

*These minutes were approved at the November 4, 2015 meeting.*

**DURHAM PLANNING BOARD**  
**Wednesday, October 14, 2015**  
**Town Hall, Council Chambers**  
**7:00 p.m.**  
**MINUTES**

**MEMBERS PRESENT:** Andrew Corrow, Chair  
Lorne Parnell  
Bill McGowan (arrived at 7:15 pm)  
Richard Kelley (arrived at 7:35 pm)  
Steve Roberts  
Wayne Lewis, alternate  
Barbara Dill, alternate  
Councilor Kitty Marple, Council Representative to the Planning Board (arrived at 7:17 pm)  
Councilor Jay Gooze, alternate Council Representative to the Planning Board

**MEMBERS ABSENT** Linda Tatarczuch, alternate

**I. Call to Order**

Chair Corrow called the meeting to order at 7:00 pm.

**II. Roll Call**

The roll call was taken.

**III. Seating of Alternates**

Chair Corrow said Councilor Gooze would sit in for Councilor Marple until she arrived, Ms. Dill would sit in for Mr. Wolfe, and Mr. Lewis would sit in for Mr. McGowan until his arrival.

**IV. Approval of Agenda**

*Steve Roberts MOVED to approve the Agenda as submitted. Wayne Lewis SECONDED the motion and it PASSED unanimously 6-0.*

**V. Town Planners Report**

Mr. Behrendt noted that the Planning Board had endorsed all 10 chapters of the Master Plan, and said SRPC was finishing up some last details on them. He said the public hearing would be held on November 4<sup>th</sup>.

He said the next Planning Board meeting, on October 28<sup>th</sup> would be a workshop, and said no public comments would be accepted at that time.

Mr. Behrendt noted that the Planning Board had appointed a design committee for two recent projects: Madbury Commons and Pauly's Pockets. He said there had been some angst about the role of that committee, but said it had been very valuable having the committee meet with the applicant and himself, to work out adjustments as needed. He said much of the credit for the quality of those two projects should go to the committee, and he noted that it included Ms. Dill, Beth Olshansky, Nancy Webb, as well as Walter Raus who was on the committee for just the Madbury Commons project.

Mr. Behrendt said there were currently a few openings on the Planning Board.

#### **VI. Report from Board Members who serve on Other Committees**

Ms. Dill said there were two new members of the Conservation Commission, one of whom was Sally Tobias, who had recently applied to fill the empty Town Council seat. She said Michael Sievert of MJS Engineering came to the most recent meeting to talk about the Harmony Homes project. She said after discussion, the Commission endorsed the project. She said the Commission also was provided with details on the nitrogen containment project that the Planning Board would be hearing about this evening. She said the Commission endorsed the project.

Mr. Parnell said the Economic Development Committee would meet next Tuesday, when economist Brian Gottlob would provide an economic analysis of Durham, and would also highlight the impacts of various trends on policy issues facing towns like Durham.

Councilor Gooze said he thought some kind of Ordinance change was needed to deal with Airbnb rentals, so inspections of the rentals could be done as was the case with other rental properties in Durham. He said perhaps the definition of bed and breakfast could be changed to say breakfast might or might not be served as part of a rental. He asked the Planning Board to think about what was needed, and said the Council would be proposing a Zoning change concerning this.

#### **VII. Recognition of the Master Plan Advisory Committee**

Chair Corrow asked members of the MPAC – Lorne Parnell, Joe Moore, Molly Donovan, Malcolm McNeill and David Williams to come forward. He acknowledged their very significant efforts concerning the Master Plan, and said the Planning Board sincerely appreciated all of their hard work and dedication. Mr. Behrendt read a Resolution concerning this. He also noted that Strafford Regional Planning Commission planner Matt Sullivan, who had worked with the MPAC on the Master Plan, was at the meeting tonight.

