

These minutes were approved at the September 26, 2018 meeting.

DURHAM PLANNING BOARD
Wednesday, June 13, 2018
Town Council Chambers 7:00 p.m.
MINUTES

MEMBERS PRESENT: Paul Rasmussen, Chair
Barbara Dill, Vice Chair
Bob Brown, Secretary
Bill McGowan (arrived at 7:40 pm)
James Bubar
Michael Lambert, alternate
Councilor Carden Welsh, Council Representative to the
Planning Board
Councilor Sally Councilor Tobias, alternate Council
Representative to the Planning Board

MEMBERS ABSENT Nathaniel Morneault, alternate

I. Call to Order

Chair Rasmussen called the meeting to order at 7:01 pm.

II. Roll Call and Seating of Alternates

Chair Rasmussen appointed Mr. Lambert to serve as a regular member until Mr. McGowan arrived.

III. Approval of Agenda

Bob Brown MOVED to approve the Agenda as presented. James Bubar SECONDED the motion and it PASSED unanimously 6-0.

IV. Town Planner's Report

Mr. Behrendt said he was working on a possible amendment to the Site Plan Regulations having to do with the threshold for site plan review by the Planning Board. He also said he was working on some revisions to the parking provisions in the Zoning Ordinance.

He noted that the Agricultural Commission was working on a significant set of amendments to the Zoning Ordinance that addressed the state's definition of agriculture. He said he was working with the Commission on this, and said provisions being looked at had to do with agricultural uses, where these uses should be allowed and what standards needed to be required for them. He said there was discussion about having Commission

Chair Theresa Walker come to a Planning Board meeting to provide an overview of what they wanted to do, and said she was planning to do this.

V. Reports from Board Members who serve on Other Committees

Mr. Bubar reinforced what Mr. Behrendt had said about the recent Agricultural Commission meeting and said they were making pretty good progress. He also noted that they discussed the Durham Farm Day that was planned for the summer, which might include a pot luck supper at Old Landing. He said the Commission also discussed the issue of Durham being a bee friendly community.

Ms. Dill said at the most recent Energy Committee meeting, there was discussion about how to proceed given Charlie Forcey's recent resignation. She said they discussed the idea of organizing a community forum to help educate Durham residents about solar energy. She said this could possibly be done with someone from Revision Energy as well as other experts in the field, and said if it happened, it would probably be held at the end of the summer. She said any help Mr. Behrendt could provide on this would be appreciated.

Councilor Tobias said at the most recent Town Council meeting, Councilors voted on the Zoning amendments that had been recommended by the Planning Board. She also said the Council had begun a discussion on the current zoning downtown and what impact it was having on future development. She said there would be discussion on formulating a plan on what they wanted the downtown to be, and she noted one issue in particular was the small privately owned properties downtown, and what could be done to make their redevelopment possible. She said discussion was needed on the goods and services people wanted to see downtown, and on how the projects the University was planning would impact the Town.

VI. Public Comments

There were no public comments.

VII. Review of Minutes (old):

VIII. Public Hearing - 27 Durham Point Road – Driveway and Conditional Use. 1) Amendment to condition of approved subdivision to allow a new access and driveway and 2) Conditional use for driveway, utilities, and accessory structures to be situated within 100 foot wetland and 125 foot shoreland buffer. Gregory Sancioff, property owner. Mike Sievert, MJS Engineering, Engineer. Map 11, Lot 34-1. RC District.

Mr. Sievert provided details on an original subdivision of land on Durham Point Road in 1983 that involved the subject property, and also provided details on a later 4 lot subdivision that took place in 2002, which included the applicant's lot. (Mr. Sievert had spoken in greater detail on this at a previous Planning Board meeting.) He said all 4 lots were supposed to be accessed by a single driveway. He said the applicant was proposing

another access that would be a much flatter and safer driveway, so he wouldn't have to use the existing shared driveway.

