



OAK RIDGE HISTORIC PRESERVATION COMMISSION MEETING
APRIL 11, 2012 - 7:00 P.M.
OAK RIDGE TOWN HALL

Minutes

MEMBERS PRESENT:

Steven Lantz, Chair
Debbie Shoenfeld, Vice-Chair
Mac McAtee
Ron Simpson
Jim Kinneman, Alternate (sitting)
Ann Pitz, Alternate (not sitting)
Pearse Edwards, Alternate (not sitting)

STAFF PRESENT:

Sandra Smith, Town Clerk
Bruce Oakley, Town Manager/Historic
Planner
George McClellan, Town Council Liaison

MEMBERS ABSENT:

Ann Schneider

1. **CALL MEETING TO ORDER**

Steven Lantz called the Historic Preservation Commission meeting to order at 7:00 p.m.

2. **APPROVE AGENDA**

Debbie Shoenfeld made the **motion** to approve the agenda. Mac McAtee seconded the motion and it was passed unanimously (5-0).

3. **APPROVE AMENDED MINUTES OF JANUARY 11, 2012, AND MINUTES OF FEBRUARY 8, 2012, MEETINGS**

Debbie Shoenfeld made the **motion** to approve the amended minutes of the January 11, 2012, meeting. Mac McAtee seconded the motion and it was passed unanimously (5-0).

Jim Kinneman made the **motion** to approve the minutes of the February 8, 2012, meeting. Ron Simpson seconded the motion and it was passed unanimously (5-0).

4. **NEW BUSINESS**

- **Request for Landscaping and Signage COA:** CrossFit Oak Ridge: 8309 Linville Road, Oak Ridge NC 27310. Guilford County tax parcel number 0165098. Zoning classification LB-CU.

Chad Gimbert, speaking on behalf of CrossFit, took the podium and said the alternate landscaping plan being presented was designed to address the historic guidelines and conform to open nature of the property behind the building. He requested CrossFit be allowed to eliminate planting in buffers along the sides and back of the property based on existing buffers already in place on adjoining properties; Gimbert said such buffers would impede the proposed walking trail that

had been designated on a town plan, which the COA request said the applicant would assist in the effort to develop. Plantings in such buffers would be duplicative.

Steven Lantz explained that the Historic Preservation Commission did not typically deal with buffers along property borders. Regarding plantings on the front of the building, Lantz asked why two canopy trees were highlighted on the landscaping plan, and Gimbert explained that those trees were designated as the two trees to replace ones that had previously been removed from the property. Gimbert also noted that some type of climbing vine would be planted around the pergola on the property, but it was not noted on the plan. Lantz suggested a COA for the vine be written up and it could likely be approved at staff level. Gimbert said the vine was part of the approved COA for the pergola, and Lantz said the type of vine just needed to be included in the paperwork submitted. Debbie Shoenfeld said she recalled that landscaping at the pergola and the remainder of the property would all be considered at one time.

Jim Kinneman asked what species of trees would be planted, and Gimbert said he didn't realize the plans needed to be that specific. Mark Smith, also speaking on behalf of CrossFit, said he understood there was a list of trees from which to choose. Smith said the two trees highlighted that would take the place of two trees that had previously been removed would be Princeton elms. Kinneman said typically landscape plans were specific, and asked whether various plant species had been determined; he asked Bruce Oakley if that needed to be done. Oakley said plans that come before the Planning & Zoning Board must have the species of plant specified, but sometimes landscaping can be approved at the staff level for the Historic Preservation Commission. Smith said he had been told by Julie Curry, the previous historic planner, that plant types did not have to be specified. Lantz said for the two trees that had been removed, the replacement tree types did have to be specified. Jon Barnes, an arborist working with Smith and Gimbert, said there were multiple cultivars of elm tree of varying hardiness, etc., but some were sometimes difficult to obtain. Because of that, he suggested American elms be specified as the type of tree to replace the two trees removed from the site.

Kinneman asked if the plan would have to be approved by the Planning & Zoning Board, saying what the Historic Preservation Commission approves may not be what is brought before the Planning & Zoning Board because that board must consider species of landscaping plants. Mac McAtee said the Summary of COA Request said oaks, maples and cherries would be planted, but he didn't see anything specified as a cherry tree on the plan. Smith said a cherry is one of the approved species of understory trees that can be used.