## **VIII. Public Comments**

Chris Meyer, owner of the 257 Newmarket Road property, asked if his agenda item could be moved up. After discussion, the Board agreed to keep the item where it was on the agenda.

## **IX. Review of Minutes (old)**

### **X. Public Hearing - 1 Madbury Road/30 Main Street /Ballard Building – Sign Master Plan.** Sign master plan for new mixed-use building. Mark Henderson, property owner. Map 4, Lot 1-0. Central Business District

Mr. McGowan arrived at 7:15 pm.

Mr. Parnell asked if essentially the same sign master plan was being proposed now, and Mr. Behrendt said it was substantially the same. He said the directory sign was finalized, and noted that it had to meet the 6 sf size limit because it was located in the Historic District. He also said specific hardware for the hanging sign for the yoga studio was included now. He said signs B, C and the directory signs had been approved by the HDC, and said Mr. Henderson would be going back to the HDC for approval for signs D and E.

*Lorne Parnell MOVED to approve the Sign Master Plan submitted by Mark Henderson for a new mixed-use building located at 1 Madbury Road/30 Main Street, Tax Map 4, Lot 1 in the Central Business District. Steve Roberts SECONDED the motion, and it PASSED unanimously 7-0.*

Councilor Marple joined the meeting at 7:17 pm.

### **XI. Public Hearing - Harmony Homes - Eldercare Facility. Durham Business Park off Route 4. Site plan and conditional use for an eldercare (assisted-living) facility with 3 single-story buildings with parking and associated improvements.** The conditional use is for activity within the Wetland and Shoreland Overlay Districts and for an elderly single family on site. John Randolph, Harmony Homes, applicant; Eric Chinburg, Grant Development, LLC, property owner; Mike Sievert, MJS Engineering, Engineer; Steve McHenry, Brandon Holben, and Mary Brake, McHenry Architecture, Architects. Tax Map 11, Lot 27-1 through 27-7. Durham Business Park Zone.

John Randolph of Harmony Homes said the latest rendition of the plans would be addressed this evening. He said the design team had been working with the appropriate committees, and said the plans had been shaped by them and other members of the community.

Steve McHenry provided an overview of the project, first noting that the master plan for the project included 3 phases, and that approval was being sought now for phases 1 and 2.

He said the site contained 28.4 acres, one quarter of which was buildable. He said the constraints of the site served this use well, and said the buildings could be designed in close proximity to one another to ensure the safety of the community and allow for a significant amount of open space. He spoke about aspects of the site design, explaining that the buildings would be sited to preserve views from Route 4 and from the river, electrical lines would be buried, and there would be minimal changes to the contours and drainage on the site. He said disruption of the site would be minimized, and also said landscaping would be used to minimize the visual impact of the parking areas.

Mr. McHenry discussed in detail how the architectural design of the project was responsive to the Design Guidelines, and the criteria in those guidelines concerning the design of the building; the mechanical equipment and materials; the landscape design; and the lighting design. He said all of the criteria set forth had been met for all of these categories, as noted in the drawings that had been provided. He said the design team had listened as hard as it could, and had reached the goals desired by the client.

Mr. Sievert reviewed details of the proposed development. He said the maximum density would be 141 residents, which was allowed by the Zoning Ordinance. He said building one to the northeast would have up to 60 residents, and said the remainder of the residents would be divided up over the other 3 buildings that would be constructed. He said the site was currently improved with a roadway, sewer line, pump station, and water line. He said after taking into consideration the Town's shoreland and wetland overlays and the conservation easement area, there were 6.6 acres of unrestricted developable area.

He said the State's 250 ft shoreland setback restricted that developable area further, bringing it down to 2.2 acres. He noted that the conservation easement encompassed the whole front area of the property facing Route 4, and said the uses proposed there were a walking path, the easterly side of the roadway, and a horse barn. He said this would keep the views from Route 4 intact.

