

APPROVED

**Town of Pownal  
Planning Board Minutes**

**Wednesday, April 20, 2022  
6:00 PM – Mallett Hall**

**Members Present:** Matt Altieri, Jesse Peters, Secretary Christine Watson, Brian Stornelli, Alternates: Marcia Bowen, Keith McBride with North Star Planning and Recording Secretary: Alison Purinton

**Member Absent:** Todd Mellin

**Guests:** Alan Hill, CEO, Heidi Curry and Jon Morris both Select board members, Jenna Gilbert with Sevee and Maher, John Schwanda with Owen Haskell, Inc, Jay Raitt with Little River Land Surveyors, Inc.

Members of the public: Tom Godfrey, Matt Chipman, Elizabeth Splane, Robert Payson, Ed Goodwine, D. Baird, and Jamie Lynn Bice,

**Call to Order** at: 6:02 pm by Matt Altieri

We will go over the Secretary's report first and approval of meeting minutes. We then we discuss the Chipman and Hilton amended subdivision plans. Followed by Estabrook's sketch plan.

**Secretary's Report:**

Regular Meeting minutes of March 16, 2022 on a motion by Jesse Peters to accept minutes as amended and corrected, seconded by Christine Watson. Discussion: None, Vote: Yes (4) No-0 Approved with changes on page 1 replace pubic with public. Page 2 Christine- Change sentence to read the board of appeals approved the variance for 39 feet. Page 6 strike wit to with strike to be and add we will then. Strike out is replace with if. Strike out working replace with wording. Page 3 Strike Shoreview replace with Shoreline, strike leech replaces with leach. Strike potentially to potential. Page 5 Matt invites members of the public to floor for comment. That wishes to speak to the applicant and ask questions. Matt- Invites members of the public that wish to speak to the applicant and ask questions. Page 6 add for backlogs to What you are doing now will give the selectboard a better grip on what is happening. Strike Jessie replace with Jesse.

Jesse: Accept minutes as amended, Christine seconded All in favor (4-0)

A Site Walk occurred on April 6, 2022. Members of the board and public were present as well as Jim Fisher from Northeast Civil Solutions and Keith from NorthStar Planning. A review of the plan was presented, flagging tape indicated where the roadway would be as well as home(s). Questions were asked and answered. Site walk adjourned at 5:45pm

**Old Business:** None

**New Business:**

Chipman Amended Subdivision-

John Schwanda with Owen Haskell, Inc. provided the board with revised site plan and gave a brief history. There was an approved plan in January 2021 called the 3<sup>rd</sup> amended subdivision. The purpose was to take the existing barn and put it on a small parcel which is a part of lot 3. It was approved but never signed or recorded. The reason was the Chipman's were hesitant on moving the barn as it had been

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moved twice previous. They came back in April of 2021 and talked about was taking off the front portion facing Inaugural Drive and meeting a side setback. The board voted this was okay. A more accurate survey of the location of the building was done and found it was 39 feet from Hallowell Road and not 40 feet. The Chipman's went in to the Board of Appeals and a variance was granted. What the new plan shows is a few changes in order to make the main part of barn meet the 25 ft setback. The right of way for Inaugural Drive in the first 150 feet was put to the west closer to Chandler Brook Properties. If that front portion is removed, it will be over 25 ft from the Right of Way.

Matt- Are you talking about where it says 26 feet, what is this part that jets out. Points to plan.

John- That is coming out

Matt Chipman- It was part of the condition of the setback variance.

Brian- How many lots are you having two or three?

John- The number of lots hasn't changed since 2005.

Matt- I see you are wanting a portion of the barn to be removed to meet the 25-foot set back.

John- We added the note that you just read that mentions the variance, I submitted note 16

Says it is a driveway from 24-1 will come off inaugural drive. Note 17 the 1<sup>st</sup> 25 feet must be paved goes back to the original approval of 2005, note 18 refers to a maintenance agreement and a draft has been submitted to Keith.

Keith- It is an issue between the property owners, until a finalized agreement occurs it was suggested that it could be a condition of approval.

John- Note 19 indicates each lot owner will own the road into the center line. Showed board members on the map of whom would own what. Every town has their own unique way of handling this.

Christine- Is there a test pit?

John- There was test pits here and here and pointed to the map.

Matt- So there is no other exception to the lot boundaries except for the road.

John- We did move the road.

Christine- You asked for a request waiver?

Keith- That request is no longer relevant.

