter Smith; Mike Pazdon; Pete Chinburg; Mark Morong; Katie Paine; Arthur Grant; Scott Hovey (left the meeting at 9:15 PM)

MEMBERS ABSENT: Annmarie Harris

OTHERS PRESENT: Todd Selig, Town Administrator; Interested Members of the Public

I. Call to Order

Chair Sandberg called the meeting to order at 7:00PM.

II. Approval of Agenda

Katie Paine MOVED to approve the agenda. Mark Morong SECONDED the motion and it PASSED unanimously.

III. Special Announcements

There were no special announcements.

IV. Approval of Minutes

Mike Pazdon MOVED to accept the minutes of July 8 as presented. Katie Paine SECONDED the motion.

Arthur Grant MOVED to postpone discussion of the minutes of July 8 pending a redraft. Katie Paine SECONDED the motion and it PASSED unanimously.

V. Report of Administrator

Administrator Selig stated that because of this evening's long and detailed agenda he had no updates for the Council.

VI. Reports and Comments of Councilors

Mark Morong reported that he recently noticed an increase in Police presence in the Downtown area, including the Police Chief who was in uniform. He reported on the Conservation Commission meeting, stating that Lee Alexander and Amanda Merrill are on the Landscaping Ecology Working Group for the UNH Master Plan. Also, the Commission has reviewed four budget and CIP project requests and was able to decrease its needed funding.

Katie Paine reported on the Durham Cable Access Television Committee. She said a video has been produced and is airing on the revaluation process. She also noted that there had been a request for a program to give an update on the West Nile Virus.

Mike Pazdon said he felt it was important to schedule on the next agenda a discussion on the Business Park to determine how the Council should resolve the issue with the bond that is being paid for by the sewer users.

VII. Public Comments

Betsy Horskin, Smith Park Lane, thanked Mr. Hovey for pushing for more Police presence downtown at the last meeting. She spoke about the downtown Policing, bicycles on the sidewalks and parking issues which she felt were still unresolved.

Bill Hall, Smith Park Lane, spoke about issues with parking that Ms. Horskin had mentioned. He also spoke about issues he has had with the Town staff in getting problems resolved. He spoke in support of promoting a northern connector to prevent traffic issues that are overwhelming the Town. He said he had an issue with the library plan because he felt there would not be enough space for the building and the parking required for the Town offices.

VIII. Unanimous Consent Agenda *(Requires unanimous approval. Individual items may be removed by any councilor for separate discussion and vote)*

- A. Shall the Town Council rescind its vote of April 1, 2002 and approve the revised water/sewer abatements and the supplemental warrant for fall 2001 as recommended by the Town Administrator?
- B. Shall the Town Council reappoint Town Planner, Jim Campbell, as the Town's representative to the Seacoast Metropolitan Planning Organization's Technical Advisory Committee for the period July 1, 2002 to June 30, 2003 as recommended by the Town Administrator?
- C. Shall the Town Council approve and sign the spring 2002 water and sewer warrant as recommended by the Town Clerk-Tax Collector?

Administrator Selig disclosed to the Council that refunds listed on the Water/Sewer warrant included the Durham Woods Association where he lives, and therefore he had a vested interest in that issue.

There were no items removed from the Unanimous Consent Agenda for discussion.

The Unanimous Consent Agenda PASSED unanimously.

IX. Committee Appointment

Shall the Town Council appoint Michael Everngam to the School Funding Study Commission?

Administrator Selig said Mr. Everngam had applied to serve on the School Funding Study Commission. He explained that at the last meeting it was indicated that, although all 5 seats on the Commission were filled, if other interested and qualified people were to apply, the Council might consider making additional appointments.

Arthur Grant stated that Mr. Everngam had been out of the country when the formal application was sent out and did not receive it until after the appointments at the last meeting.

In response to a question from Peter Smith, Administrator Selig said he was uncertain if Mr. Everngam had been invited to this evening's meeting.

Pete Chinburg MOVED that the Durham Town Council hereby appoints Michael Everngam to the School Funding Commission to examine the current school funding formula and provide a recommendation to the Council relating to the fairness and equity of the existing 50/50 formula. Mike Pazdon SECONDED the motion and it PASSED unanimously.

Chair Sandberg extended congratulations to Michael Everngam on his appointment.

X. Unfinished Business (Beginning NLT 8:00)

Public Hearing (Continued): Planned Unit Development and Conditional Use Permit
application submitted by Jones & Beach Engineers, Inc. on behalf of J.R. Collier Corporation for a Planned Unit Development and Conditional Use Permit in the Rural District for property located on Packers Falls Road

Pete Chinburg, Katie Paine and Mark Morong recused themselves from this discussion.