Mr. Sievert said several approvals were required: approval of the Site Plan Application; Conditional Use Permits concerning the wetland conservation district, the shoreland protection district, and permitting of an age restricted duplex; approval from the Design Committee; endorsement by the Conservation Commission regarding the Conditional Use permit items; and various State permits (sewer discharge permit, driveway/entrance permit, alteration of terrain permit, wetland permit, and shoreland permit.) He said there had been a meeting with the Technical Review Group, and also said DPW staff were in the process of reviewing the plans.

He described the phasing proposed for the project, and said phase one included building one, the upgrade for the sewer pump station and all of the utilities, associated parking for building one, landscaping, walking paths and the horse barn. He said the work was

scheduled to take place from late 2015 to late 2016-early 2017. He said phase two included building two, associated parking, additional landscaping, and the remainder of the walking paths. He said the schedule for the construction of the second building depended on how fast building one filled up.

Mr. Kelley arrived at 7:35 pm.

Terrance Parker, the landscape architect for the project provided details on the landscape design. He spoke about plans to maximize views to the nicest parts of the site and to obscure the parking area with native successional plants in clusters that would also provide some nice views. He said each building would have a major green courtyard, and said the plantings there would filter stormwater, provide greenspaces for gathering, and would also enhance views from the interior of the building to the exterior.

He spoke about the path system that would link the buildings. He also described the proposed clustering of plant material on the river side to enhance the scale of the building. He said where there were impacts from earthwork, indigenous shrubs would be used to prevent erosion. He said all of the plant materials would be native species, and would provide wildlife habitat.

Councilor Gooze asked about the view of the site from Route 4, and Mr. Parker said the plan was to basically leave things as they were, and not provide an evergreen screen. Ms. Dill asked if the landscaping around the parking lots would work all year, and Mr. Parker said there would be some evergreens, including red cedars.

***Councilor Marple MOVED to open the Public Hearing. Steve Roberts SECONDED the motion, and it PASSED unanimously 7-0.***

Chair Corrow asked if there were any members of the public who would like to speak. There was no response. Board members agreed to keep the public hearing open.

Ms. Dill asked if the Board would be seeing more detail about the architecture of the horse barn, and also asked how big it would be. Mr. Holben and Mr. Sievert provided details on this. There was discussion on the public parking area that would be available so people could access the walking trails. Mr. Roberts said there would be a long distance from the parking area to the road, and Mr. Sievert said it was about 900 ft from Route 4 to the proposed parking area.

Mr. Kelley asked where things stood concerning the various permits. Mr. Sievert said things were moving forward. He said traffic consultant Steve Pernaw was working on the traffic analysis, and said the scoping session with District 6 of NHDOT hadn't taken place yet. He said after that, the traffic aspect of the application could be finalized. He

said the alternation of terrain permit was being finalized. Mr. Randolph said it was likely that they wouldn't be able to break ground for construction until the spring.

Councilor Gooze asked what would be done with the manure from the horses on the site. Mr. Sievert noted that there would be a maximum of 4 horses on the site. Mr. Randolph said it could be trucked off, but also said there were 11 acres of conservation land for the horses to disperse the manure on. Mr. Sievert said the manure would not be stockpiled within any of the setbacks. Mr. Randolph said a plan for manure management would be provided at a future meeting.

Chair Corrow asked Mr. Behrendt about outstanding items. Mr. Behrendt said most of these were smaller items, and said he could summarize all of them in a memo for the applicant. He asked Mr. Sievert if one more iteration of the plan could be provided, in advance of the next meeting. He said hopefully that would be the final iteration prior to the final decision on the application.

Mr. Sievert said that final plan would be provided, and said it would incorporate all of the outstanding issues. He said he thought this could be provided in time for the November 4<sup>th</sup> Planning Board meeting. Mr. Parnell asked if it was likely that the traffic study would be available by then. Mr. Sievert said by then, they would know where things were heading with NHDOT.