Matt- This appears to be a small set of changes. Keith did you have anything you want to add?

Keith- No it is a very small set of changes, just moving lot lines. The plot plan is for the board to see.

John- Explains this plan is the third that will be recorded because the previous one was never signed.

Jesse- As a condition of the variance by board of appeals the portion of barn need to be removed.

John- Until this gets approved the prior approval the removal of barn and the recording of the barn will not be removed however that chunk will go.

Christine- The board of appeals approved the variance for 39 feet.

Matt- I found the variance at the registry and it does not address those conditions.

John- We could not come back here until that part was done. What is the point of getting the front lopped off.

Matt- I question the conditional of approval, I'm not sure if it reflects this section of barn, we could probably word smith it to figure it out.

John- We are still working on the old approval.

Christine-Here is a thought. Can you put something in the ledger saying it that it would be removed?

Matt- I think that is great, also include a note. If it is both an annotation and note, we don't need to word smith. Once you resubmit those two changes the board will be ready.

Jesse- Where is the driveway going to lot 3?

John- There hasn't been one because the fire chief and the building permit would take care of that

Matt- Please check and make sure your page numbers are correct at the registry.

John- I will check that. Will there be a public hearing?

Matt- I don't see the need for one since the changes are so minor. The deadlines are posted online If you're able to get this in with the scope of changes, we should be able to get it in.

Hilton subdivision

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Jay- Ownership has changed from previously approved plan. She has waived the ROW to this parcel shows board members on map, and she is selling this.

Matt- Can you give a history of the previous approval?

Jay - Previous approval only approved this lot here outlined in lighter gray lines. This lot had a ROW. The amended lot extinguishes the ROW. She will retain 11 ¾ acres and everything else will go to the buyer. Shows the board members the new lot lines. You had two lots before and have two lots now.

Matt- Is the proposed driveway is left in the same place?

Jay- It is conceivable that whoever purchases the property could put in a looped driveway, if the town is okay with it.

Christine- This access here will belong to point to map and the faint lines will disappear.

Matt- Essentially it is a simplification of the lots lines with moving the ROW?

Brian- A road could go from Elmwood Road thru to Lawrence Road?

Jay- Yes, it could if someone wants to drop some coin.

Christine- There are a lot of wetlands back there?

Jay- I have seen the proposal and they have the driveway coming in over here points to the map. We put it on the map that a flood zone is depicted however it is not accurate because Cumberland has not updated their information.

Matt- We continue to have this condition of approval with a 25foot setback?

Jay- Build it high enough that makes you feel safe, as Cumberland is still using old data.

Matt- Are you saying that revision one is meaningless?

Jay- I would not say it is meaningless. You can force them to have a study done.

Matt- Asks Alan, CEO to the front and asks if this is adequate plan for him.

Alan- Yes, I understand it.

Matt- These are minor changes to consider making. Can we approve it on what we see tonight?

Christine- I would like the plan to be marked second for clarification purposes.

Matt- Instructs Jay to change the plan to reflect what has been suggested, and it then can be submitted for signature.

Christine - For efficiency can we have them bring to next meeting so it can be signed by everyone at once.

Edward Goodwine- I live at 390 Lawrence Road. I talked with Alan yesterday, as this was being presented as a simple amendment. It was changed from 16 acres to 37 acres. The boundary line would be opened for potential development. To me this does not seem like a simple amendment. Did I miss something here?

Jesse- If they wanted to build something they would need to come to the board.

Matt- Asks Jay to come to the front and points to map.

Jay- Points to the map and explains what the changes are based on Ed's questions.

Matt- As Ed said it is not a simple change. I would like some time to think about it.

Keith- Explains the concern of a previous subdivision would need to come before the planning board.

Matt- Any move for further subdivision requires approval. We don't require a location.

Tom Godfrey- I am an abutter across the street. Is this a contention for another single family home.

Matt- The board can't consider what may happen in the future only what is presented today.

Tom- So at this stage in the game it is the one lot?

Jay explained and showed public and board alike. There was questions and answer session.

Matt- As a board we can decide if we make a decision tonight or at the next meeting. I am inclined to take a vote tonight.

Jesse- I motion the second amended subdivision of the Hilton subdivision. Matt to second. All in favor (4-0) motion carries

Matt- Explains the next step is to make changes to the title and bring to next meeting for signatures.

