

Town of Farmington
Conservation Commission Meeting Minutes
Thursday, October 12, 2023
356 Main Street-Farmington, NH 03835

Commission Members Present:

Bill Fisher, Chairman
Richard Ballou, Vice Chairman
Jim Pollard, Secretary
Gerry Vachon, Selectmen's Rep
Amber Hall

Others Present:

Kyle Pimental, Planning Director
Chris Berry, Berry Engineering
Tracy Grondin Sanfacon, abutter

1). Call to Order:

Chairman Fisher called the meeting to order at 6 p.m.

2). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

3).Public Comment: None

4). Review of Minutes: None

Chairman Fisher said there were no minutes to review because there was no meeting last month

5).Old Business: None

6). New Business:

Special Use Permit Application for Millennium Holdings, Tax Map R15, Lot 11: The proposal is to subdivide the parcel using Grondin Drive as the road frontage and access to the three existing buildings on site. One additional lot will be created at the end of Grondin Drive. As part of this project, Grondin Drive will be shifted south in some locations, widened to 18' in width with 2' shoulders and include the addition of a hammerhead turn around at the end. These roadway improvements will result in wetland impacts and disturbances within the wetland buffer. The parcel is in the Rural Residential Zoning District.

Chairman Fisher read the above paragraph and then noted that Grondin Drive is off of Chestnut Hill Rd. south of Cocheco Rd.

Mr. Pimental said the Special Use Permit before the board is part of a 4 lot subdivision and because of the impacts to the wetlands conservation overlay district and the waterfront within the 100' limited development zone that is what triggered the SUP. He said as part of the Town's zoning regulations whenever that takes place the Con Com as well as the Code Enforcement

Officer have an opportunity to comment and ask questions about this and they will take those comments to the Planning Board because the Planning Board has the ultimate authority to approve or deny the SUP but they look to this group for their feedback.

He said usually what he asks the Chair to do is summarize any comments, questions or concerns that come out of this meeting and he will provide that to the Planning Board so they have that on record. He said this will be at the Planning Board next Wed. (Oct. 18) as part of the subdivision and the SUP that will all be heard on Wed. I'm here to just answer any questions that you may have for the Planning Dept. and staff but I would rely on the applicant's representative to lead the board through the application, where the impacts are, what is being proposed and how they've shown to mitigate the impacts the best way possible and still improve the roadway he said.

He added that when this applicant was in front of the Planning Board as part of the Design Review one of the things they stressed and that they heard from the residents that currently live on this road was that the road is in rough shape and they would be looking for as part of the subdivision process to bring this road closer to the Town's standards than what it is currently. He said he thought what they would hear from the applicant is speaking to how and what some of those improvements are, where they are to bring this road back up or improve it to a point where it's going to be a lot better than what it is now but some of those improvements lead to some impacts within the wetlands buffer and the wetlands themselves. Chris Berry of Berry Surveying & Engineering said he was representing the applicant this evening and clarified that the applicant is now JMT Holdings, LLC and the applicant stated on the agenda and in the notice is probably a carryover from a former notice. He said they changed the corporate structure of Millennium Holdings and JMT Holdings now owns the property and they are still talking about the same project on the same parcel of land just a different underlying landowner.

Mr. Berry said Mr. Pimental gave a fairly good summation and that he will expound on that. He said Grondin Drive is a private roadway that has provided access to 3 abutting northern lots that are outside of their control and each one of those landowners has expressed concerns about roadway and the status of the roadway in the past. He said the applicant owns the 72+/- acres that currently houses an 8 unit structure that sits closer to Chestnut Hill Rd. and 2 duplex structures that sit further off of Chestnut Hill Rd. but all 3 structures gain access from Grondin Drive.

He said Grondin Drive was developed by the Grondin family in an effort to establish access and frontage for those 3 frontage lots that front on Grondin Drive and each one of those landowners is a derivative of the Grondin family or was sold their land by the Grondin family. He said it's clear that the road was intended to be on the applicant's property but much is the way of these types of situations. He said part of the road resides on the front 2 lots and the majority of the road sits on their property so what the applicants would like to do is subdivide

off the 3 unit structure, their 8 unit structure on 3 acres towards the front of the site and then subdivide the 2 duplexes off from the remainder of the parcel leaving just enough frontage to allow for one more developable area on the remaining 65 acres of land. The applicants have discussed after the construction of the potential development of that 2 unit structure placing the rest of the property in a conservation easement he said.

Mr. Berry said one of the things they heard from the Planning Board is that Grondin Drive needs to be addressed as more of a roadway if they are intending to use it for roadway frontage so they started reviewing the Town of Farmington's roadway construction standards and found that the roadway would need to be widened, the surface would need to be modified, shoulders would need to be added and there would be some other minor improvements needed to the roadway to bring it to a standard that they would feel comfortable calling it a road and would be much closer to the standard set forth in the subdivision regulations.

He said to do that he and John Turner of John Turner Consulting conducted 5 test pits within the roadway and they determined the depths of the existing gravels that were there, witnessed down to 2-3 ft. from the existing surface to make sure that there were no unsuitables under the roadway within a certain distance of the finished grade. He said they took buckets of material typically 2 of them within each test hole to test the materials within the layers of the existing Grondin Drive.

He said they found that though the materials varied slightly most of the materials used to build Grondin Drive when compared to a bank run gravel surface in NH commonly known as NH DOT 304.2 the material fits that description the best. He said it doesn't meet that description 100% as it has high fine content so as the materials are tested the very fine material they call the #200, there is too much percentage of that within the material to meet the strictest definition of bank run gravel.

He said they did compaction tests on the material and they found that it compacted well beyond 95% compaction so they are proposing based on the fact that that is a gravel material and is free draining to lay a Mirafi fabric (polypropylene fabric used for soil drainage) down on top of this existing gravel surface and then bring a proper crushed gravel surface on top of that and shape it accordingly.