After brief discussion about whether to handle the conditional use permit aspects of the project this evening, Board members agreed that they would address them at the meeting on November 4<sup>th</sup>.

- XII. Nitrogen-Containment Project. Conditional use to implement a new passive technology on a single-family lot under a grant-funded pilot project.** Installation of a permeable reactive barrier to prevent nitrogen from septic systems migrating to watersheds. The activity will occur within the Wetland and Shoreland Overlay Districts. Danna Truslow, Truslow Resource Consulting, consultant; Jessa Doleac, property owner. Map 14, Lot 1-2. Rural Zoning District.

Dana Truslow represented the Strafford and Rockingham County Conservation Districts as well as the landowner. She said this was a demonstration water quality improvement project that was funded by NHDES through the 319 grant program. She said the Town of Durham was the applicant. She said when she and others were looking for a place to do a containment project, a soil scientist for the Natural Resources Conservation Service agreed to have it done on his property. She explained that the property contained a replacement septic system that was placed fairly close to Chesley Brook and a wetland.

Ms. Truslow provided details on the project, whose goal was to use a permeable reactive barrier to prevent nitrogen from the septic system from migrating to a sensitive watershed

areas. She said a nitrogen containment study of a property on Cape Cod showed a 70-90% effectiveness in transforming nitrogen runoff to nitrogen gas. She also noted that another containment system was currently being installed near a community septic system in Brentwood, NH. She provided details on the composition of the nitrix material that was used as part of the containment, and said it had about a 15 year life span.

Mr. Kelley said soil borings for the site indicated that the groundwater level was rather high. He asked about dewatering and excavation that was needed in order to install the trench. Ms. Truslow provided details on this, and said the DPW would provide labor and equipment, which was a match to the grant funding being provided. She said if a sump pump was required, it would be used, but said she didn't expect much discharge. She said it was an up-gradient area, and also said there would be a silt fence downgradient from the trench, and a hay bales to catch silt and slow the water flow.

Mr. Parnell asked for details on testing of the site before the containment project was done. Ms. Truslow said there were monitoring wells to determine the background water quality, and said the wells had been tested 4 times to determine the existing concentrations of nitrogen in groundwater. She said this would be measured for a year and a half, and also noted that surface water as well as groundwater would be monitored. There was discussion. Ms. Truslow provided details on the professional experience of herself and others who were working on the project.

Mr. Behrendt said everything that was needed for the application had been submitted.

***Richard Kelley MOVED to schedule a Public Hearing on November 18, 2015 for a Conditional Use Application for a Nitrogen-Containment Project to implement a new passive technology on a single-family lot located at Tax Map 14, Lot 1-2 in the Rural Zoning District. Steve Roberts SECONDED and PASSED unanimously 7-0.***

Board members agreed to do a site walk on Friday, November 13, 2015 at 2 pm.

- XIII. Edgewood Road and Emerson Road Subdivision.** 4-lot subdivision, boundary line adjustment and conditional use (for a wetland crossing, a road widening, and construction of a shared driveway in the Wetland Conservation Overlay District). Jack Farrell, applicant. County Line Holdings, LLC and Mark Morong 1991 Trust, owners. David Vincent, surveyor. Neil Raposa, Civil Consultants, Engineer. Map 1, Lot 15-0. Residence A Zoning District.

Mr. Farrell briefly summarized the subdivision application, which involved dividing one lot into 4 new lots, and also included a boundary line adjustment with one of the abutting lots. He said there would be one large lot containing 10.5 acres and 3 smaller lots, and said it would be a low impact development that would provide a reasonable economic return. He noted that the site could support 21 single family residences. He also said the

applicant was proposing to have a deed restriction so there could be no further subdivision, and had also agreed that the homes on the 3 smaller lots would not be able to have accessory dwelling units. In addition, he said no cut buffer zones were proposed. He explained that a wetland crossing was needed to service the 3 lots, but said the 4<sup>th</sup> lot could be accessed without the crossing. He said a wetland permit was received for the wetland crossing, and also said the conditional use application was endorsed by the Conservation Commission.