## Other Business - Estabrooks Sketch plan design

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Jenna with Sevee and Maher Engineers, Inc. was present along with Tom Estabrook owner of Estabrooks Matt- Asked if there will any additional copies to be viewed by the board?

Jenna- Unfortunately no, all I have is these boards. Boards were presented with an description of each board. Jenna starts by explaining where the property is on Route 9 near the Chipman subdivision. This property has access to the East Branch Chandler Brook. The property was previously used as the Pownal Airport. There are impacted waste oil soils present which will be consolidated and cleaned up, then capped. An application with the DEP site log development application has already been completed and is in the town office. As well as a voluntary remediation plan with the DEP.

Matt- Can you explain what is involved in a voluntary remediation? As we have not come across this yet.

Jenna- The waste oil soils will be stripped and taken to an approved waste facility. The remaining will be capped onsite.

Matt- What do you mean by capped? Pouring something on top of.

Jenna- Yes, most likely pavement.

Brian - Are you planning to pump from the river?

Jenna- Yes, as part of the proposed site plan.

Matt- That is a discussion, I would like to have tonight on if this is a proposed used. I would like to have a description of the plan.

Jenna- We have 2 24-foot-wide access to the proposed-on Route 9- and 4.7-acre greenhouse fully constructed. This will be constructed in phases. 1<sup>st</sup> phase will start to the back of property. The green house will be used to grow and plant flowers. There will be proposed spaces for 35 employees. We will have 2 ADA spaces and 2 loading bays for deliveries. There will be an access road with a stormwater design. In the brown area will be storage for equipment needed and above ground soil filter equipment, on-site septic, and a new bedrock drilled well. Utilities going into the facility overhead initially and then underground. Heating will be by propane. The greenhouse will be tied to the irrigation pond for use of irrigation. The greenhouse itself will be filtered use water tanks to be stored. The pond will be filled by the run- off from the roof. We are coordinating a design with the DEP. We have been approved to pump 20,000 gallons per day from Chandler Brook. We do have some wetlands on this property, and they are being studied. We will have site sign. Materials for the sign have not been determined.

Matt- The "w" in the circle is the proposed well. How far is the well from Route 9?

Jenna- About 100 feet.

Matt- In your vision will the 35 employees park there.

Tom- Yes, seasonal employees would come from February- October as they are a season ahead.

Matt- Within the facility itself, what will be grown here?

Tom- Potted plants, seedling herbs, nothing finished just starter plants.

Marcia- In terms of lighting how many hours per day?

Jenna- Internal lighting, we will be using blackout curtains as it will also improve heating.

Brian - How tall would building be?

Jenna- Around 20 22 feet.

Marcia- Are they panels glass?

Jenna- Yes, glass with a steel structure

Matt- Do you have a sketch?

Jenna- It will be a peak style gable with roof, and a gutter system. We will have 8-foot-tall arborvitaes to create an agriculture fence. This will be at full build time and a general view from the Chipman property.

Jenna- We do have a second view. This is from Terrance Dewan Associates. It is from Route 9 and this is at full build out. We will have some seasonal flowers under the sign.

Marcia- Can you tell us more about the fertilizer/ pesticides that will be used?

Tom- Fertilizer/ pesticides used will be captured in the flood floor in the greenhouse so it can be reused. All hanging baskets will also have the same flood floor greenhouse run off. All pesticides used are approved and licensed.

Matt- Can you speak to the volume of traffic you anticipate?

Tom- We have 8 full time employees and 35 employees for the production's facility. I anticipate normal business hours until 7 am- 5pm maybe 6pm no nighttime hours. Shipping material out approximately 2 trucks per day. A few trucks per day for receiving. Not a traditional warehouse of constant traffic.

Matt- Fewer than 10 trucks per day.

Jenna- We are working on a DEP entrance permit. We do anticipate less than 100 trips per day which would keep us under the threshold.

Tom- Currently we might send out two trucks a day from our normal store.

Matt- The building comprises 4.7 acres. How does that compare to the Yarmouth facility?

Tom- 1 acre of greenhouse but 7 acres of space. We have 8 parking spaces.

Matt- How many trucks do you see entering the facility?

Tom- I think we fall underneath the threshold for the permitting.

Jenna- We would be under the threshold for the DOT.

Christine- How many days per week?

Tom- Seven days a week

Marcia- I was thinking about Chandler River pesticide use and what may run in there?

Jenna- Pesticides would be used inside.

Marcia- So you don't think you will use pesticides outside.