Debbie Shoenfeld said the board didn't seem to have the same drawing to which Smith and Gimbert were referring. Smith said there had been some confusion because the Planning & Zoning Board requires plantings along the buffers, and that they would walk the board through the plan. Shoenfeld explained that HPC is concerned with street yard and parking lot plantings; buffer landscaping does not come under that board's purview.

Ron Simpson asked if the commission needed to be concerned about specifically what type of vegetation was planted; Oakley said the HPC only needed to be

concerned with whether the vegetation complies with the guidelines for canopy or understory tree, shrub or other vegetation. Simpson also asked if the trail Smith referred to was on any plan adopted by the town; Oakley said a trail in that general area was on a plan but the town had not made any conditions of property owners.

Smith directed the board to top left corner of the site drawing and explained to the board what would be planted around the property. Smith said there would be a cut or mulched trail around the perimeter of the property. Because there are already plantings on adjoining properties, Smith said they didn't feel the buffers needed to be duplicated. The next two trees on the plan would be canopy trees, which Smith said they would try to make fit on the property but would also have to deal with septic issues. Gimbert said because of the topography, the two trees at the back (west side) of the parking lot would either be planted "in the parking lot" or "on top of the hill." Smith pointed out two more canopy trees to be planted at the parking area, the two trees highlighted on the drawing that would replace the trees previously removed, and understory trees to be planted along the sidewalk at the street yard. Shoenfeld told Smith that October glory maples, which were designated on the plan as the typical kind of tree to be planted, would grow to 40 feet in height. Gimbert said that unlike other nearby properties, CrossFit's trees would be located in a 6-foot area in front of the sidewalk. Shoenfeld said the planting area was supposed to be 15 feet, and Smith responded that there was only 6 feet of planting space due to the right of way; he said they would plant what the town required, even though in a few years the trees would be breaking up the sidewalks. Smith said the town would face issues in the future for planting oaks along the sidewalk on Linville Road in the park underneath overhead power lines. He pointed out five trees in the front island which the plan specified as crepe myrtles. He said more landscaping would be done on the "finger" of the lawn area next to the parking lot. Gimbert said that area was bigger than shown on the drawing and would accommodate something like a Norway spruce and cherry trees planted on either side of it.

Kinneman asked if the board could consider the plan when there is much that is not shown on the drawing, and Smith said the information could be supplied at that meeting. Bruce Oakley said it was the board's call, but read development standards from the town ordinance. Oakley said the town complied with those standards in the park and town hall, although an alternate plan was approved. Kinneman said regardless of what was said by the applicants, he was not looking at what he considered to be a complete plan. Smith responded that the plan was complete and that Bill Bruce, the town planner, had seen what was being requested; Oakley said Bruce said the plan had not been formally submitted to him. Gimbert said the standard plan had been approved by the Planning & Zoning Board. Oakley said the standard plan showed standard planting yards, and Shoenfeld said that wasn't shown on the alternate plan that had been submitted to HPC.

Regarding the required 15-foot minimum street yard, McAtee asked how CrossFit ended up with a 6-foot area. Smith said that although there was 15 feet from the road to the sidewalk, that didn't take into consideration the right of way. Subtracting the right of way would leave a 6-foot space. Smith said trees in most development in the area had trees on the back side of the sidewalk, but they had to push the trees forward into the small area because of the large parking lot requirement they had to meet.

Shoenfeld said the guidelines on page 33 say that lost, mature trees should be replaced with similar and mature plantings; she asked what size was intended. Barnes said it depended on what they could obtain right now and that some types of elms were more resistant to Dutch elm disease than others. Smith said the trees were usually 2- to 3-inches in diameter measured 6 inches above the ground.

Shoenfeld also pointed out that page 33 of the guidelines gave requirements for foundation plantings, and McAtee said on Aug. 10, 2011, Gimbert was told the drawing had no provision for foundation plantings. Smith said the town's parking requirements required concrete to run all the way up to the building and while they would like to do some screening, there was no room to put shrubs against the building. Shoenfeld said if that was the case it was a result of poor planning, and McAtee said the building could have been moved back 2 feet to accommodate an area for foundation plantings. Smith said the building had a stone foundation and Hardie board siding and was designed to look like a barn. He said he had yet to see a barn that was landscaped with shrubs around it. Lantz said the concept of the building was not the issue, and it had been stated previously that when the landscaping plan was submitted that it would need to adhere to the guidelines. Smith called the issue a "war between regulations." Shoenfeld said she had given an example of an area where shrubs could be planted near the foundation. Smith said an evergreen tree with a cherry on either side could be planted on either side of the building by the curb in the parking lot area and that might achieve what the board was looking to do. He said he was looking for suggestions, and McAtee explained that it wasn't the board's place to offer suggestions but rather to vote on what an applicant proposes.