Mr. Farrell noted that details had been provided on the common driveway that would be built as well as the 20 ft wide portion of Edgewood Road that would service the property. He said it was agreed that there would be a condition of approval that the 3 smaller homes would have sprinkler systems. He confirmed for Councilor Marple that the widened portion of Edgewood Road would be gravel. Councilor Marple asked about snow plowing of this road surface, and there was discussion.

Mr. Roberts said his understanding was that there would be drilled wells, and access to Town sewer. Mr. Farrell said a simple connection could be made to the nearby sewer line. He said the main reason for having drilled wells was to allow geothermal heating systems for the properties. Mr. Roberts said a reservoir would be needed for the sprinkler system for each of the lots. There was further discussion.

Mr. Behrendt noted that this application had been tabled a few months ago, and the applicant was asked to provide additional information. He said he'd prepared a draft set of conditions of approval, and said if everything was in order on November 18<sup>th</sup>, the Planning Board could take final action at that time. He asked Board members if they saw anything in the draft conditions that was a concern. He noted that a conditional use permit was needed for the driveway, and said this could be addressed on November 18<sup>th</sup>.

He said the Technical Review Group had wrestled with the trash management issue, and said the consensus was to not require anything, but to tell homeowners to bring their trash to the public portion of Edgewood Road. He said Code Administrator Tom Johnson thought the applicant should be required to build a shed for trash. Chair Corrow noted that an abutter had expressed concern about the trash issue. Mr. Farrell said the abutter's greatest concern was trash that accumulated with rental properties, and said this was a reason the accessory dwelling aspect was eliminated. He said this was a satisfactory solution for the abutter.

Mr. Farrell said the conditional use application included the individual driveways, but didn't include the large lot. Mr. Behrendt said a conditional use permit was needed for the widening of the Class VI road, creation of the shared driveway, and the 3 individual driveways located on each of the 3 lots.

Mr. Behrendt said ordinarily, a subdivision like this would have Town water, but said the applicant wanted to have geothermal heating systems for the properties on the 3 smaller lots. He said the Planning Board would have to decide whether it was ok with having private wells. Mr. Farrell said there was precedence for this, noting that he'd done it elsewhere in Town. Mr. Behrendt suggested that if the Board approved the individual wells, it might be appropriate to require the geothermal heating systems. There was discussion.

***Councilor Marple MOVED to set the Public Hearing for November 18, 2015 for the Edgewood Road/Emerson Road 4-lot Subdivision application, Boundary Line Adjustment application and Conditional Use Permit application (for a wetland crossing, a road widening, and construction of a shared driveway in the Wetland Conservation Overlay District) submitted by Jack Farrell for the property located at Tax Map 1, Lot 15-0 in the Residence A Zoning District. Lorne Parnell SECONDED the motion, and it PASSED unanimously 7-0.***

**XIV. Perley Lane Amendment. Proposed amendment to landscaping and hardscape plan** for site plan for existing residential development, and conditional use for activity within the Wetland and Shoreland Overlay Districts. Joseph Caldarola, Perley Lane LLC Manager. Map 1, Lot 16-22 and 16-23. Residence A Zoning District.

Mr. Caldarola said Code Administrator Tom Johnson had noted that some of the landscaping for the project wasn't done according to the approved Site Plan. He said that homeowners whose yards were affected by this were at the meeting this evening. He said he supported the idea of doing a site walk, and then reviewed the problem areas.

Unit 1 – He said there was grass growing in the shoreland zone, which was not allowed. He said the Conservation Commission wanted it to be replanted with groundcover and woodland plants.

Unit 6 – He said the shoreland zone came close to the building, and said while everything was built according to the plan, this had caused some land disturbance. He said grass had been planted, and said the Conservation Commission thought groundcover or shrubs should be planted instead. He noted that there was a pervious walkway and a rain garden near the house.