Tom- It would be in relation to what pests are there and then it would be under state law.

Marcia- What about run off?

Jenna- We will have storm water treatment filters.

Christine- There have been discussions about dry fire hydrant?

Tom- The issue we are running into is how the water will be replaced. If we pump water out of the pond during drought conditions, it could put the business in a situation. What would safeguard that situation. We are pulling from a clean water source. We would have to come to an agreement with the town.

Jesse- You said that the DEP would allow 20,000 gallons per day.

Jenna- Those have been analyzed over the driest conditions and it is less than 1 percent of the entire water coming thru under drought conditions.

Jesse- I would assume the DEP would make allowances for you to pull water if needed. Then if we had to fight a fire that could affect the brook itself.

Tom- That is a conversation the town has to have with the DEP

Jon Morris with Selectbaord- Could you repeat that?

Jenna- It is within the Maine DEP Chapter of law, but it does go into water use during drought conditions.

Jon- Is that figure 20,000 gallons?

Matt- The maximum amount of water pulled per day is 20,000 gallons, under state law.

Christine- How big will the propane tanks be?

Jenna- 30,000 gallons?

Matt- What does a 30,000 gallon tank looks like?

Jenna- Dimensions are about 40 by 10 feet the pad is shown in our DEP plans that have been sent to you.

Matt- Is this an authorized use under our ordinance? General purpose farming and forestry. I question how an industrial scale greenhouse fits in with general purpose farming. I look at the definition, does farming include industrial scale green housing. When I look at the term farming, I think outdoor and in the ground. I don't think about propane tanks and moving 20,000 gallons of water. When I look at article 3, I see reference to open space and rural space. It doesn't include the project as described. It is a unique piece of land I look at this for other uses. I welcome thoughts from you and questions

Jenna- In 2021 we did determine this as agricultural use.

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Keith- What does the ordinance say? They are not specifically designed. Agricultural does fit the scope with the allowable use for the structure. I am glad that the question was raised. We don't have a definition for farming however it does for agricultural. I think it is within the scope.

Matt- I looked thru a similar process. I think we have to look at the ordinance as a whole, it seems like it is looking at open space. A more traditional sense of farming.

Jenna- The soils will be capped.

Matt- I don't question the benefits. I am skeptical of our authority under the ordinance. I know that it was a discussion of the workshop. It is something that we need to discuss more.

Jenna- Will that be a workshop?

Matt- At the next meeting that you are attending.

Marcia- What about Garden Spot what district is that? They have a retail space.

Matt- It is either RA or RB.

Jesse- It is RA.

Matt- There are six proposed office spaces?

Jenna- They will be six full time employees.

Tom- We are not in an office very much.

Jesse- So will you have bathrooms, breakrooms, etc.

Tom- Yes

Brian- How is the structure? Garden spot are temp structure. These structures are big steel structures.

Jenna- They will have their own design system in addition to the cement floor.

Tom- It would fall under an agriculture building.

Matt- You mean as far as a tax?

Tom- Yes

Marcia- Do you own the property?

Tom- Yes, I have owned it for over 15 years.

Matt- I am looking at Article 3 section 7 Rural issue RA. General purpose I view as rather industrial scale, large scale, involving lots of trucks coming and going, scope of structure is significant. I look at other permitted uses and they are much smaller in scale. Farmstand, dwelling and an accessory use or dwelling or open space recreational facility such as drive in theater, mobile home parks does not apply. Then you have special exceptions with respect to business and professional usage there is a limitation that no use should cover no more than 5000 square feet. We have to think about what this term actually means. I have a difficult time seeing a scale on nearly 5 acre greenhouse in a rural district use.

Marcia- In the event it doesn't fit can he pursue a variance or is it done?

Matt- I don't know. That would be on the applicant to figure out the right approach.

Keith- In most town it's a decision by the Code Officer whom sets the definition. It would be an appealable decision.

Matt- If others have observations about the permitted use, it would be helpful to hear now to benefit the applicant as well as the board.

Brian- I agree that 5000 square feet, it is rather large.

Tom Godfrey- I live on Route 9 and the truck traffic is already fierce. We have had six dead animals in front of our home alone so far this year. If this business is allowed to take 20,000 gallons a day from Chandler Brook and it is approved does that forestall the ability to deny other applications. One of the things that my family is concerned about is the amount of development in Freeport and Pownal. The Pownal aquifer does not stop at the Pownal line. There is a lot of subdivisions going up on Desert Road, Merrill Road, and a bunch of distilleries. LL Bean uses something like 25,000 flushes a day. It is something I think the town must be vigilant about what is the control for the future.