Mr. Sievert explained that the Conditional Use Permit was being requested for disturbance in the Wetlands Overlay District for construction of driveway, utilities, and the retaining wall. He noted that the pool area was pulled out of the Shoreland Protection Overlay, and said it was now only the road that impacted that overlay and required a Conditional Use Permit.

He spoke about other changes that were being made to the plan, after discussion at the site walk. He said there were additional swales to pick up more stormwater runoff, as well as seeding/matting that would be put down for erosion control. He said there would be a pull off area for Fire Department vehicles, and said a proposed swale had been pushed back from the road slightly to allow for widening of the road so it could include the Fire Department pull over. He said the entire circle portion of the driveway would be pervious. He also explained that the outlet was re-done and a berm was put in to direct water into the farm pond. He said the Alteration of Terrain and Shoreland permits had been received.

Councilor Welsh asked that the plan reflect these changes.

Lorne Parnell MOVED to open the Public Hearing. Councilor Welsh SECONDED the motion and it PASSED unanimously 6-0.

James Siedenborg, 27 Durham Point Road, said he owned the abutting property that the current driveway access crossed over. He said the proposed amendment to the approved subdivision plan made a lot of sense for the area. He said the current access was narrow and had a steep grade so it wasn't safe, and said increasing the traffic on it wouldn't help the situation.

Geoffrey Clark, 31 Durham Point Road, said he was an abutter, and maintained the existing driveway that had been discussed. He said it was designed the way the Planning Board said it had to be designed, to preserve trees, etc. He said the first rise in the road caused a number of cars to go off the road in the winter, and said having more traffic on it wouldn't be a great idea. He also said the driveway was located right before the turn on Durham Point Road, and said if there was more traffic in and out there was the potential for accidents. He provided details on this, and said having another access in a new location would be safer for everyone. He said the driveway would be flat and there would be good visibility in both directions.

Barbara Dill MOVED to close the Public Hearing. Lorne Parnell SECONDED the motion and it PASSED unanimously 6-0.

Chair Rasmussen said the Planning Board wouldn't be taking final action on this application this evening because they were waiting for feedback from the Conservation Commission.

Councilor Welsh noted that there had been a question about livestock manure. Mr. Sievert said the applicant had decided not to have a horse there.

Mr. Brown said the issues that came up at the site walk had pretty much been addressed and said he was eager to hear from the Conservation Commission.

Mr. Sievert asked if the Planning Board could vote on the amendment to the subdivision approval this evening. Mr. Behrendt said it would be better for the Planning Board to address both applications together, noting that there could be some relationship between them. Councilor Welsh said he wasn't sure that the Board needed to change its process around. He also noted that the access road had already been put in, and that it impacted a wetland.

IX. Kennebunk Savings Bank sign. 17 Madbury Road. Request for modification to approved sign master plan for Madbury Commons to allow for an additional building mounted sign on Madbury Road façade for Kennebunk Savings Bank. Ashley Gibbons for Kennebunk Savings Bank, applicant. Mimi Kell for GP Madbury 17, LLC, property owner.

Ms. Gibbons explained that the additional building mounted sign was proposed for the Madbury Road side of the building. She explained that the bank was located in the middle of that building, so its visibility was more limited and customers were having some difficulty finding it.

Councilor Welsh asked if the bank had received any pushback from other businesses in the building because of this requested modification, since they might also want to have a sign on Madbury Road. It was noted that Saxby's was ok with what was proposed. Councilor Welsh pointed out that Hop and Grind wasn't visible either. It was noted that it had a standing sign so had more visibility than the bank did. Ms. Gibbons said the proposed sign made things more equal and said she didn't expect that there would be complaints.

Mr. McGowan arrived at the meeting at 7:40 pm.