Unit 7, 8 and 9 – He provided details on the issues for these units, and said he proposed to do a rain garden.

Unit 3 – He said the patio for this unit wasn't shown on the plan, explaining that while care was taken to not be in the shoreland setback, they had forgotten about the sewer easement, so one corner of the patio was in it. He provided further details on the issues involved.

Chair Corrow confirmed with Mr. Caldarola that the Conservation Commission would discuss these issues at its meeting in November. Mr. Parnell asked how Mr. Johnson had noted the issues with the various units. Mr. Caldarola said there was perhaps a complaint from a property owner.

Councilor Gooze said whatever could be done to protect the water should be done, noting that he'd seen what Fitts Farm had done over by Bagdad Road. Mr. Caldarola explained that with the original Fitts Farm phase, the existing wetlands were used for detainment and treatment. He said detention ponds were used for Fellows Lane, but said they were built not to drain and caused mosquito problems. He said rain gardens, which were used for this project, really worked.

***Richard Kelley MOVED to set a Public Hearing for November 18, 2015 for a proposed amendment submitted by Joseph Caldarola, Perley Lane LLC Manager to the landscaping and hardscape plan for the Site Plan for the existing Perley Lane residential development, and conditional use permit for activity within the Wetland and Shoreland Overlay Districts. The property is located at Tax Map 1, Lot 16-22 and 16-23 in the Residence A Zoning District. Steve Roberts SECONDED the motion, and it PASSED unanimously 7-0.***

The Board agreed to do a site walk on October 30<sup>th</sup> at 2 pm, and to invite the Conservation Commission.

## **XVI. Other Business:**

- A. 257 Newmarket Road – Underground Electric. Request for modification and waiver to place electric utilities above ground due to ledge.** Approved site plan for two multi-unit buildings. Chris Meyer, developer. Map 18, Lot 3-2, Rural Zoning District.

Mr. Meyer explained that because of ledge, it would be a nightmare to put the electric utilities underground. He said he was asking for relief to make this work easier and go more quickly. He said they were 4-5 weeks away from completion of the project. He noted that there were aerial lines on the site now, so from an aesthetic perspective there would be no change.

Mr. Kelley asked how much additional land clearing would be needed in order to run the overhead line. Mr. Meyer said no additional clearing would be needed, so the abutter wouldn't be affected. He also said there was low visibility from the road. There was further discussion on the lines to be run and the additional pole that would be installed. Mr. Meyer said there would be two lines, with one for each building. He said there wouldn't be any public safety issues. Chair Corrow confirmed with Mr. Meyer that the Fire Department had reviewed what was proposed. Mr. Behrendt said if the application

was approved, a condition of approval would be that the Fire Department would have to determine if it could still get equipment into the site.

The Board reviewed the conditions of approval, which addressed the need for review by the Fire Department, and also restricted the new pole to electrical/cable/telephone service only. It was agreed that because a transformer wouldn't be needed, condition #2 concerning the transformer could be removed.

Mr. Kelley noted that there was a new septic system on the site, and learned from Mr. Meyer that they had run into problems with ledge when it was installed.

***Richard Kelley MOVED to approve the request submitted by Chris Meyer for modification and waiver to the approved Site Plan application for two multi-unit buildings at 257 Newmarket Road, Tax Map 18, Lot 3-2 in the Rural Zoning District, along with the associated terms and changes reviewed this evening. Bill McGowan SECONDED the motion and it PASSED unanimously 7-0.***

- B. 49 Main Street/Pauly's Pockets – Changes to plan.** Request for modification to approved mixed-use project to: 1) eliminate corner steps and install a railing; and 2) eliminate decorative diamonds on the Main Street façade. Paul Eja, developer; Mike Sievert, Engineer. Map 5, Lot 1-2, Central Business District.