Chair Sandberg stated that because of Annmarie Harris' absence, there was lack of a quorum and that the Continued Public Hearing would be continued to August 5, 2002.

Pete Chinburg, Katie Paine and Mark Morong returned to the table.

XI. New Business (Beginning NLT 9:45)

A. Public Hearing: Application to amend the Sprucewood Planned Unit Development Conditional Use Permit, Phase II, submitted by Sprucewood Realty Trust

Administrator Selig stated that Jim Campbell, Director of Planning and Community Development, would be giving an overview of this project.

Peter Smith and Mark Morong recused themselves from this discussion.

Jim Campbell spoke about the recommendation from the Planning Board to approve the proposed amendments to the Conditional Use Permit. He gave a brief history of the Planned Unit Development/Conditional Use Permit application's history. He presented the proposed amendments to the Master Plan/Conditional Use Permit which include reconfiguration of the condominium units, elimination of the Town roadway loop, relocation of septic systems, revision of open space and wetland delineations and calculations, and revision of driveway, access, parking and building footprint locations. In response to a question from Chair Sandberg, Jim Campbell stated the only document for review that had not been included in the packet was the building elevation drawing he had given the Council at the start of the meeting. At the request of Chair Sandberg, Jim Campbell identified for the Council where the proposed changes were located on the old and new site plans. He stated that NH Soil Consultants determined there were less wetlands than were delineated on the old site plan.

Chair Sandberg said he was confused about the changes in road configurations in the area on the plan (lots 14-10 and 14-3), as the changes were apparent on the site plans but were not proposed as amendments to the Conditional Use Permit.

Jim Campbell stated that the original configurations of the areas in question were not approved as part of the Conditional Use Permit.

Jack Farrell, the applicant, stated that the area in question was part of the original subdivision, and it was part of the development by public perception and proximity, but not part of the Master Plan/Conditional Use Permit. In response to a question from Scott Hovey, he explained that in 1996 Sprucewoods came before the Planning Board to discuss a subdivision of the total 198-acre parcel. The formal application submitted was only for the 10 lots on 14 acres of the parcel. He stated that the Planning Board, when inquiring about the future of the remainder of the property, suggested it be developed as a senior development. He said once Sprucewoods researched the feasibility of this option by consulting with the Town Council, the Planning Board and focus groups, it became clear that a senior development would be viable and should be pursued. He stated that they had yet to do anything with the 14-acre subdivision portion, and decided to convert the original 10 lots to a senior development. He stated that the new plan portrays this 14-acre area as it has now been built upon, and the subdivision had not been subject to a Conditional Use Permit.

In response to a question from Chair Sandberg, Jim Campbell stated that the Planning Board did not specifically discuss the proposed amount of driveway cuts and the proximity of the driveways, as these issues were reviewed by the Department of Public Works.

Chair Sandberg asked if the plan was in conformance with the site plan review, and asked who was responsible for reviewing the plan. Jim Campbell responded that he and the Planning Board were responsible for assessing the application's conformity with the site plan review.

Scott Hovey stated that he did not believe this application was ready for the Public Hearing.

In response to a question from Chair Sandberg, Jim Campbell stated that the Planning Board did not utilize the compliance checklists for the Planned Unit Development and Conditional Use Permit in review of this application.

Chair Sandberg stated that in reviewing the C.U.P. and P.U.D. compliance checklists, he noticed there were no materials in the packet about such things as the architectural design of the buildings, and the utilities.

Jim Campbell stated that he had just realized that the legends and notes on the plan were not copied onto the plan submitted in the Council communication packet.

Katie Paine stated that she would like to know how changing the structures affects the proposed runoff.

Jack Farrell stated that the Planning Board reviewed this issue.

Katie Paine asked that this type of information reviewed by the Planning Board be included in the packet.

Jim Campbell stated he could check the file for any materials that have not been submitted to the Council and distribute that information as well as the entire site plan, including the legend and notes.

Katie Paine said there appeared to be more asphalt and run off issues with the new plan, and she just wanted assurance that the information had been reviewed.

Mike Pazdon stated that he would like someone to verify the changed wetland delineations.

Chair Sandberg stated that he would like more information regarding the application's compliance with the items on the CUP and PUD checklist.