(It wasn't stated that Mr. Lambert would be a voting member for the rest of the meeting after that)

There was discussion about the proposed sign. Councilor Welsh said what was being requested seemed reasonable. Councilor Tobias said it was important that there be clear signage so customers were able to see that the bank was there, in what was a relatively new business area in Durham. There was discussion about Mr. Behrendt's note that a recent change to the Zoning Ordinance concerning signage provided more flexibility. Mr. Parnell said he thought the Board should approve the proposed sign.

Bob Brown MOVED to approve an application submitted by Kennebunk Savings Bank for a modification to the approved sign master plan for Madbury Commons to allow for an additional building mounted sign on the Madbury Road façade. Councilor Welsh SECONDED the motion and it PASSED unanimously 7-0.

- X. Riverwoods Construction Plan.** Stone Quarry Drive. 1) Amendment to approved construction management plan as part of site plan for Riverwoods Continuing Care Retirement Facility and 2) Conditional use for activity within the wetland buffer to allow for construction staging on opposite lot on northeasterly corner of the intersection of Dover Road and Stone Quarry Drive - Map 11, Lot 8-16. Riverwoods Durham, applicant. Rockingham Properties, landowner.

Attorney Sharon Somers represented Riverwoods Durham. She said the first request was to be allowed to amend the approved construction plan for the project. She also explained that the contractors had worked out an agreement with Rockingham Properties to use the property across from the planned Riverwoods development for a laydown area for materials and trailer. She said there was a Conditional Use application for proposed activity that would impact the wetland buffer on the property.

Engineer Jeff Clifford described the proposed location for the laydown area north of Stone Quarry Drive. He first used a plan that had been provided by the owner of the property to describe what would happen on the site. He noted the wetlands on the property and said the wetlands had been reflagged last week and the wetland survey was received today. He reviewed the site plan that included this updated wetland information. He noted that Planning Board members didn't have a copy of it yet. He spoke about some of the best management practices that would be used on the site.

Tracy Tarr of GZA Geoenvironmental said she was part of the team that had done the wetlands delineation and developed the plan. She noted that the property was already open, and said the project would respect the wetland buffer as much as possible where this was practical. She provided details on this, noting among other things that the access was being narrowed as much as possible. She also noted that it would be a temporary use on the site. She said best management practices would be used during the staging period, and also said the entire area would be restored to native vegetation at the end of the project.

Chair Rasmussen asked if the trailers would be in place for the entire project. It was explained that they would be, and that the laydown area would be used the whole time that the project was being constructed.

Mr. Bubar asked about possible soil compaction on the site and if this would be addressed when the restoration work was done.

Project contractor Tom Severino said the intent in creating the staging area was to strip the loam while maintaining the existing grades, and to replace the loam with granular gravel and crushed stone. He said the area would later be loamed and seeded. He said there wouldn't be compaction issues, and said the entire area would be a stable surface.

He spoke further about how the staging area would contain various types of construction materials, but not earth materials, and spoke about how the various contractors for the project would use the site as a staging area for their materials. He said the trailers shown on the sketch were office trailers.

Mr. Parnell asked if it was expected that any of the area would be used for employee parking. Mr. Severino said no, and said parking would be available on the construction site.

Councilor Welsh asked how long the laydown area would be there. Mr. Severino said it would be there for the duration of the project, which was 20 months. Councilor Welsh asked how much of the site would be visible from Route 108. Mr. Severino said the site was fairly open, and said people would be able to see the majority of it.

Chair Rasmussen confirmed that the Board would do a site walk on June 27th at 4 pm.

Bob Brown MOVED to schedule a site walk for June 27th, 2018 at 4 pm. Councilor Welsh SECONDED the motion and it PASSED unanimously 7-0.

Councilor Welsh asked if there were restrictions concerning noise, toxic materials, neatness, etc. where there was a staging area. Mr. Severino said his company did a lot of these staging areas, and said they didn't store fuels on the site. He said all of the construction equipment would be parked and fueled at the job site. Mr. Clifford said the stormwater management plan inspector would check on the issues Councilor Welsh had asked about every week. Councilor Welsh asked if other liquids would be held on the site. Mr. Severino said his company wouldn't be storing liquids on the site.