He said the biggest complaint they received about Grondin Drive and the existing condition is that it has potholes in it and those potholes are generally generated from the high fine content as materials with high fine content hold water and don't transmit water as quickly and it sits, freezes, thaws and you get rutting in your roadways. He said their recommended practice to that is to add the fabric down on top of the roadway to keep the fine content in the gravel surface that's there now and then place a proper crushed gravel surface on top of that so they can ensure that they can shape it, that it meets loading requirements and they don't have concerns of rutting in that roadway in the future.

Mr. Berry said there are areas that don't meet the width requirement so they are proposing to

widen the roadway to 18 ft. with 2 ft. shoulders which is a requirement of the subdivision regulations. He said they are proposing to do that all in one direction because it is very challenging to scab on 1-1.5 ft. on roadways and they want to make sure that the roadway gets further onto their property and not further onto abutting properties. He said the material they are proposing to do that with is they would propose to bring that up in all crushed gravel lifts because they don't want to place bank run gravel next to the silty bank run gravel and he didn't think the frictional coefficients between those 2 gravel surfaces is going to hold well together. So John Turner and I decided that a crushed gravel surface all the way up keying that into the 6 inches that they're topping the road with is the best methodology for that he said.

He said they would do that in 6 inch lifts most of the lifts would need to be approx. 24 inches in depth before their next 6 inch gravel that they place on top of that so they'll have well in excess of 30 inches of crushed gravel in that course that they're widening the road with.

He said because they are widening the roadway is really the reason they are here tonight and they will see from the provided plans that the wetlands circumnavigate the site and there is a wetland crossing at the entrance to the project that contains 2 culverts in it. He said because they are widening the roadway they would need to widen the crossing and that would require a NH DES permit from the Wetlands Bureau and they would extend the concrete culverts that are there and then reshape the slope at a 2:1 down to the wetlands.

Mr. Berry said that wetland happens to also fall inside one of the controlled development zones so the buffer zone that the class 2 wetland buffer that's around that wetland and within the controlled buffer zone is all being requested as a SUP here this evening. He said further down the road there are no further wetland impacts but there are buffer impacts to the class 2 wetlands and again a small impact to a controlled development zone.

He said the regulations talk about minimization and avoidance and they've actually submitted this package to the Town twice because they advised the applicants to submit an application fully on their project site and not within the existing roadbed until they were able to acquire easements from the 2 abutting landowners that are affected by this. He said they have since reached out to those abutting landowners and are working with them to establish easements over where the existing roadbed is now so that means they shifted their road design back to its current position and they have been able to reduce the environmental impacts. So that is a minimization and avoidance situation that we tried to work with the applicant on he said.

He said others are low impact development designs for sediment erosion control because they are in a sensitive area, they have wetlands and wetland buffers all around them so all of the sediment erosion control products are to be natural fiber products. He said coconut matting is to be used and not plastic products where they could have snakes and other amphibians get caught up in that matting.

He said the sediment erosion control barriers they are proposing are natural as well so they are proposing to use a 12-18 inch tall mulch berm to be used for the slopes and anywhere within 50

ft. of the wetlands which is primarily the entire site. We have a secondary barrier which is a 12 inch siltation sock which is also to be a natural product-there are 2 products out there a natural fiber one but there is also a plastic one and we want to make sure that we're using the natural products he said.

Mr. Berry said 2:1 slopes are proposed but they do not require a guardrail because they don't meet the height requirement on the analysis for a guardrail so that is why you don't see one here but they are proposing 2:1 as a minimization tactic to reduce their footprint within the project site. He said further down the road off the ends currently there is no turnaround and there is no way to turn around a fire engine or other safety apparatus and they are proposing a T turnaround at the end. The end duplex would have a T turnaround in it that would meet NFPA standards and then have the driveway off the end of that and it needs to be signed with No Parking to make sure that's open and free for fire apparatus to be used he said.

He said that was discussed pretty heavily at yesterday's Technical Review Committee meeting and the outcome of that was that the Fire Dept. was satisfied with their design and it met the NFPA standards therefore it was acceptable to them.

Mr. Berry said unless the Chair and the rest of the board wanted him to go through line by line the different areas of impact and the different definitions he would be happy to try to answer any questions they have. He said they have the wetlands permit that they are about to file and Deidra Benjamin is the Wetlands Scientist on this project. He said she has done a functions and values analysis and she conducted the wetlands classification and the vernal pool analysis in the areas of impact and no vernal pools were found. There is one potential vernal pool which is about 1,500 ft. away from this entire project and is outside of the development zone and she has done the functions and values report that would be required for the wetland permit as well he said.

Mr. Berry said at the end of this when that permit is compiled if the board agrees with their application packet they would ask that the Chairman be available to sign that when it's available to be signed. It's a minimum expedited permit that's why the Chair would sign it he said.

Mr. Fisher said he is always around somewhere and Mr. Pimental knows where to find him.

Mr. Pimental said Mr. Berry mentioned that this was heard yesterday at the TRC meeting that he wanted to mention and he forgot to mention that an application for this project was seen at the Zoning Board of Adjustment in August that would allow for that 8 unit to be on its own lot and not meet the density for the rural residential zone. He said the RR zone is one unit per acre so they would technically need 8 acres of land for that 8 unit and the board found that what the applicant was trying to do, the lot is already non-conforming because of the way that it's built it already has 2 duplexes and an 8 unit all on one lot and we would not permit that now and they were trying to improve what was already done.

He said the 2 duplexes each meet the zoning standards but the 8 unit doesn't so when Mr.

Berry mentioned how the potential subdivision is going to go that is being allowed because the ZBA found that it was reasonable to allow for that 8 unit to be put on its own parcel. So now each of the duplexes and the 8 unit as part of the subdivision will be on their own land as opposed to one lot having 3 different residential units on it.