Shoenfeld said with 362 linear feet of street yard frontage, the applicant would need about 11 canopy trees, 18 understory trees and 90 shrubs, but the plan showed only seven maple trees. In the parking lot, there were supposed to be 10 canopy trees, and the plan showed six. She added that the plan didn't come anywhere near the historic district's landscaping requirements. Smith asked the board to be practical, and Barnes said there was not enough room for that many trees. Barnes said the board needed to consider how the trees would look in 40 years when they are mature, not how they look when planted. Shoenfeld said if you subtract 90 feet for the driveway cut, there was still room for improvement in what had been submitted.

Smith said he had looked at the town hall, post office, fire department and park, and none met the board's requirements. He said the town had "rules on top of rules that don't take into effect the other rules." Lantz responded that no understory trees or shrubs were shown on the plan at all. Smith said there was not room for them in a 6-foot planting yard, and Gimbert said it was also a safety issue because the plantings could prevent drivers pulling out of the driveway from being able to see. Shoenfeld said safety should definitely be taken into account, but so should the guidelines.

Kinneman said in trying to get an alternate plan approved, the net effect should be about the same in terms of numbers of plants to be planted. He said he would be in favor of spreading the number of required plants out around the property instead of having them all planted at the front, but said an alternate plan doesn't mean an opportunity for fewer plants. Smith said CrossFit would plant as many trees as HPC

suggested, but did not want to have to cut shrubs, weed-eat and put down mulch. He said there were already four mature trees on the adjoining tract at the back of the property and a pine forest. "If we look at your guidelines, it says don't go out in the middle of an open field and start planting stuff just to meet a number on a specified sheet," Smith said. "Why in the world would we go back there and start planting trees in the middle of what used to be a tobacco field?" he asked. Shoenfeld responded that the board wasn't requesting CrossFit plant trees there and referred the group back to the front of the property. Smith said there was not room to get more trees into the area they had designated as the street yard area, which was only 6 feet wide instead of the typical 15-foot wide area due to the right of way. Oakley said the 15-foot area could have been accommodated previously, but now the building is being built. Smith said he felt CrossFit was caught between the regulations and what could realistically be done. Kinneman said the parking lot area could have been built to accommodate the required trees, and that CrossFit's issue with lack of space for landscaping was a "self-created" issue. Smith said the number of plants required could be put in, but the lack of space would cause them to die; Shoenfeld reminded him that if the plants died they would have to be replaced.

Smith said he would plant whatever the board required, and asked how many trees the board would like planted in the street yard area. Shoenfeld said the requirement was for 11 canopy trees, and Smith said he would agree to that. Shoenfeld said the board could not just agree to a verbal commitment, and Smith said he would draw the trees in on the plan and initial it and put in as many trees as the board wanted, even though putting that many trees in that small area would be "ridiculous." Kinneman said he understood the ordinance may be hard to address as far as the street yard since the density could result in a cluttered appearance and dead trees, and Oakley said the board had approved alternate plans in the past, although there were still minimum requirements. Lantz clarified that an alternate plan might mean that if it is not realistic to put 11 trees at the front of a property, six might be planted there and the other five at other locations. Kinneman said the board might need to look at the requirements for future plans to make sure that they are realistic. Oakley said that in the past, the board has also allowed types of plants to be substituted for others; for example, they might permit four shrubs to be planted in lieu of one canopy tree.

Smith said he had looked at trees at the post office, fire department, park and town hall and trees are planted 30 to 35 feet apart. He said they had been working on the project for over a year and were now at the point where they had to get it finished. Kinneman asked if anyone on the board had a problem with the seven canopy trees at the front of the property and allowing the other trees to be planted elsewhere. Shoenfeld said the plan showed four trees on one side and three on the other, even though it appeared the building and parking lot were centered on the property, and McAtee said one more tree in the front would balance the landscaping more. McAtee said the intention was to plant October Glory maples across the front of the property, and Smith agreed to add the eighth tree in the street yard area.