Katie Paine asked who used the compliance checklist. Administrator Selig responded that at the beginning of the Allen Farm PUD there was an issue regarding the appropriate role of the Council and the Planning Board. He stated that the checklists were developed in the effort to assist the Council in determining whether the Planning Board had thoroughly reviewed all PUD and CUP criteria. He stated that Jim Campbell has distributed the compliance checklists to the Planning Board but it was within the Planning Board's discretion whether to utilize the checklists or not. He said the Council had the authority to review all aspects of both checklists to ensure that these developments are in accordance with the Zoning Ordinance. He stated that this was the first opportunity after the Allen Farm PUD for the Council to use the checklist. He said in scheduling the agenda he, the Chair, and the Vice Chair had determined that the checklist would be reviewed during the Public Hearing. He stated that this would give the opportunity for the applicant and the public to present and then the applicant and the Public could be available to comment on issues that arose after review of the checklists.

Chair Sandberg stated that in considering certain checklist items, he could not understand how the Planning Board had determined that the Plan was in compliance, when no materials were present in the packet to prove the compliance with certain criteria. He stated that either material is missing from the packet, or he must assume that the Planning Board did not fulfill its responsibility. He asked how the Council could vote in favor of approving the PUD as being consistent with all of the Zoning Ordinance requirements with such a discrepancy.

Administrator Selig stated that during the Allen Farm PUD, the entire packet on the application had been distributed, as requested by the Council. He stated that this was very costly and some people stated concerns about the large amount of paperwork the packet contained. He said for this application staff tried providing the information that clearly delineated the old and the new plans. He said staff did not reproduce all the full sets of plans and that there are no provisions stating the applicant must provide all plans to the Council.

Katie Paine said if all the information is or will become available to answer questions regarding the checklists, she did not have an issue moving forward. She stated that from the answers she had received, she understood the purpose of the Public Hearing was to provide answers to the questions on the checklist.

Administrator Selig stated that the Public Hearing had been scheduled under the assumption that all the information needed to review the checklist was before the Council. He said he had assumed the Council would move into the Public Hearing, the applicant and public would give presentations, and then they would review the checklist. He stated that if the Council desired, it

could review the checklist before the Public Hearing and could decide to not open the Public Hearing and reschedule it for another date if it felt adequate information was lacking.

Scott Hovey said he would like to have information about the wetlands issue that Mike Pazdon spoke about earlier. He suggested the Council recess or postpone the Public Hearing.

Scott Hovey MOVED to postpone the Public Hearing on the Planned Unit Development and Amended Conditional Use Permit pending the receipt of additional information. Arthur Grant SECONDED the motion.

Mike Pazdon suggested that the Council open the Public Hearing to hear the people who were in attendance, which might provide additional information, and then continue the Public Hearing.

Scott Hovey agreed with Mike Pazdon's suggestion. He stated the only issue he had was with finalizing this matter this evening.

Chair Sandberg stated to Jim Campbell that he would like to see materials about the applications' compliance with items 17-A through 17-I on the Planned Use Development checklist, keeping in mind that the Council should not be considering anything that the Planning Board did not consider. He stated that the responsibility of the Council was to react to the recommendation of the Planning Board. If the Planning Board did not do what it was supposed to, then he did not believe the Council could approve the application; thus, there would be no point to having the Public Hearing.

Mike Pazdon stated that although Chair Sandberg's point was important, he believed the members of the public had other issues they believed were important that they wished to speak about.

Arthur Grant requested that Chair Sandberg ask if there were members of the public in attendance who came to speak about this matter.

Chair Sandberg asked if there were members of the public wishing to speak on this matter.

There was no one present to speak on this matter.

The motion to postpone the Public Hearing PASSED unanimously.

Peter Smith and Mark Morong returned to the table.

- B. Planning Department staff report -- Jim Campbell and update by Planning Board members on the Zoning Rewrite process and other issues of interest

Administrator Selig spoke briefly about the Council's responsibility to meet annually with the Chairs of each of the Town Boards, Commissions and Committees, as well as the initiative to meet with the various Department Heads. He stated that Jim Campbell was present to give an update on progress in the Planning Office, and to give an overview of the issues before the Planning Board, particularly the Zoning Rewrite process. He stated that there were a few of the Planning Board members present to comment if needed.