Mr. Pimental said this may be a larger conversation for this board to think about going into the future is that the criteria for a SUP for both the waterfront and the wetlands conservation are essentially the same and they are almost a copy and paste. He said one of the reasons they are looking at this together is there is no difference between what they are setting for criteria for the limited development zone needing a SUP and the wetlands.

He said it's something to think about if this board is going to be reviewing SUP's into the future and asked if they want to think about making a change in viewing what should be allowed within the development zone for a waterfront may be slightly different than what you would view it through the lens for wetlands. Sometimes they're going to be overlapping but in some cases they may not be and it's something to think about and if you want to keep it exactly the same that's totally fine. There may be some guidance out there that says these 2 things should be treated differently and it may say you should treat them the same I don't know he said.

Mr. Fisher said from everything he has seen sitting on the Planning Board and the Zoning Board the people doing this project have taken every precaution possible to make sure that the land is well protected, the barriers are installed and they are staying as far away from the wetlands as possible. He said if you look at all these different drawings you can see the wetlands are all over the place and in weird odd shapes and it's hard to find a spot where it doesn't affect everybody and stays within the boundaries of the setbacks from the wetlands and still complete the project.

He said on the ZBA they granted for the 8 unit to be on its own piece of land and then the other 2 are being split off on to their own properties and they have more than enough acreage and road frontage. He said anything left over after that they've stated that they are probably going to put into conservation lands and at the end of Grondin Drive there is a path that goes out into those lands. I'm sure there will be some work with the roadway so people can still get to those paths and trails without going through people's private property he said.

Mr. Vachon said if they are proposing to put the rest of the property into conservation but the end of the road is going to be posted no parking no one is going to be able to utilize the conservation land.

Mr. Berry said if the land beyond the end of the hammerhead goes into conservation they would have to extend that finger out to allow for some parking. He said what they don't want is people parking in the hammerhead because then your life safety vehicles can't turn around.

Mr. Vachon said he gets that but his concern was he said they were putting the rest of the property into conservation and nobody can park out there so its land nobody can use.

Mr. Berry said the parking area would be established beyond that.

Mr. Fisher said also a big concern they've had on the abutting properties to the north side of the road is there has been a lot of talk about the condition of the road and making sure it meets the proper standards to provide adequate access for all landowners along the road.

Mr. Pollard asked what the traffic density is on the road right now and what it would be when they build another structure on it.

Mr. Berry said there are 12 units that his clients own and control and there are 3 that abut them so that is 15 and ITE establishes a total daily volume of about 9.3 trips a day and they rounded it 10 so it's about 150 trips a day but they find that that's a little over estimated.

Mr. Pollard said he doesn't take 10 trips a day out of his driveway.

Mr. Berry said the anomaly nowadays is you don't but your Amazon carrier does so it's not far off they do think it's a little over stated but the traffic is pretty low. He said they would change the traffic by 2 units and pointed out that single family trips are about 9.3 trips per day multi-family is technically a little less and this is a battle of the averages here. We also have a really small sample size he said.

He said by adding 2 additional units they might be adding another trips a day or something like that and for peak hour trips they are still in the single digit zone. He said the a.m. peak is somewhere between 7 and 9 a.m. and they might have 5-7 cars coming and going during that peak hour window. He said in the p.m. it's between 4 and 6 p.m. and they might have a little higher generation in the afternoon because people tend to come home at about the same time instead of leaving at awkward hours in the morning. Any way you slice it it's a lot of data to say it's not a lot of traffic. We're not adding a lot of traffic we're adding a diminutive amount he said.

Mr. Pollard said they are doing a favor to everyone around by improving the road.

Mr. Berry said they hope that they see that.

Mr. Pollard said he took a "drive" down there using Google Maps and he was amazed that he could go down the road and take a look at either side. He said the road actually looked pretty good but he didn't drive it he was going down it with the camera.

Mr. Berry said it's in good shape today but he could see in the springtime and when it's not maintained it could get rough.

Mr. Pimental said a couple of lots south of this there is some existing conservation land the Yates property that's with NRCS that's 2 over and also abuts the Huckins subdivision that was not built who is trying to see if NRCS will purchase that into conservation. He said if they ultimately decide that the back portion of this lot is to go into conservation it has the potential to connect those 3 pieces.

He said this will be up to the applicant to decide on whether to go in this direction or not and how they draft this up but if you look at the site after where the proposed roadway ends it's awfully wet until you get to the back portion where you have some uplands area so it may not make a whole lot of sense to advertise this as a place for people to enter the property from that

location. It may make more sense for people to use the NRCS property and be able to walk all the way through and back around as opposed to trying to put trail systems through these wetlands and having potential impacts there. It may be just one of those properties that's there and technically open for public use but you're not advertising it on your website and we have properties like that throughout the region that you could go and use them but you're not waving a big banner saying come visit he said.

Mr. Fisher said we have property coming up here soon that they're going to be working on making more trails, a parking lot and other stuff way before they would ever work on this conservation property.

Mr. Berry said this is still in concept.

Mr. Fisher said anything happening with those conservation lands he would guess would be 15-20 years down the road with the way things work. He said putting it into a conservation easement is relatively simple building anything on it would be way down the road so he was not concerned about it but it's something to think about in the future.

He said there are other surrounding areas that need improvements and trails and parking lots and a lot of stuff. He said the project they have coming up off of Bay Rd. takes a higher priority.

Mrs. Hall asked if the road was intended to become a public right-of-way or if it was going to stay private.

Mr. Berry said it would be private and to that they have already drafted a private road agreement that assigns maintenance responsibilities to the owners.

Mrs. Hall asked since they are widening and paving the road...

Mr. Berry said they are paving the first 300 ft. which is already paved.

Mrs. Hall said she noticed the road grade in the profile is elevated in the proposed conditions and asked if that requires a need for any driveway culverts or swale at this point.

Mr. Berry said no because the road is sort of elevated now they will be able to keep those in and elevated.