Simpson said he felt like the board was negotiating the plan "on the fly" with the applicants, and while he sympathized with them, he said the process seemed "awkward." Lantz said the board had conditionally approved COAs in the past as long as the applicants adhered to the plan approved, but he felt this plan might be a

struggle when it goes before the Planning & Zoning Board and it may come back to the HPC anyway. He said he didn't have a problem with redistributing the required number of plants around the property, but said it sounded as if CrossFit's latitude was around the building and the remainder of the property was "somehow off limits to planting." Gimbert said CrossFit did not have enough space to plant what was in the town's requirements, and Smith said the area was formerly a tobacco and cantaloupe field and protecting open space was one of the board's main tenets. Lantz said a solution was needed, adding that the board couldn't ignore the requirements because an applicant said they didn't have the space. Shoenfeld added that CrossFit did have the space for the required plantings - although maybe not at the front of the property - and said it would help to plant small shrubs between the trees as described on page 33 of the guidelines. Smith said he agreed, as long as NCDOT approved it, but said he had doubts that would happen. He asked why the board would want to plant something under a tree that wouldn't grow, and Kinneman said it should be fine for the next 15 to 20 years until the trees mature.

Oakley said CrossFit could probably increase what is planted in the buffers on the side of the property, although that issue would specifically come before the Planning & Zoning Board, who would look for equal or better performance. Smith directed the board back to the historic guidelines where it says open farm and pasture land are significant, and asked why the board would want plants in an area that had been an open field. McAtee asked Smith then why he would put a building in the middle of an open field.

Lantz asked how the issue of distributing plantings along the buffer would be addressed by the HPC. Oakley said before the final CO was issued, an enforcement officer would go out and count the number of landscaping plants on the property. Smith said no other historic commission he had dealt with in other areas had such requirements when it came to landscaping, and Kinneman said the HPC's landscaping requirements were nearly identical to Guilford County's. Barnes said those requirements were also too dense and he had argued before them as well, but Kinneman said other developers had been able to meet the board's requirements.

Smith said if one more tree is needed at the street yard, he would block off where the future trail was to be located and plant a canopy tree there, thereby meeting the requirement for street yard trees. Shoenfeld asked Smith why he wouldn't put it on the other side to balance the landscaping, and Smith said he should have some latitude in where the tree went since it was their property. Lantz also cautioned that the board didn't want to make suggestions. Smith said adding the tree in the proposed trail area would address the street yard canopy tree requirements.

Regarding understory tree requirements, Smith said two cherries and evergreens would be planted in the lawn area shown on the plan and the requirement of 75 shrubs would be addressed by planting them in the trail area; he said planting shrubs along the front of the property would be based on approval by DOT. Shoenfeld asked how many shrubs would be put in across the front of the property, and Smith asked how many were wanted. He said there was a space of 31 feet between trees at the front of the property, and he could plant 75 dwarf nandinas between the trees if that's where the board wanted them. Shoenfeld said 75 might

be too many, and Oakley pointed out that there were requirements as to what size shrubs had to be.

Kinneman said he was struggling with the plan being presented and how it met the requirements. Smith said Gimbert had said at the beginning of the meeting that the historic guidelines have the goal of maintaining open space and rural character, not meeting the number of bushes. In addition, CrossFit did not have space for landscaping based on the excessive parking requirements imposed by the town. Kinneman said the board had latitude in approving alternative plans so the door was not being closed, but the process being undergone was extremely confusing and the board needs to see how the alternative plan tries to meet the spirit of the ordinance. Smith said he had asked time and time again for working meetings and been denied, that he had never done work at a place where you couldn't discuss issues with staff, and that he had been denied due process. Lantz said the board needed to see the modified plan, and he would suggest CrossFit make modifications and the board reconvene the following Wednesday to consider. Kinneman said that would also give Smith an opportunity to consult with staff, but Oakley said staff could give opinions on whether the proposed plan meets the ordinance but not help design plans.

Smith said the current process could stretch his project out another year and he needed more feedback. McAtee said from what he saw, the plan that was presented ignored the requirements in the guidelines. Smith said if the board's intention was to meet the "magical number" of required plants, it should keep in mind that the proposed future trail would be closed off with bushes and shrubbery. Gimbert said the site plan had been approved by P&Z, and Oakley said HPC's guidelines on street yard and parking lot plantings were more stringent. Kinneman said he thought Smith and Gimbert were reading too much into comments being made, and that he needed to see that they were making their case on why the alternate plan being requested was as good as the standard one and that the effects and goals of the guidelines were being met.