Mr. Sievert explained that stairs were part of the original design, but were removed because of a conflict with the ramp on the park side of the building that accessed the upper level of the porch. He said when architect Shannon Alther came on board with the project, the steps were brought back, and everyone involved liked them. But he said they never really fit in with the sidewalk and the ramp. He said they tried to tuck them in somehow, behind the columns but said there were safety and cost concerns. He noted that Mr. Johnson had echoed the safety concerns about putting stairs in such a tight area.

He said what was proposed now was to do away with the steps, and to include instead an arched add-on to give the corner a feature. He said there was a lot of discussion with the design group, and they came up with this alternative, which would provide a lot more room at the patio level.

Mr. Sievert said another issue this evening was the decorative diamond feature, which mimicked an old architectural style. He said Mr. Eja wasn't happy with it, and didn't want to include it on the building.

Mr. Behrendt said there were some additional small architectural items to be resolved, which he'd noted administratively. He said the applicant preferred not to have the proposed fake square window in the back, and the strap work on the building. He also

said he'd sent an email to the Board asking if it was ok for him to adjust the colors administratively if the design committee and the applicant wanted to make a change.

Chair Corrow said he didn't like the color of the storefront. Mr. Behrendt noted that this was up to the applicant. There was discussion.

Mr. Parnell said this project had used a design committee successfully, but asked why the diamond feature got into the plan when the applicant didn't like it. There was detailed discussion about this.

Chair Corrow noted the conditions of approval that had been put together concerning the 4 decorative diamonds being eliminated, the elimination of the corner steps, the railing and the curved front at the corner.

***Richard Kelley MOVED to approve a Request from Paul Eja for Modification to the approved mixed-use project to: 1) eliminate corner steps and install a railing; and 2) eliminate decorative diamonds on the Main Street façade of the building, located at 49 Main Street, Tax Map 5, Lot 1-2, in the Central Business District. Bill McGowan SECONDED the motion and it PASSED unanimously 7-0.***

- XV. **Proposed changes to newly-adopted Site Plan Regulations.** The Planning Board adopted an entirely new set of Site Plan Regulations on September 9. At this meeting, the board will review the numerous public comments made in recent months about these new regulations (prior to their adoption) and other prospective changes to the new regulations. Once the board has a revised document, it will be presented for a public hearing.

The Board agreed to wait until the October 28<sup>th</sup> meeting to continue working on the Site Plan Regulations.

## **XVII. Review of Minutes**

### September 9, 2015

Page 2, line 20 should say "Bennett Road"

Page 3, line 27 should read "He also said a traffic analysis..."

Page 4, line 27, should read "...would be built on the existing ground surface..."

Page 5, line 36 should say "Beth Olshansky, Packers Falls Road"

Page 6, line 24 should read "Jennifer Pribble, Bayview Road"

***Lorne Parnell MOVED to approve the September 9, 2015 Minutes as amended. Councilor Marple SECONDED the motion and it PASSED unanimously 6-0-1, with Bill McGowan abstaining because of his absence from the meeting.***

September 23, 2015

Page 4, line 41, should say “Kennebunk”

Page 8, line 2 should read “...so the ball could start rolling...” Same page, line 34 should read “Mr. Parnell asked if it was expected...” Same page, line 36, should say “...number of employees...”

Page 9, line 43 should read “...said he would propose language similar to this...”

Page 12, line 9 should read “...walking by would be able to...”

***Richard Kelley MOVED to approve the September 23, 2015 Minutes as amended. Steve Roberts SECONDED the motion and it PASSED unanimously 7-0.***

**XVIII. Adjournment**

Chair Corrow noted that Planning Board member Peter Wolfe had recently resigned from the Board, so another regular member was needed.

***Richard Kelley MOVED to adjourn the meeting. Bill McGowan SECONDED the motion and it PASSED unanimously 7-0.***

Adjournment at 9:41 pm

Victoria Parmele, Minutes taker

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Andrew Corrow, Secretary