Mrs. Hall asked if the easements he mentioned with the adjacent property are expected to be granted at this point or if it's initial.

Mr. Berry said they are expected to be granted. He said he was instructed to redesign the roadway and when his clients tell him that they are pretty sure of what they're doing.

Mr. Fisher asked if there were any more questions from the members and hearing none he asked if there were any comments they would like him to cover in their letter to the Planning Dept. other than the standard reply to ensure all appropriate filtration devices along the road to keep the construction debris from going into the wetlands which seems like they have more than enough.

Mrs. Hall said it seems like a lot of thought has been put into reworking this to make it as least impactful as possible so she didn't have any additional comments to go into the letter.

Mr. Fisher said this is a not a public hearing but they have public present and asked if there was

anything from the public.

Mr. Pimental said it is public hearing.

Tracy Grondin Sanfacon came forward and said she lives at the beginning right across from the 8 unit and that she didn't want anything done to the wetlands and she has talked about it before. She said she has wetlands in her yard and she is the abutter that has the wetlands. She said they are wetlands that touch Chestnut Hill Rd. and her yard and it's on her side and their side. She said she has an abutter on the other side of her who drained her pond and that pond has been there since before she was born.

She said her parents lived on this land and they moved to Alabama where her mother was from for a year and then they came back that's why her parents live at the end now. She said she has a very emotional attachment to the pond obviously and she used to skate on it when she was little and she remembers doing it when she was 5 years old.

She said there were mating ducks in this pond that used to come to it every year but they don't come back anymore because there's no water. She said there are deer that have taken over it now and they bed down in it and she sees them every day. They have babies that come and they live down in there because they took it over since it's dry. I don't want anything affecting it now and it just seems like everybody thinks they can do what they want and it affects my land and I have no say. It's so frustrating she said.

Mr. Pollard said they're not grading her land.

Mrs. Sanfacon said they're going to they're going to be on the other side of the driveway where they are talking about widening and paving it. She said they are not going onto her land but it's going to affect them. She asked if he thought all that work and all that stuff is not going to affect that. I had blue heron I had everything she said.

Mr. Pollard said he understood but that usually animals adapt pretty well.

Mrs. Sanfacon said she had no idea this meeting was even happening and they were told back in July that every single meeting that these people had with anybody that was public they would be notified by certified letter. She said she didn't know how many meetings they've had that they didn't know about and that she just happened to look up because they got a notice about them wanting access to their land and they wanted them to sign this. She said she happened to look up because she was going to try to find the minutes of the meetings they attended and she saw this one and that was today. There are just a lot of things we've told that haven't happened she said.

She said they said that they sold this company and that they didn't know about that and she would like to know who it was sold to, when and why because on this paperwork they...

Mr. Fisher said technically as he sees it and it was discussed and explained to her at the Planning Board...

Mrs. Sanfacon said I know-they can do whatever they want she would just like to know who owns it now.

Mr. Fisher said it's not that they can do whatever they want it's that her family sold the rights of all the property.

Mrs. Sanfacon said she would just like to know who they are dealing with now.

Mr. Fisher said they are not dealing with anybody because they have no rights.

Mrs. Sanfacon said if they are signing a paper they are asking them for rights and she would like to know who they are giving rights to.

Mr. Fisher said he was not sure which parcels on that side they have to get the easements from.

Mrs. Sanfacon said from all 3 of them and she was representing the rest of her family who couldn't be here because they didn't know this was happening.

Mr. Fisher said they will work that out with them and he has no say-so over how they do that part.

Mrs. Sanfacon said she was asking him to ask who the name is that's all since she can't ask him herself.

Mr. Berry said it's the same group of people and it's the same gentleman they have been dealing with.

Mrs. Sanfacon said it's a different name.

Mr. Berry said it's a different corporation and he owns 7 of them.

Mrs. Sanfacon asked if he owns it.

Mr. Berry said he does not own this particular corporation he is saying it's the same gentleman they have been working with this whole time on this project it's just in a different corporate name that's all. He said technically it was sold to a different corporation but it's the same group of people.

Mrs. Sanfacon said she wanted to know the company she is dealing with because in the paperwork it says you're telling them that you're possibly going to put this stuff into conservation but in the paperwork they have it says they give up these rights and then possibly in the future all that stuff could be built on.

Mr. Fisher said the conservation lands are on the opposite side of her property completely they have nothing to do with her property.

Mrs. Sanfacon said she was saying they don't have it in conservation yet and they might not get it.

Mr. Fisher said the only thing they need an easement for is one side of the road because they are widening the road and making improvements.

Mrs. Sanfacon said she understood what that easement is completely and she was not confused on it.

Mr. Fisher said everybody that was here at the Planning Board and the Zoning Board their major concern was damage to the road and stuff and they are trying their best to make those road improvements that everybody wanted. He said the discussion of the easements is between them and the corporation and they have nothing to say about that. What we're doing

here tonight is making sure what they're doing does not damage the wetland area any further.

Mrs. Sanfacon said she is trying to do that there's a wet...

Mr. Fisher said her pond being drained is between her as a civil matter and the person that drained it.

Mrs. Sanfacon said he was right and she didn't want any more disturbance to that.

Mr. Fisher said there is nothing they're doing that is going to affect her property.

Mrs. Sanfacon said there is a big one right down across from her father that has been there for almost 50 years now.

Mr. Fisher said there is nothing they're doing that is going to affect that road or that pond.

Mrs. Sanfacon said the turnaround right there is going to affect it.

Mr. Fisher said the turnaround is not on the wetland area.

Mrs. Sanfacon asked if he had a picture so she could...

Mr. Fisher said that's above what they're going through here tonight.

Mrs. Sanfacon said apparently what they have to say doesn't matter to anybody.