Matt- We benefit from written submissions that identify specific evidence. We have heard a fair amount significant drawn down issues. We can't override the expert findings. The board will consider in certain circumstances to hire a consultant to review hydrogeology reports. Thank you for your comment.

Jenna- We do have provided some hydrogeology reports in the site application with the town. We are pursuing application with the MDEP, MDWP and MDOT all of this will be permitted uses.

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Jesse- What size is the pond?

Jenna- It is nearly 2 million in size. About  $\frac{3}{4}$  of an acre

Tom G- How many gallons per day do you think you will use?

Tom- Our thought process is completely sustainable, and we are capturing it as the cleanest water and have a pond big enough to hold the overflow. We could have gone with the three-standing building, but we would lose the sustainability.

Jesse- So again how much do you anticipate using a day?

Tom- It is hard to tell depending on shade conditions, and other variables. We should be well under that 20,000 gallon per day. We are comfortable with the pond size.

Jesse- You are anticipating using mostly rainwater?

Tom- That's our goal. The DEP wants us to have that capability during high times but also at low times, we are working with the DEP to be more sustainable.

Matt- You have your 7 acres total. Greenhouse is roughly 1 acre now. You are watering by hose now, with municipal water?

Tom-Yes, we are the largest user.

Jesse- You have an idea how much per day that is. Could you find out that info?

Tom- We could, however it is a little different we have overhead sprinklers in our yard for the retail part that just runs down the hill. The system that we are proposing goes into the floor to be reused.

Matt- Marcia asked about lighting. What periods of the day will you use indoor lighting? It is hard to predict it could be on days that it is cloudy or rainy days or between 10-2 at night. We will have blackout curtains and shade curtains those have been planned from our previous meeting. As the lighting system goes in so do the blackout curtains.

Brian- So the water is going into the floor, Is everything at ground level?

Tom- Yes.

Brian- What is the need for 20 feet of pipe?

Tom- Hanging baskets. And light heat so it would be layered.

Tom- I think we are good. I am surprised you need to look at the definition of agriculture. Flowering crops are agriculture.

Matt- I recognize there was some guidance during the March of 2021 meeting. We need to get that in writing in terms of setting a precedence. We need to understand our ordinance. In order for the board to do that it would be helpful to have written submission about interpretations of that phase.

Jenn- Should we pursue our full application?

Brian- Use requires a setback?

Matt- Just like a subdivision is permitted it is allowed you would still need to meet article 4.

Thank you.

### Discussion:

Marcia- I have contracted Daniel Blocke, Maine DEP and author of a detailed study of the Freeport Aquifer, one that encompasses the southeastern portion of Pownal as well a good portion of Freeport. Maine Water formally Aqua Maine pumps water from this aquifer for Freeport's public water supply. The current level of water levels withdrawals from individual households in Pownal is an order of magnitude less than what Maine Water withdraws. Therefore, he thought that private homeowners could continue to withdraw water without affecting the aquifer. He did recommend that if there are concerns, it makes sense to hire a hydrogeologist to determine whether new developments are likely to affect the aquifer. He recommend Carol White in Yarmouth as one that could do this. Marcia will reach out to here.

Matt- Was it guidance that the professional advice be done on a case by case basis or was he saying it should be a full review of the aquifers.

Marcia- He said it was usually done case by case.

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Christine- Would that be something the Selectboard pursue?

Matt- I think what Marcia was saying if there was a question raised for any development it would be useful for us to exercise our right to have an independent hydrogeology report done. Again, on a case by case basis.

Matt- Brian go ahead with your findings.

Brian- Read Article 4 Section B2. Permitted use site plan review and accessory uses and amend Article 4 thoughts about review and submitted uses. It is a permitted use therefore it is up to the Codes Enforcement and if Article 4 Section D2 and accessory uses as **coitted** forestry and agriculture.

Keith- Exempted for the site plan ordinance are 1 or 2 family structures and accessory uses. Normal agricultural and forestry uses. If we are going to interrupt this as an agricultural than Brian is correct. I don't want to open a conversation, but the reading of the 1<sup>st</sup> clause is specific uses to accessory uses to 1 and 2 family residential structures, sand and gravel pits, we did have sometimes during recodification and no is not the time to bring this up. It implies it is permitted use in discretion of the Codes Enforcement Officer. B2 is listed accessory uses which is farmland and home occupations changed to but never got corrected. That covers 5-6 uses it is the discretion of the Code Enforcement officer. Our practice has been since we have joined the board to interpret this differently.