Jim Campbell gave a presentation on the progress of the Planning and Community Development Department. He reviewed the Department's objectives for the budget year, and how they have been working to reach some of those objectives. He also spoke about some of the work goals that are not part of the Department's list of objectives. He spoke about his involvement with the Planning Board, and gave an update on the progress of the Board. He spoke briefly about the revaluation program that is airing on DCAT that he worked on with the Assessor. He stated that he has an 'open door' policy, and meets daily with citizens and developers who are seeking information. He spoke about some of the conferences and workshops he has attended recently. He spoke about the Zoning Rewrite progress, and stated that the Committee has decided to review the work in sections put together by the consultant, rather than reviewing them individually. In response to a question from Mike Pazdon, Jim Campbell stated that revising the Building Codes is not part of the Zoning Rewrite, it is the responsibility of the Zoning Administrator and Code Officer, Tom Johnson. He spoke about what portions of the Zoning Ordinance that the Rewrite Committee is currently reviewing. He gave an update of the Rewrite Committee's progress in reviewing the overlay districts. He spoke about progress on the Conservation Subdivision aspect of the Rewrite. He spoke about the issue of changing the Rewrite Consultant late last year. He stated that their goal is to complete the full packet by October or November. He spoke about the projected Public Hearing procedure for the Zoning Rewrite.

In response to a question from Pete Chinburg, Jim Campbell spoke about guidelines for the creation of a Conservation Subdivision.

Mark Morong asked about how the switching of consultants and prolonging the rewrite process has been affecting the budget. Jim Campbell stated that they are well within budget with the new consultant.

Peter Smith asked what the three most significant changes to the Zoning Ordinance would be, based on what work has been done. Jim Campbell stated that the most significant were the Conservation Subdivision, implementing design standards based on districts, and the increase of zoning districts. In response to a question from Peter Smith, Jim Campbell indicated that it was the intent of the design standards to require mandatory pictures.

Peter Smith asked if the Planning Board or the Historic District Commission have developed any provisions to deal with demolition by neglect within the historic district. Jim Campbell stated that he was unaware of what work had been done on the Historic District provisions as he had not yet seen an updated version.

Chair Sandberg said there had been discussion on that issue, but he could not recall the language of the provision.

Peter Smith urged that the issue of provisions for demolition by neglect be dealt with.

Dave Pease, Planning Board Chair, stated that he did not come prepared to speak but he would be willing to answer questions from the Council.

Peter Smith asked, when texts of the revised Zoning Ordinance become available to the public, what the Planning Board intends to do, if anything, to deal with proposals that come in seeking to get in before the new zoning provisions are enacted.

Mr. Pease felt there was little the Board could do if developers chose to gamble on what form the Planning Board recommendations would be in after the Planning Board Public Hearing, Council consideration, Council Public Hearing and deliberation. He stated that the only solution would be to not disclose Zoning Ordinance changes in advance, which is not an option.

Katie Paine asked Mr. Pease how he felt the Zoning Rewrite was progressing. Mr. Pease stated that he is the only current member of the Planning Board that has been on the Board since the beginning of the Rewrite and the completion of the Master Plan two years ago. He felt the process had been delayed because of the turnover rate of members during the process, as well as the change in consultants. He stated that in the last six months with the new consultant they have made good progress. He stated that they would not be making revisions to the Master Plan, rather they have been following the 2000 Master Plan for the Zoning Rewrite.

C. Receive Quarterly Financial Report -- Paul Beaudoin, Business Manager

Administrator Selig gave a brief introduction of this report presentation.

Paul Beaudoin, Town Business Manager, spoke about the progress on collecting the anticipated revenues for the various Town funds. He spoke about the progress of the expenditures for Town services. In response to a question from Administrator Selig, Mr. Beaudoin stated the finances of the Town look very good at this point; expenses are down, and the budget is only 45% expended for the year.

Chair Sandberg asked if Mr. Beaudoin projected that as the end of the year approaches the Budget might have some tight spots, causing Administrator Selig to need to come before the Council to request transfer of funds between Budget sectors. Mr. Beaudoin stated that the only issue might be if there are problems with the Fire Department and funds for overtime. He said it did not seem that any one department was encountering funding issues, and that all were operating at a satisfactory level.

D. Report by the Land Protection Subcommittee – Malin Clyde

Administrator Selig gave a brief introduction of this report. He stated that the Land Protection Subcommittee is a subcommittee of the Conservation Commission. He stated that the subcommittee has been meeting regularly to develop strategies for land preservation for the Town. He introduced Malin Clyde and Duane Hyde who are the spokespeople for the subcommittee.