Mr. Fisher said it does matter but they are doing what is within their power to control but what she is talking about is outside of their control. It's outside of the Town's control, it's outside of the Con Com's control because they're not going on that portion of the land we're only looking at the parcels that they own he said.

Mrs. Sanfacon said where they want to put the turnaround and it's frustrating because he said they can't look at it.

Mr. Fisher said they did look at that and the road they're putting in is within the boundaries of that wetland area and the setbacks they are not affecting the wetlands in any way. He said he understood she didn't want any change out there but they can't legally say no you're not going to do this because the road sometimes gets wet when it rains. He said as long as it's within the boundaries and the proper setbacks from the noted wetlands then they are allowed to do it as long as they follow certain requirements such as types of gravel, depth, bedding and all that. He said they understand that they don't and they're doing their best to keep the wetlands and not to disturb them and put up barriers to prevent any construction debris from getting into those wetlands areas.

Mr. Ballou asked where she lives.

Mrs. Sanfacon said she lives at the beginning at #13 Grondin Drive.

Mr. Ballou asked if she lived in one of the duplexes.

Mrs. Sanfacon said no and that her house is across from the 8 unit.

Mr. Fisher said she is at the corner of Chestnut Hill Rd. and Grondin Rd.

Mr. Berry pointed out the location of the Sanfacon's property on the site plan map.

Mr. Vachon said the hammerhead she referenced is at the 2nd duplex it's not near the pond.

Mrs. Sanfacon said it's across from #57.

Mr. Vachon said it's at the second duplex according to the plans and the pond is at the end past

her father's property.

Mrs. Sanfacon said it's across the street from her father.

Mrs. Hall said she was seeing that the turnaround doesn't impact any wetlands on these plans.

Mr. Pimental said it may be useful to have the applicant go over the difference with the impacts within the buffer which is not an impact to a direct wetland and the direct impact at that crossing. He said that's the only direct impact as part of this project is the crossing but the other impacts that are put in their plan, that more purple area is just the temporary impacts within the buffer itself it's just 50 ft. within but it's not impacting the buffer itself.

He clarified that he misspoke in that this meeting is not a public hearing and the public hearing is with the Planning Board. He said she was welcome to speak and all these meetings are public however the public hearing would be for the Planning Board. He said she should have received a letter for the meeting on Oct. 18.

Mrs. Sanfacon said she hasn't and that none of them have.

Mr. Pimental said those were sent out and he didn't know why they didn't receive it. He said he just looked it up and it's also in the newspaper and they sent letters out to all abutters for the meeting on Oct. 18 last week or the week before that so she should have received that already. He said the public hearing in which the Planning Board will render a decision on both the SUP and the subdivision is going to take place next Wed. at 6 p.m. Please come to that meeting and let me know at that meeting if for whatever reason you did not receive a letter because you should have he said.

Mrs. Sanfacon said she talked to her father, her aunt and uncle today because none of them could come and she had to get somebody to sit with her husband because he is bedridden.

Mr. Pimental said this meeting by statute is not a public hearing its public but they don't do direct abutter letters for these meetings. He said the meeting with the ZBA that was something that was notified and he thought she was there for that.

He said the TRC meeting is just staff so that meeting that was yesterday are meetings that are not meant to be public. He said those are meetings that are just staff so the Road Agent, Police, Fire, himself and the Code Enforcement Officer get together and review these applications with the applicant those are not something that goes out to abutters.

He said they sent the notices out for Oct. 18 meeting the first week in Oct. and it has been noticed since Oct. 6 and they did the letters a few days before that.

Mrs. Sanfacon noted that she has a problem with the mail a lot. She asked if earlier they said that the 8 unit they are going to let be on a 3 acre piece now because before when they were all here it was supposed to be on an 8 acre piece.

Mr. Fisher said the rules say 1 acre per unit so an 8 unit place would require 8 acres however this was built...

Mrs. Sanfacon said it was built and sold in the 1980's.

Mr. Fisher said he didn't know if the zoning laws applied at that time or not but now to go and

tell them and nothing was officially said that you couldn't do it so they built the place and now it's there on the land. He said but to tell them that they're going to have to tear it down because they can't so they gave them permission to use the 3 acre lot for those 8 units. He said part of it was they had to make sure that they didn't affect any wetland areas and the way it is laid out for the septic tanks, wells and all that stuff it doesn't affect the wetlands areas.

Mrs. Sanfacon said just a couple of years ago it must have been granted because right behind it somebody granted a gentleman that used to live in the apartments and was the manager to build the barn and turn that into a house and that got subdivided so that took away from land that...

Mr. Fisher said he could not speak to that case because he has no knowledge of it.

Mrs. Sanfacon said that is what makes these things all funky because that land belonged...

Mr. Fisher said how that stuff got built and authorized he had no idea but they're trying to make it correct now and have documents on record that they came before the Zoning Board and they asked for permission to be as is and they granted that. He said that also laid ground for them to subdivide off the other 2 duplexes and it's roughly 2 acres per duplex.

He said in order to get the 8 acres for the 8 unit it would have had to have been a weird, weird shaped property and they try to keep the properties rectangular.

Mrs. Sanfacon said that was the first that she heard that it was going down to 3 acres and she wanted to make sure she understood it right because she will have to explain to her family.

Mr. Pollard said you can see they've done extensive work.

Mrs. Sanfacon said they all understand that and they're not trying to be bad neighbors.

Mr. Fisher said he would like to get the meeting back on track but he appreciated her coming to the meeting and he appreciated her input.

Mrs. Sanfacon thanked everyone for listening to her on behalf of her family.

Chairman Fisher closed the non-hearing on this and said he would get comments to Mr. Pimental in a day or 2 so he can get them to the Planning Board.

Mr. Berry said the rules of procedure on SUP's require a formal vote of the board.

Motion: (Ballou, second Pollard) that we accept the Special Use Permit on this property passed 5-0.