Mr. Behrendt noted that a waiver was needed for this application, because of a required 50 ft landscaping strip. He said the Board could consider the waiver this evening or could do this in two weeks. Board members agreed that they would vote on the waiver after doing the site walk.

There was discussion about the idea of possibly putting fencing around the property to provide a visual buffer. Mr. Severino said it was a visible site, but said the company was very proactive in terms of management. He said he could attend the site walk. Chair Rasmussen noted that the staging planned for the project would reduce truck traffic.

- XI. Mill Plaza Redevelopment.** 7 Mill Road. Acceptance review and discussion of formal site plan application. Colonial Durham Associates, LP, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Steve Cecil and Emily Innes, Harriman, site planner. Ari Pollack, attorney. Central Business District. Map 5, Lot 1-1. Attorney Pollock said he was prepared this evening to explain the contents of the application that had been submitted.

Mr. Taintor suggested that the Board have a brief presentation and discussion this evening, and review the application for completeness. He noted the memo provided that indicated seven items that weren't complete.

Councilor Welsh said he would prefer to review the plans, and said it would be good for the Board and the public to know more now about what the applicant would be speaking about in two weeks. It was noted that not all Board members had full sized site plans, and that the applicant could be asked to provide more of them. Mr. Parnell agreed with Councilor Welsh, and said the Planning Board and the public deserved to see a summary of what the applicant was proposing before the Board accepted the application.

Attorney Pollock reviewed in some detail the items that had been provided.

- Site plan set
- roof planting plan
- Lighting plan
- Multiple sheets for proposed architectural elevations for the existing building that would be rehabbed, and the new buildings proposed. Proposed color choices, which are subject to discussion.
- Conditional Use Permit applications for the mixed use proposal, and for continuation of the existing encroachment into the wetland setback and the shoreland setback.

Attorney Pollock said the applicant would be happy to provide additional copies of the plan that were of a convenient size. He said the Traffic Impact Analysis hadn't been submitted yet, because staff input on this was needed. He also said the Fiscal Impact Analysis wasn't complete. He said they'd continue to work on these reports unless the Board said it didn't want them.

He said there would be a signage proposal, as well as a construction management plan as the review moved forward. It was noted that a floor by floor layout had been submitted.

Councilor Welsh said he'd like to ask some general questions, and Chair Rasmussen asked if they pertained to accepting the application package. There was discussion that the public hearing process would provide the opportunity to look at the various aspects of the project.

Mr. Bubar asked Attorney Pollack if he believed that the application substantially or fully agreed with the settlement agreement, Attorney Pollock said it fully agreed with the settlement agreement.

Bill McGowan MOVED to accept a Site Plan Application submitted by Colonial Durham Associates, LP, for the property located at 7 Mill Road, Map 5, Lot 1-1 in the Central Business District.

Chair Rasmussen said with this motion the Planning Board would be accepting that the submission package was substantially complete.

James Bubar SECONDED the motion.

Mr. Parnell said he was reluctant to vote yes on the motion, and said it was unusual to accept a project that wasn't fully described to the Planning Board and the public. He said these were just documents that had been provided, and said there should be a presentation on what the project was about. He said it couldn't be assumed that everyone was going to be looking through these documents.

Mr. Brown said he struggled with what acceptance of the plan meant. Mr. Taintor said the point of this action was to confirm that enough material had been provided to begin the process of looking at a project, and scheduling public hearings that would last for several months. Councilor Welsh asked if accepting the applications would limit requesting additional information. Attorney Pollock said the applicant was subject to Planning Board requests for additional information.

Ms. Dill said she'd like to know who the architects for the project were. Attorney Pollock said Ms. Innis and Mr. Cecil were still involved, and also said Sharon Ames was part of the team. He said they would be making a presentation.