Smith said Bill Greco (of Land Solutions) had submitted the standard plan to staff, but Oakley said it was not submitted and that he just received it from Gimbert - even though he had been saying they needed to submit the landscaping plan. (At about this point in the meeting, the standard plan - later referred to as Exhibit A - was given to Oakley and the board.) Kinneman said the entire project had been done piecemeal, making it more difficult. Smith said no business in town had ever submitted their landscape plan with the site plan, and Kinneman, who has served on P&Z and Town Council, disagreed. Gimbert said he would take responsibility with Greco for not submitting the plan, and that if the alternate plan couldn't be approved, then they would fall back to the original plan.

Shoenfeld asked to move on, and asked if the standard landscaping plan was what CrossFit wanted approved. Gimbert said they would like to reduce the number of plants required simply because there wasn't room for them. Shoenfeld said for the street yard, once the driveway area had been subtracted, it looked like about eight trees were required and the plan showed seven. There was also one in the center island, so she said the thought that would work as far as the requirements went. On understory trees, the requirement was for 13 and the plan showed 12, even though

they were not in the street yard; Shoenfeld said she also thought that would be acceptable. The requirement also indicates about 67 shrubs are needed in the street yard, and Shoenfeld said she didn't see any shrubs proposed in that area. Smith said he thought DOT would have an issue with shrubs in that area, but Shoenfeld said she thought some small shrubs could be planted in the street yard area between the canopy trees. Gimbert asked if the agreement could be for 60 shrubs, and Shoenfeld said she was OK with that.

McAtee said he didn't see anything proposed in the "finger" of the lawn areas that jut out into the parking lot, and Smith said they would like to plant five understory trees in each of them. In the parking lot, Shoenfeld said there were three trees around the perimeter and two other trees on each side, so that could meet the requirement for 10 trees. Lantz said he thought because the low understory trees in the front of the property would block the view of the foundation, he thought that accomplished the same thing as foundation plantings.

Oakley said the updated plan would need to be submitted for P&Z, and that board would look at whether the plan creates equal to or better performance. McAtee asked if the board could see a modified drawing of what was being proposed, and Shoenfeld said she was making notations on her copy of the drawing that showed everything except the shrubs.

Regarding the signage part of the plan, Lantz asked if the drawing showed the sign to scale, and Smith said it was close. He added that it does not exceed the maximum requirements of 125 square feet, 25 percent of the sign for a logo, and 7.5 percent of wall area.

McAtee asked about the pitch of the roof, and said on August 10, 2011, the board told CrossFit representatives it needed to be 7:12. Smith said that pitch is suggested in the guidelines, and McAtee says the ordinance says it needs to be a minimum of 7:12. Smith said the gable is being fabricated on site and the engineer said it would be as steep a pitch as possible. McAtee again said the pitch requirement was explained at the August 10, 2011, meeting, and Smith agreed. McAtee asked if the change in pitch, which is shown on the drawing for the sign, had been approved, and Smith again said the pitch would be as steep as possible; Smith added that the engineer said the gable would not function properly if it were any steeper, and Kinneman asked why those concerns had not been raised back in August.

Shoenfeld asked how steep the pitch of the roof was, and Smith said he didn't know, but it was as steep as possible and still be able to function; he added that he thought it would be steeper than what was shown on the drawing. McAtee noted that the pitch shown on the drawing did not comply with the ordinance, and Smith made reference to the pitch of the town's storage building in the park.

Lantz stated that, for the board's purpose, the sign needed to meet the historic guidelines and not the sign ordinance. Gimbert said David McRae, who helped write sign ordinances for the county, had designed the sign and he was sure it met the requirements. The sign would be hand painted and have a "weathered" appearance - like something painted on an old barn. Kinneman asked if the colors on the

drawing submitted were accurate, and Gimbert said the red might be a bit more muted.

