

From: [RobinM](#)
To: [Michael Behrendt](#)
Cc: [Karen Edwards](#)
Subject: 19 Main Street deliberations | process | two requests
Date: Tuesday, August 9, 2022 12:57:10 PM

Greetings, Michael --

Please forward this note to the Planning Board and ask Karen to post it to Citizen Comments. Thank you.

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FIRST -- As you re-enter deliberations on the 19-21 Main Street application, I hope that all Board members will have at the table relevant portions of the zoning ordinance and site plan regulations (via laptop or printed copies).

It is clear from earlier meetings that this would be helpful in keeping members on the **straight and narrow** of relying on the language of these legally-binding land use regulations and not going far afield.

SECOND -- I urge the Board to vote separately on the Conditional Use permit application, the site plan permit application, and the Notice of Decision.

Memory is both frail and malleable. Minutes and DCAT recordings can tell us what actually happened. And what actually happened is that the Board historically has been inconsistent in making motions to approve or deny applications.

Yes, sometimes the Board votes only on a Notice of Decision. But when a site plan permit application is accompanied by a Conditional Use permit application, each requires a vote. It's time to do it right (and then improve the Rules of Procedure, at the least).

Indeed, in Michael's review of recommended process at the head of the

agenda item on July 27th, he proposed three separate votes (*not one vote*), as Lorne subsequently supported, noting that the Notice simply contains Conditions of Approval.

The Site Plan Regulations state that *The Planning Board must take final action on a formal application -- to approve, approve with conditions, or deny.* **How much clearer could that be?**

Thus, to fully respect the Regulations, the Board must judge whether all aspects of the application MEET the Regulations and then vote on that application.

Regards,

-- Robin

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