Mr. Berry thanked the members and then said he mentioned at the beginning of the meeting that they will have a wetland permit for the approx. 300 sq. ft. of disturbance that will be a minimum impact and they would like it if the board would indulge them to grant the Chair permission to sign that when that's available.

Motion: (Ballou, second Pollard) that he can sign it when it comes passed 5-0.

Mr. Fisher said as soon as it's here if Kyle or somebody gives him a call he will drive the 5 minutes down the road and come in and sign it.

Mr. Berry thanked him for that and thanked everyone for their time and input.

Reimbursement for Supplies for Abbot's Grant Sign- Mr. Fisher said since their last scheduled

meeting and their meeting tonight he got contacted by the Town who got contacted by a lady Nancy and her sister Ann that noted that their family had donated that property to the Town so they wanted to fix the sign up. He said they wanted to paint it and make it look nice and clean the land up around it and they did. He said he had the paint and stuff and it's something that the Con Com has been wanting to do for a couple of years but they couldn't get to it. He said they picked up the paint from him, they went out and painted the signs and he put it on Face book on their Con Com page that showed all the work they did. He said they just finished it up and brought him back the rest of the paint today and he wanted to thank them publically and for the record for doing this work. They did a remarkable job and it looks great he said. He said they had to spend a little of their money and this after the fact but he had a receipt from Wal Mart for a total of \$9.50 for paint brushes and he would like a motion from the commission.

Motion: (Ballou, second Hall) that we reimburse you for \$9.50 passed 5-0.

Mr. Fisher said he would get this into the Town and get that taken care of. He said the sign at Waldron's Grant needs doing and he will try to get out there and do that one himself. Hopefully I can get out there before the weather gets bad but I have a bunch of stuff going on he said.

Notices of Intent to Excavate- Mr. Fisher said this is just notifying them that there is going to be excavating going on at these properties. He said this is not the excavating permits this is not anything but telling us they're going to dig out here and he wanted to get it on the record.

Tax Map R36, Lot 01-1, Paulson Road-Town of Farmington and Tax Map R36, Lot 01-2,

Paulson Road, 500 Club- Mr. Fisher said the first 2 pieces of property that they're going to be moving dirt on are owned by the 500 Club and the Town and they have a conservation easement out there and it is approx. 43 acres of land. He said they knocked down the berm that was around there, cleared all the trees and there are some huge piles of dirt and they have to move those piles around and level it all off out there and put in the proper drainage stuff. He said this is just notification that they're going to be doing that and this has already been discussed with the Selectmen and they're all on board with that.

Tax Map R14, Lot 06, Rt. 11, Pike Industries & Tax Map R14, Lot 07, Rt. 11, Pike Industries- Mr.

Fisher said that these 2 lots are on either side of the Cocheco River and they are going to be moving some dirt around there. He said this down Rt. 11 on the old Pike property and passed out the tax maps for the members to review.

Tax Map R20, Lot 08, Rt. 11, Pike Industries- Mr. Fisher said again this is part of the Pike Industries properties and they are going to be moving dirt around on that and then passed around that tax map for review. He said they are just clearing some dirt around and it should have no affect on wetlands or anything like that but the excavation permits he has not seen yet if they even will.

Notice of Intent to Cut- Tax Map R24, Lot 01, Poor Farm Road- Mr. Fisher said tonight he received an Intent to Cut Notice for this 27 acre property and they're going to cut 27 acres. He

said they are going after white pine, pine and 20 cords of firewood. That is supposed to start on April 1, 2023 to March 31, 2024 he said.

Mr. Fisher said Pike is selling off their property and trying to get it all straightened out so that is what is happening out there.

NH Assoc. of Conservation Commissions Dues- Mr. Fisher said he just got this tonight and it is time for dues to the NHACC and this is expensive one. He said he didn't see a date due but he assumes it is payable now and it's for \$325. He said they work closely with the NHACC and when they have troubles they can go to them. He said they do a lot of different events and they work to get state legislation done to try to improve conservation lands, easements and all that good stuff. This would come out not from our conservation funds but out of our budget he said.

Motion: (Vachon, second Pollard) to pay the dues for the NH Association of Conservation Commissions in the amount of \$325 for our 2024 membership passed 5-0.

Mr. Fisher said he would get this in and get it paid as soon as they get the minutes.

Cartwright Property Update- Mr. Pimental said they have made some really good progress and there are 2 things that need to happen before they can move forward with the deeds to be brought to the Select Board. He said the Town's legal counsel has come up with some draft language and asked Mr. Vachon if he has seen the draft deeds yet.

Mr. Vachon said he saw one about a month ago if that is the one he was talking about.

Mr. Pimental said this would have been a little more recent than a month ago or maybe it's on the next Board of Selectmen's meeting agenda. He said the Town's legal counsel has drafted up some of the use restrictions that would be on the properties-not the properties that would potentially be sold for the house lots that would generate some money for parking and trail maintenance. He said the Town will need to do a full survey of this property eventually they are going to need to merge the lots together and there is a lot of work that will need to be done after the transfer that is going to require some funding so the house lots are not considered. He said the larger lots that are going in as part of the transfer legal counsel has come up with some use restrictions so things like whether or not hunting will be allowed, no motorized vehicles, strictly passive recreation those types of use restrictions have been drafted and it will be sent to the Select Board. He then asked if he sent them to Mr. Fisher.

Mr. Pollard said yes because Mr. Fisher sent them to the commission members.

Mr. Vachon said that was Sept. 26.

Mr. Pimental said that sounds about right.

Mr. Fisher said not the deed proposal but as they knew things he sent that out to everybody and got their input on it and then he sent that back to Mr. Pimental.

Mr. Pollard said hunting was flagged in red.

Mr. Fisher said that was the big question do they want to allow hunting or not. He said he didn't make any recommendation and he just sent in each of their concerns about hunting to Mr. Pimental to be forwarded to the Selectmen. They're ultimately the ones that will make that

determination he said.