Shoenfeld read from the historic guidelines which said logos and graphics should be kept subtle and secondary to the message and use a significantly higher ratio of background copy. She commented that the sign was huge, but Smith said it met the ordinance. Shoenfeld also said a sign's size needed to be kept to a minimum to identify the building in order avoid obscuring or damaging important architectural details. She said she felt the loft doors were being obscured; Gimbert and Smith said the sign would be painted on the building and would not obscure the doors. Barnes commented that the sign is an architectural detail, and Kinneman said the sign will be painted on the building so the material of the loft doors could be seen through the paint. Shoenfeld said trademarks should be limited to 25 percent of the sign area, and Smith said that had been done. McAtee said he noticed the sign was not centered on the building, and Gimbert said that was simply a CAD issue and the sign would be centered. Ron Simpson said he was relying on the assurance that the colors in the sign would be muted. Kinneman asked if the sign was limited to three colors by the guidelines; Oakley said that was a requirement in the scenic corridor guidelines.

Lantz said he thought that took care of all the issues related to the COA. Ron Simpson asked for clarification that anything behind the building was not relevant to the HPC, and Lantz said that was correct.

Debbie Shoenfeld made a **motion** to approve the landscaping and signage COA for CrossFit Oak Ridge, 8309 Linville Road, with landscaping to include eight canopy trees, 12 understory trees and 60 shrubs for the street yard and 10 canopy trees for the parking lot. All plantings except for shrubs were shown on the landscaping plan presented at the meeting, to be labeled Exhibit A; signage was approved as submitted on the plan. **Jim Kinneman** seconded the motion, and it was passed unanimously (5-0).

Jim Kinneman made a **motion** for a 5-minute recess at 9:02 p.m. **Debbie Shoenfeld** seconded the motion and it was passed unanimously (5-0).

Jim Kinneman made a **motion** to reconvene the meeting at 9:07 p.m. **Debbie Shoenfeld** seconded the motion and it was passed unanimously (5-0).

5. OLD BUSINESS

- Report to Town Council

Shoenfeld said the item was just a reminder that the board needed to continue to write up a report for the Town Council. Lantz said he would like to set up a rotation schedule so different board members could present the report at council meetings. Shoenfeld volunteered to report at the next meeting.

- Pruning Standards ANSI A300

The board agreed by consensus that the standards had been approved at the March meeting pending final wording and did not need further discussion. Lantz said once the budget has been approved, four or five copies of the standard needed to be purchased and kept at town hall. The cost would probably be \$20-\$25 each.

- Review of Guidelines for Final Corrections

The board agreed by consensus to discuss the issue at the May meeting since HPC member Ann Schneider was not present.

- Budget Update

The budget was presented to Town Council at the April 5 meeting. A public hearing will be held at the May 3 meeting of the Town Council.

- Historic Inventory

Shoenfeld said Ann Pitz had been doing some research and a committee needed to be formed to help create a photo journal of some of the historic properties. Volunteers were needed to take photos of properties on the inventory that were not already available. Lantz said he had an SLR camera anyone was welcome to borrow, and Ron Simpson said he might have time to help with taking the photos. Lantz said the committee had the historic inventory sheets, and they needed to look at them to come up with a "plan of attack."

6. CITIZEN COMMENTS

Mike Stone said at a recent get-together at the Old Mill, he had met the couple (Phil and Nixie Coleman) that live in what used to be the old Mountain View School at the corner of Bunker Hill and Stafford Mill roads. He suggested the board might want to consider the site for a historic marker as funds are available. Stone then called the board his "heroes," saying after that night's meeting that they had proven to be the "masters of patience and tolerance and just good government." He thanked them for their work.

7. UPDATES

- Historic Signs Report (Debbie)

Shoenfeld said there was no update until the commission knew how much money it has.

- Communications Outreach (Ann)

Debbie said an ad on the historic district had recently run in the Northwest Observer, and that it looked great. Lantz said he would like to see the ads continue because so many people in the area read the paper. Shoenfeld added that the topic

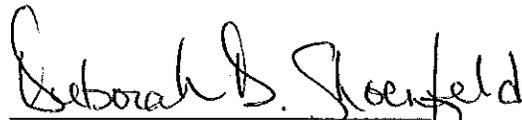
of that particular ad was excellent. Lantz said he had been contacted with questions about the district as a result of the ads.

8. ADJOURNMENT

Debbie Shoenfeld made a **motion** to adjourn at 9:16 p.m. The motion was seconded by **Mac McAtee** and the motion was passed unanimously (5-0).

Respectfully Submitted:


Sandra B. Smith, Town Clerk


For Steven Lantz, Chair