The motion PASSED unanimously 7-0.

Bob Brown MOVED to schedule a Public Hearing for June 27, 2018. Barbara Dill SECONDED the motion and it PASSED unanimously 7-0.

Bill McGowan MOVED to require the applicant to provide a Traffic Impact Analysis and a Fiscal Impact Analysis.

Councilor Welsh said he had some proposed modifications for the Fiscal Impact Analysis that were germane to the application. He noted that he hadn't discussed this with Mr. Taintor. Chair Rasmussen said it was important to have that discussion before the applicant got too far down the road. Attorney Pollock said the applicant was open to hearing this.

Mr. Parnell said there needed to be Planning Board and Planning department input on what should be included in these studies. Attorney Pollock said it was understood that if what was going to be provided was insufficient or there were specific questions, answers to those items would need to come in.

Mr. Parnell said a major issue in regard to the traffic analysis was pedestrians, and he spoke about the importance of doing a study of current and future pedestrian traffic on the site and from the site across Mill Road. Engineer Joe Persechino of Tighe & Bond said Town staff were contacted before the traffic study began, and noted that pedestrian counts were performed during the school year. Mr. Parnell said the study should certainly include that. Chair Rasmussen noted that the traffic model had been updated to include pedestrian data, and Mr. Parnell said he wasn't sure about that. Mr. Persechino said the traffic study would include pedestrian counts. Mr. Taintor noted that the applicant was

paying for the running of the traffic model, which was related to the traffic study. There was further discussion.

Councilor Welsh said when the Madbury Commons and Cottages applications were before the Planning Board, there weren't as many students living in Town as there were now. He said the concern was that at some point there would be too much housing, which would result in a reduction in rents and a negative fiscal impact on the Town. He asked the team to take a hard look at housing supply and demand in Durham, to see the specific impact that the additional beds from redevelopment of Mill Plaza would have, and what it would do to less desirable housing in Durham.

Attorney Pollock said the team would work with Mr. Taintor to discuss this with the consultant who was working on the Fiscal Impact Analysis. He spoke further on this.

Mr. Brown said it was important to clarify exactly what the Board wanted from this analysis, and said if it wasn't ready to make a decision on this tonight, he thought the Board should wait. Attorney Pollock said he'd work with the Planning Board on this.

Mr. Bubar asked if there had been discussion with the University about enrollment. Councilor Welsh said that was a good question, and said the enrollment issue was one of the reasons he was concerned. He spoke in some detail on this, and among other things said the number of high school graduates in New Hampshire, Maine and Massachusetts was declining significantly.

Councilor Tobias said at the same time that this was happening, the University was getting more into research and development, and as part of this was bringing in an older demographic of graduate students, etc. for its workforce. She said they had different housing needs, and she spoke about the idea of repurposing existing housing in Durham if needed. She said she thought the market would catch up. Councilor Welsh said there might be too many student beds for the number of students.

Lorne Parnell SECONDED the motion and it PASSED unanimously 7-0.

Lorne Parnell MOVED to order a run of the traffic model for this project. Bob Brown SECONDED the motion and it PASSED unanimously 7-0.

Mr. Taintor noted that the issue had come up as to whether the application was compliant with the settlement agreement. He asked the Board to ask the Council Rep to the Planning Board to raise this issue with the Town Council, and to get a formal response. He said it would be good to have this in case the issue came up in the future. He noted that the Council was involved in the settlement agreement, and suggested that they should look at the current site plan and make a determination as to whether it complied with the agreement.

Councilor Welsh said he could bring this up, but said he wasn't sure it was a determination that the Town Council should be making. He noted that most of the

Councilors on the Council now weren't on it when the settlement agreement was developed, and also said they weren't lawyers so he wasn't sure what they could provide for the Planning Board. He spoke further on this.

Mr. Parnell said he'd like the Board to see a security management report/property management plan, on how the student housing portion of the development would be run.