Mr. Pollard said he can't see families going out there and someone firing guns in the same area. Mr. Fisher said he felt the same way. He said if they had gone into partnership with the state then hunting would have to be allowed as it is at the French conservation area and the DuBois property because we in partnership with the state but since we are not partnering with anybody it will be up to the Town and legal counsel to determine whether or not once we get the land if it will be used for hunting or not.

Mr. Pimental then asked Mr. Fisher to re-send him their comments on the draft easements because he didn't have them in his e-mail. He said the next phase of this is getting input from this group, from the Selectmen and getting that back to the Town's legal counsel and then drafting the final deeds that would go along with the land transfer.

He said the other thing that needs to happen is there were a lot of ownership differences between New Dam, the Cartwright Trust, Tony Alcorn owns some property and it was all over the place so they have gotten most of that settled and the only piece that is left is there are 2 or 3 New Dam properties that need to be transferred to the trust and that will be all part of what gets transferred to the Town. That is on-going and the property owner's legal counsel is working on that and we were hoping to have that by the end of the week. As soon as that happens and those are recorded that and the review of the use restrictions are essentially the last pieces that we need for that to go to the Select Board and make the decision for the transfer of itself he said.

He said once the transfer takes place there is going to be a list of things that the Town is going to need to do. He said that it's important to note that they had conducted a phase 1 environmental assessment on the property that is usually just a desk top analysis. He said we had a grant to do some of that and nothing came back which is not surprising it's mostly wooded though it's obviously been clear cut for some timber harvesting but there hasn't been a ton of industrial uses on the property so the fact that it came back clean was not surprising.

Mr. Pimental said the caveat though the reason that they did that was it allows for the Town to apply for certain liability coverage. He said that has a window in which you have to have the land transfer take place in that window and that window has expired. He said they asked the group that did that-he thought that it was Weston & Sampson who went out and did the drones and the report on that to go back and update the plan.

He said it is not going to take a lot of effort but we need a new date because the date right now falls outside of when the transfer is going to happen and with the new date it will set us up for another 180 days. That is going to be plenty to get us through this transfer but we want to make sure that that happens he said.

He said the other thing that is on-going but he doesn't know where it stands is Barry Keith and he hasn't heard from him on the baseline documentation that they contracted him to do. He said that Mr. Keith was sick over the summer and that this body designated some funding to

pay for that and he didn't know where that stands. He said that is an outstanding piece that they want as part of this transfer and then asked Mr. Fisher if he has a good contact with him. Mr. Fisher said he will try and that he needed to contact him anyway to see about getting their contracts renewed with him.

Mr. Pimental asked him to check in with Mr. Keith on this and that he knew that he had partnered with Norway Plains to finish up that baseline documentation but we haven't received it yet. There are a few small things that are hanging out there but a large portion of the work that we've been at for about a year now is done. We can see the horizon of this transfer happening and that this pretty unbelievable opportunity for the town in terms of 370 acres along the Cocheco River. I think it's pretty amazing he said.

He said the other thing the Selectmen are going to want to look at in terms of the use restrictions is just insuring that if the Town in the future was ever to think about having a well on that property for the town's long term drinking water supply that that would be something that would be allowed and whatever infrastructure that needs to be constructed on that site is going to be allowed for them to do that and no other significant infrastructure-outside of parking and trails would be allowed.

Mr. Fisher said he thought there was also something in there about harvesting sugar maples and maybe building a sugar shack that wouldn't hurt the property.

Mr. Vachon said the engineers for the well looked at the geology up there and said it's not gravel packed its bedrock.

Mr. Pimental said the only other thing for this group to think about moving forward is Mr. Fisher is right in that the Town is going to own this property there's no state involvement however once that transfer happens does it make sense to put or give the easement to a land trust to help manage that because there's going to be a lot of work that needs to be done. He said that's going to be up to the Town on whether or not you want to decide to partner with that.

He said the Town would still own the land and the land trust might own the easement on it so they would be the stewardship of things like coming up with a management plan and over seeing that. There are different ways that that could all work but that is in the next phase once the transfer happens. Right now we're just concentrating on getting the deeds put together and actually getting the land in the Town's hands which we hope to have done by the end of the year that's our goal he said.

Mr. Pollard said he mentioned selling lots off on Bay Rd. and asked why.

Mr. Pimental said they were already carved out and it was going to be difficult to undo what was part of that subdivision that allowed for them to be built on. He said the other reason was at least from the Select Board's point of view the money that is going to be needed to do a survey, put in parking and trails the Town doesn't have a budget for that necessarily and because these lots already exist they could be used and he thinks there are only 6 of them.

Mr. Fisher said its 6 or 7 lots and they're surrounded on either side. He said it's like a jack-o-lantern with the teeth missing. There are teeth hanging down and then our lots are between those teeth and to keep it as conservation land it would have people could go in there in between people's houses and we're only talking like 6 acres or so he said.

Mr. Pollard said he knows where they are and that he talked to Jessica Rollins and then asked Mr. Fisher if he had talked to her.

Mr. Fisher said he has not talked to her.

Mr. Pollard said he invited them to come to the Con Com meeting.

Mr. Fisher said he believes their land is on the opposite side of what we're getting.

Mr. Pimental said they abut one of the lots the Town is getting and they are thinking of buying one of them. He said he has spoken with her and she has reached out to the property owner and she is thinking about buying one of the lots and either she is going to leave it where it is or she is going to merge it with her lot.

Mr. Pollard said it's the lot with the cemetery on it. He said then there is nothing and then there is one house down below just before where they did the clear cutting and they have that opening there for when they harvested the land. He said he understood that it's a way to make to make money but they don't have to do anything if those lots are being transferred just like the big lot. He said that is for them to decide as far as raising money but they shouldn't feel that just because they're subdivided into lots that they have to sell the lots. You don't he said.