Duane Hyde spoke about the formation and the function of the subcommittee. He stated that much of their time is spent looking at the mechanisms, priorities, and funding opportunities available to the Town of Durham for land conservation. He spoke about the Funding Task Force for the Subcommittee that has devoted its time to a land conservation bond. He spoke about the three-pronged approach to tax stabilization as recommended by the Master Plan, which includes land conservation. He spoke about the current status of land conservation in the Town. He spoke about the benefits of acquiring conservation land versus allowing residential development on the same land. He spoke further about the other benefits that land protection offers and about the criteria for determining what lands should be conserved. He spoke about types of lands that the committee determined should be conservation land as well as specific locations within the Town that are important to be conserved. He introduced Malin Clyde, Chair of the Bond Task Force group.

Malin Clyde stated that Wagon Hill was the most recent conservation effort by the Town. She spoke about other groups active in undertaking significant land protection in the Town. She stated that there were important areas in the Town that should be conserved that have not been the focus of these groups. She stated that the funding efforts of some of the groups active in Durham look favorably on or even require a local funding match from the Town the land protection is in. She stated that they have been able to contribute 100% of the Current Use Change Tax towards land conservation. She stated that the amount the Conservation Commission has saved is a lot but it is not enough to provide a funding match. She spoke about options for action by the Town in regard to land that should be conserved and the benefits and drawbacks of each option. She spoke about the benefits of a Bond issue for land conservation as well as the inherent cons. She spoke about the recommendation from the Bond Task Force for a \$2.5 million 10-year Bond, and the projected tax increase of a maximum of \$1.00 per thousand. She spoke about the estimated costs of conservation land and stated that with such a bond it is projected they could protect from 200-500 acres of land. She spoke about the findings and proposals of the Subcommittee for the coming months, including grant initiatives, public education efforts, and the Conservation Bond item for 2003.

Pete Chinburg asked if any work had been done on a projection of the ideal amount of land that they should conserve. Duane Hyde stated that in determining the amount for the Bond, one of the methods was to figure the amount for all of the land they would like to conserve, although they realized that would be too large for a Bond. He stated the specific land they are interested in conserving is zoned residential.

Malin Clyde stated the criteria to determine land for conservation was also developed to have an understanding of what lands are not appropriate for conservation.

Arthur Grant said this was a very difficult financial year for many individuals in the community. He felt that the efforts of the Land Protection Subcommittee were commendable and would not like to see those efforts lost as a result of current economic circumstances. He urged the Committee to work towards having the Bond item for 2004.

Katie Paine said it was crucial to have the Bond item for 2003, as she felt by 2004 more land may be lost that could have been conserved.

Mark Morong stated that he would like to see the figures and let the people decide in 2003.

Peter Smith said he was skeptical about being confident that a citizen supported conservation Bond would be achievable this year, even after observing similar efforts that have been successful in other communities. He stated that he would like the subcommittee to understand the public attitudes and what they would need to do to alter any negative attitudes towards the conservation Bond. He stated that the poll in the Master Plan showed that, at that time, the public did not feel spending money for open space was financially beneficial.

Mike Pazdon stated that before anything was presented to the public, they should know when the Wagon Hill Bond would be paid off. He stated that at the last budget session the Council deliberated on revenue enhancements that might offset a Bond like this and suggested the subcommittee prioritize working with the Council on this type of arrangement. He stated that one of the problems discussed in the last few budget sessions was that the long-term debt of the Town was too high for the population.

Chair Sandberg said that part of considering the Land Conservation Bond would have to be further investigation of the issues surrounding it, as well as the probability of success for the Bond. He felt the Committee should proceed and the Bond was a good idea, although he believed it was still to be determined if this was the appropriate time to propose the Bond.

Scott Hovey left the meeting at 9:15PM

Chair Sandberg declared a 5-minute recess at 9:20PM

E. Report by the Integrated Solid Waste Management Committee – Diana Carroll, Chair

Diana Carroll spoke about some of the projects the Integrated Solid Waste Management Committee has been involved in. She spoke about the implementation and success of the composting bin project.

Jesse McKone, representative from the Committee, spoke about the Committee newsletter.

Tracy Wood, representative from the Committee, spoke about the Swap Shop. She also stated that they are funded by grant work and by Department of Public Works funding when collaborating on projects with them.

Diana Carroll spoke about the Hazardous Waste Collection Day and attempts to educate citizens about hazardous waste issues. She stated that they have been working with the head of the Department of Public Works on the new Solid Waste Ordinance and the new fee schedules.

Katie Paine suggested that the newsletter be posted on the website and that the Committee work with DCAT for public education.