Councilor Welsh asked if the plan could provide specifics on existing permeable areas on the site and the proposed permeable areas with what was proposed. Mr. Persechino said he could provide this information, and said it would be similar to the alteration of terrain plan.

Mr. Bubar said someone needed to represent the Town concerning whether the current application complied with the settlement agreement. Mr. Taintor said he'd talk with Administrator Selig and the Town Attorney about this.

Ms. Dill said over the years, droves of townspeople had commented that none of the plans had complied with the settlement agreement. She said despite what Administrator Selig and the Town Attorney said, the townspeople would think what they would think, and would comment on this. There was discussion that getting clarification on what was meant by "north" in the agreement would be helpful. Mr. Brown also said it would be good to get clarification on the wording "reasonably practicable".

There was discussion that the plans provided tonight showed the number of beds and what was proposed on each floor. It was agreed that the applicant would provide 10 sets of large size plans for the Planning Board.

Mr. Taintor suggested that at the June 27th meeting, the Board should focus on the broad, higher level issues of the site plan, as well as on the buildings and landscaping. He suggested that they could then dig into the technical details about traffic, parking, stormwater etc. at future meetings.

Ms. Dill noted the issue of phasing of the project and how the existing buildings and businesses would be handled as part of this. Mr. Taintor said this would be discussed later on.

Councilor Welsh said it was hard for members of the public to keep coming out for this redevelopment project, and urged that at the next meeting they would be able to get a really good idea of what the project was about. He suggested not having many other things on the agenda for the meeting. There was further discussion.

- XII. Solar Energy Systems.** Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as both accessory uses and principal uses. Draft ordinance endorsed by the Durham Energy Committee. Recommended action: Continued review.

Ms. Dill said when the Board finished going through the draft, she'd like them to go back to be sure everything was the way they wanted it to be, before having the public hearing. Chair Rasmussen agreed.

6. Enterprise Solar Energy System (principal use). This designation refers to a system that is designed to provide electricity to uses off site. The following standards and procedures apply to enterprise solar energy systems

Chair Rasmussen noted that there were some comments from members of the public that this entire idea should be taken out of the ordinance. Ms. Dill noted that the Energy Committee was working on an RFP for such a system for the wastewater treatment plant. Councilor Welsh said there were some places in Durham where such a system could work, but there were other places where it wouldn't. It was noted that all proposed enterprise systems would require site plan review.

Mr. Parnell said the Planning Board should have a discussion about whether the conditional use process or the special exception process should be used. He said he thought the conditional use process was very useful. Mr. Behrendt explained that the Town Attorney was wary of the extent to which Durham used conditional use in the Table of Uses, and had recommended not adding more conditional uses and instead using the special exception process for some solar arrays.

Councilor Welsh said conditional use seemed to be a perfect process for this use in certain zones. There was discussion. Mr. Behrendt said if the Board decided to go with conditional use, it should speak with Administrator Selig and the Town Attorney about this. Councilor Tobias said for this particular use conditional use made more sense. Mr. Behrendt spoke about why he thought it made sense for the Planning Board and not the ZBA to review such a use.

There was discussion about the possibility of leasing a roof top to generate solar energy for another building, and what the difference was between a roof mounted enterprise solar array and roof mounted solar on a multi-unit development. It was noted that enterprise solar was a business, and it was agreed that it shouldn't be a permitted use in residential areas, and could be a permitted use in zones other than residential zones.

There was discussion about putting enterprise solar arrays on agricultural land. Mr. Bubar spoke about the importance of including language about protecting high quality soils on farms, and he noted wording on this from the model solar ordinance. Mr. Behrendt agreed that some language on this could be inserted. Mr. Bubar said the issue was free standing arrays, and said they should be allowed as long as agricultural uses, including grazing were preserved.