Matt- Your thought really seems correct.

Christine - It is on the list to revamp?

Brian - To me it made sense.

Jesse- To me it is agriculture, but a different kind of agriculture.

Brian- You are putting in ground plants. That is where development comes from.

Marcia and Christine- Can you tell me where you are?

Matt- The applicant needs to be here for this discussion.

Christine - Should this be a part of a workshop plan?

Matt- It goes to next month's meeting. The board has a question on whether the board has jurisdiction.

Brian- If it not permitted than it is a Board of Appeals decision

Matt- This is a mess of different rulings that have come down.

Keith- Matt has a good point, this is something that we know needs to be addressed soon.

This is something that will be coming up in the next month or two. The list already exists, and this would go on it.

Jesse- This has been before the former CEO back in 2018. They sat down and he drew it out on paper. It was kicked up to the Planning Board.

Keith- My plan is to review with Sevee and Mahar to see the next steps. What do you think? It is my experience that call is made by the CEO. That is not allowed use in the ordinance. Is manufacturing allowed, I would be interested to see how they respond to that. The report gets us a little frustrated. The Planning Board needs to figure that out. Perhaps with have a sit down with the CEO.

Matt- Article 4 section B2 One single- or two-family structure like B4 section and then you have normal agriculture and forestry subsection.

Christine - Home occupation?

Keith- Home occupations has changed from permitted use to a special exception.

Jesse- Natalie wrote a letter saying the board is supposed to do special exceptions.

Matt- I think it would benefit us to write a letter to Natalie and explain the situation. I want to know if the reading in Article 4 section B2 is correct? Assuming the reading is correct the CEO should be the one to respond. What do we do about it now? We have put the applicant thru the ring. What is the appropriate approach? I will try and get something out to her within the next week. Is everyone okay with that?

Christine – Are we going to do the workshop?

Matt- Do we know what is in already for next month?

Keith- Spruce Hollow as they are expected to have their plans ready for next meeting, Chipman changes and then signatures.

Jesse- I won't be here for the next meeting.



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Christine- Just so we get the bulk of everybody on the same day.

Matt- I think Ben spoke with the applicant about that and we will go with or without information for vernal pools.

Christine- This will be under all old business

Matt- What I propose is to extend the regular mtg. I think we will probably wrap up within an hour and a half or so. Keith could you present an overview of the tools available for open space and then we can make a decision on which tools to prioritize.

Christine- Can we discuss what we found out from Natalie?

Matt- I think we will have to at the meeting.

Jesse- June meeting will be my last meeting.

Matt- That's very difficult news to hear.

Jesse- It was a difficult decision to make.

Matt- We will say more in June. Your service here speaks for itself.

Jesse- I still will be here and give my input when needed.

Christine- July meeting will be my last meeting as secretary. I will still be on the board just not in a secretary role. I am here and can help people, my schedule has shifted and needing to be back home for aging parents.

Matt- It is a full-time job?

Christine- Yes, it is. The selectboard will be finding a replacement. Like I said I am not going anywhere. I am still here my term does not end till next year.

Matt- So there will be availability for a vice chair position and a secretary position.

Jesse- For me it is not the work load it is the extra meetings.

Christine - That is all I have. I don't know about the site plan ordinance checklist.

Keith- I have this digitally as we worked on this a couple of meetings ago.

Christine- If we are going to do a site plan it should be re-vamped. Much like the application revamp.

Keith- Since we have enough on the agenda for now how about an email with some thoughts.

Christine- Looking at the road ordinance that we redone. I don't see this arterial street diagram unless I missed it.

Everyone looked at their books some had the old some had the new.

Matt- The town voted for this.

Keith- I don't know, I did not work on it.

Christine- Can u ask Ben?

Jesse- I thought it was to fix the graphs to match the language in the ordinance.

Keith- I will talk to Ben tomorrow.

Jesse- I won't be in next meeting. But I will be in June.

**Next Month Agenda:**

Chipman- New Business

Spruce Hollow Subdivision- Old Business

**Adjourn:** Christine motioned to adjourn Jesse to second. All in favor. Meeting adjourned at 8:49PM

Respectively submitted,

*Alison Purinton*

Planning Board Recording Secretary