In response to a question from Mike Pazdon, Diana Carroll stated that the funding for the Hazardous Waste Day comes from the State, and it is allotted according to the amount of the Town Budget.

Chair Sandberg stated that when it comes to budget season, the Council and Administrator Selig would like to know what the Committee's needs are for Hazardous Waste Day.

Peter Smith asked Ms. Carroll if she felt it would make sense to submit electronics before some kind of shelter was constructed at the Swap Shop, as they would be exposed to the elements. Tracy Wood responded that some electronics come in and leave the same day but are usually thrown out after a week if they get damaged by the weather.

F. Discussion with Library Trustees on issues of concern

Administrator Selig gave a brief introduction of this presentation.

John Aber, Chair of the Library Board of Trustees, spoke about the Library plan with the proposed location behind the Town Hall. He stated they created the plan according to what they felt the ideal library for Durham would be, rather than having the design limited by budget constraints. He introduced Art Guadano, the architect that designed the prospective library.

Art Guadano spoke about the sites that were reviewed by the Trustees in the process of choosing an appropriate location for the library, and why the Town Hall location was chosen to be studied. He spoke about how they developed program requirements that would achieve the goals of the Library as well as the Town. He spoke about the Program Summary that took into consideration the issues that were important to the Library Board. He spoke about the justification for the proposed configuration of the Library on the Town Hall site. He spoke about the floor plan, and multi functional and community accessible elements of the design. He spoke about the structure design that incorporates New England character. He spoke about the projected cost breakdown of the proposed Library.

Chair Sandberg noted that it was 10:00PM.

Katie Paine MOVED to extend the discussion for 15 minutes. Mark Morong SECONDED the motion and it PASSED unanimously.

Katie Paine asked about alternative parking solutions, such as underground parking to expand the available parking at the site.

Art Guadano stated that an underground parking facility would be very expensive.

John Aber stated that there are 54 spaces in the design and there were about 34 cars in the lot this evening for the meeting. He stated that the existing DPW buildings that take up a lot of space would be removed.

Katie Paine asked about internet access/computer space in the plan. John Aber stated that they have just been designated as eligible for four computers from the Bill and Melinda Gates Foundation.

In response to a question from Peter Smith, Art Guadano spoke about how they determined the maximum size of the site and then incorporated it with the necessary number of parking spaces.

Peter Smith asked if they considered the proposed new uses of the library, and possible simultaneous uses of the Town buildings in figuring the 55 parking spaces. Art Guadano stated that in the instance where there were meetings of full capacity in both meeting rooms (155 people) additional parking would be needed.

Art Grant stated that the Zoning Ordinance specifies numbers of parking spots for staff members, for the largest audience, etc. He said it would not be a good move for the Town to do something against its own regulations.

Peter Smith asked if the Trustees had ruled out all other locations in the Town for the Library. John Aber stated that the Greater Piscataqua Foundation supported them generously to continue the discussion of relocating to the Mill Pond Center. He said the issue with that location was that the Foundation wants to lease the space and the Trustees felt that leasing was inappropriate for Town offices and government facilities. He stated that they have searched and had serious discussions about land donations that had been offered. He stated that unless they wanted to spend \$600,000.00 for a site, they would have to use the Town Hall site.

In response to a question from Pete Chinburg, John Aber stated that all of their fundraising efforts every year are to cover the cost of rent, and by building this facility and being able to get

away from paying rent, they would have the ability to double their staff at no increase to the budget.

John Aber stated that they currently have about \$310,000.00 they could put toward a building. He stated that if they could start advertising the proposed library plan, more people would probably be willing to give donations.

Art Guadano stated that one of the major reasons for consideration of the Town Hall site was that it would be part of the creation of a community center, the creation of which was a very strong recommendation of the Master Plan.

G. Suggestions for expansion of the Council Chambers

Arthur Grant MOVED to postpone consideration of the Expansion of the Council Chambers. The motion was SECONDED by Katie Paine and it passed unanimously.

H. Discussion of revisions to the Solid Waste Ordinance and related fee schedules

Arthur Grant MOVED to postpone consideration of the Revisions to the Solid Waste Ordinance and Related Fee Schedules. The motion was SECONDED by Mark Morong and it PASSED unanimously.

I. Other Business

XII. Nonpublic Session (if needed)

There was no Nonpublic Session required.

XIII. Adjourn (NLT 10:00 PM)

Arthur Grant MOVED to adjourn. Peter Smith SECONDED the motion and it PASSED unanimously.

The meeting was adjourned at 10:14PM.

Carrie White, Minute Taker