The Board reviewed the proposed standards for enterprise solar systems. There was discussion about the fact that 5.b. put no limit on the size of such a system, and the Board agreed to eliminate that provision. There was discussion about 5.c., concerning "...buffering of enterprise systems from neighboring roads and properties in accordance

with the Site Plan Regulations and as reasonably determined by the Planning Board.” It was noted that it might be inconsistent with wording in another section of the ordinance. There was also discussion that an application for an enterprise system would have to come to the Planning Board anyway so it made sense that the conditional use process would be used.

After further discussion, Mr. Behrendt summarized that free standing enterprise solar arrays would be conditional uses in every zone but the Residence A, Residence B and Central Business Districts. He said in those 3 zones, enterprise solar would not be permitted.

He also said he’d speak with Administrator Selig more about the conditional use/special exception issue. Councilor Welsh suggested meeting with the lawyer as well if there was disagreement on this. He also spoke about being able to live with the risk of conditional use despite what the attorney might say. Ms. Tobias said with the conditional use process, an applicant would be more cautious about placement of a solar array. She said there were some places where conditional use was appropriate.

Mr. Behrendt also spoke about keeping the special exception process for free standing solar arrays in residential zones, and said that might make sense because enterprise solar was bigger. The Board agreed with this.

There was discussion about requiring a 100 ft setback from the front property line, and buffering for enterprise solar, as had been included for solar on multi-unit residential buildings. It was noted that conditional use would also apply to some properties depending on the zone.

There was discussion about the aesthetics of solar arrays. Councilor Tobias noted the ugly telephone poles in the gateway area out by the traffic circle, coming south on Main Street. She said it was important to challenge people on the idea of how solar looked. Councilor Welsh suggested requiring solar arrays in gateway areas to get a special exception. It was agreed this could be discussed some other time.

There was brief discussion on the issue of possible glare from solar panels, and it was agreed that the Planning Board could request that a particular applicant submit something concerning this if needed.

XIII. Zoning Amendments: Proposed amendments to the Zoning Ordinance:

A. Provision to allow for administrative review of temporary special event signs

Mr. Behrendt said the impetus for this change was some proposed signage for an event at the Community Church of Durham, which was in the Historic District. He noted that temporary signage was exempt from HDC review.

Chair Rasmussen said he didn’t think the Town Administrator was the right person to make the decision on temporary signage. Councilor Welsh said he agreed that the Town

Council could do the approval as compared to the Town Administrator. There was discussion, and it was noted that this could perhaps be handled under the Unanimous Consent Agenda at Council meetings. It was noted that the Planning Board would hold a public hearing on this proposed amendment in two weeks.

B. A requirement to follow best practices for manure management

Mr. Behrendt said this item was triggered by discussion that the Conservation Commission didn't look at the issue of farm animals near wetlands. He said Mr. Bubar had noted that there wasn't anything about this in the Zoning Ordinance. There was discussion that the Agricultural Commission was including a provision on best management practices as part of the ordinance they were proposing. The Planning Board agreed to wait on making any changes.

XIV. Other Business

Mr. Behrendt noted that UNH was doing a sidewalk project, and would like a member of the Planning Board to be on the committee that was overseeing this. He said he and DPW Director Mike Lynch would also be on the committee. Councilor Tobias said she'd serve on the committee.

XV. Review of Minutes (new):

March 14, 2018

Page 6, line 10, - motion needed to be completed. *Councilor Welsh SECONDED the motion and it PASSED unanimously 6-0.*

Lorne Parnell MOVED to approve the March 14, 2018 Minutes as amended. Councilor Welch SECONDED the motion and it PASSED 5-0-2 with Bill McGowan and Barbara Dill abstaining because of their absence from the meeting.

XVI. Adjournment

Bob Brown MOVED to adjourn the meeting. Bill McGowan SECONDED the motion and it PASSED unanimously 7-0.

Adjournment at 10:15 pm

Victoria Parmele, Minutes taker

James Bubar, Secretary