Mr. Fisher said they don't have to sell the lots but it's a way for us to get some money to improve the overall area put in those trails, the picnic tables and decent parking lots.

Mr. Pollard said if you go one way that was suggested you're going to turn it over to someone that's going to manage it and they'll put in the trails and everything. We don't have to spend any money if you turn it over to someone.

Mr. Fisher said that's for discussion later on and he is not in favor of turning it over to other people he would rather the Town control it because if they turn it to SELT or somebody else they may not get around to improving that property for 20 years because they have other properties they're working on and they even said that when they first started talking to them several years ago. He said he came here and talked to the Selectmen and told them what they said and what he is looking at and the Selectmen decided we're going to keep the land in Farmington and we're going to control it. That's why we didn't want a partnership with SELT or anybody else because we want to get the land and we want to improve it now and that's why we talked about selling those other parcels to get enough money to put in those parking lots and stuff and improve roughly 365+ acres he said.

Mr. Pollard said they may have enough in their fund.

Mr. Fisher said no and that they only have a little over \$100,000 and that's not only just for that property up there but it's for the French property, the DuBois property and other areas they have to take care of so they don't have enough money to put in those improvements without

having to go to the town and say we want to raise your taxes “x” amount of dollars so we can put in a fund to improve our town forests and stuff. He said they also have to use some of that money to take care of the 40 or 50 acres of the Town Forest too.

Mr. Pollard said there should be an assessment made before they sell all the lots.

Mr. Fisher said they may only sell 1 or 2 of them and they’ll have to see. He said other people there may want to want to buy the lots to protect their land and they would have to see that in the future. He said there are other projects going on and he would briefly touch on them as follows:

Sidewalks- He said they are trying to get sidewalks along Rt. 153 all the way out to Rt. 11. He said there are patches of sidewalks in there and they’re going to the state trying to get them to put those in and connect with the rail trail. He said if they could connect the rail trail all the way up to this property that would be fantastic for families and people outside the area to come through town to go out to that property and it may draw people in and bring businesses in to our downtown areas.

Mr. Pollard asked if they would have to cross Rt. 11.

Mr. Fisher said yes.

Mr. Pollard said then they would need a bridge or a tunnel.

Mr. Fisher said there are things going on and they are trying to improve traffic flow on Rt. 11 outside of their bailiwick that he has learned from Strafford Regional Planning Commission and its going to take years. He said there is a Rt. 11 Corridor Study going on trying to make improvements out there for the town but he is looking at this parcel of land as a part of that to try to bring people through the downtown area and maybe get some businesses for our downtown area.

He said one of the sacrifices may be selling off some of that land so that we can improve the rest of it to get all this done. Is it going to happen tomorrow-no but hopefully in the near future and I’m thinking within the next 5 years or so he said.

Town Well #6 Land- Mr. Pollard said the Town bought Well #6 which has about 90 acres of land and asked what they are going to do with that.

Mr. Vachon said a lot of it you can’t do anything with because of the wellhead protection which takes up a majority of both of those front parcels. He said they haven’t decided what they are doing with the rest of it but that’s a 400 ft. wellhead.

Mr. Pollard said he understood he was just curious as to what they going to do-break that up and sell it or what they were going to do.

Mr. Vachon said all they had to do was secure the water source for the town at this point and what they do in the future could be anybody’s decision.

Rt. 11 & TIF District Study- Mr. Pimental said one thing he would mention and they’ve talked about this at the Planning Board and they are having a presentation on Nov. 1 and there will be a workshop on Nov. 25 at the old Town Hall from 5 to 7 p.m. He said there is an on-going Rt. 11

Corridor Study that they got a grant for \$130,000 to hire a couple of different consultants to look at the whole Rt. 11 corridor and the TIF (Tax Increment Financing) District. He said that is going to include a discussion about the Town owned land that was just recently purchased. He said there is likely going to be some potential zoning amendments that are going to come out of this that are not going to be ready for 2024 but they likely will be ready for 2025. He said there is also a market analysis that is being done by a group called RKG and they are looking at what the market is for commercial/industrial businesses along Rt. 11 and what is realistic.

He said they also just closed the survey that Mr. Fisher helped share and it was on Face book and they had about 155 responses to what types of housing and/or commercial/industrial development people would like to see and one of the questions was should the town make a priority to improve the rail trail connecting Farmington's downtown to Rochester's downtown recognizing that the crossing at Place's Crossing near PIP Storage is problem. You need to do something with that and you also need to partner with the snow mobile group that is the primary user of that now he said.

He asked what that would look like, is it a tunnel or an overpass and then said it's probably a tunnel but he didn't know how the drainage would work with that during the winter. That is something we are putting the feelers out to the NH DOT to see if we can get that into the 10 Year Plan because without that I think it's going to be really tricky to make that a pedestrian's safe way to get from the downtown here to Rochester he said.

Mr. Pimental said the responses they got to that question were that the overwhelming majority close to 70% or 80% said the town should be making an attempt to improve that rail trail. He encouraged folks to tune in or if you want to come to Planning Meeting there is going to be a presentation from the consultants at that meeting and there's going to be a larger workshop on Nov. 25 at the old Town Hall where they are hoping to make it interactive and hopefully a lot of people will be able to attend and get their feedback.

ERZ Workshop- He said the Planning Dept. is also working with the Economic Development Committee and they are hosting a workshop on Oct. 25 about the Economic Revitalization Zones. He said one of the zones is around the Sarah Greenfield Business Park and the other one is the downtown area and both of them are up for their 5 year recertification so they have been working with the EDC on trying to get property owners that are within the zones to attend that workshop so they recognize what that program can do for them and how they can take advantage of the tax credit. He said if you want to know more about the ERZ zones you can register for that on the 25th. He said it was in the EDC's fall newsletter and they may have something on the Town website but if they are interested he would send the link to register to Mr. Fisher and he can distribute it to the members.

Mr. Vachon asked him to send him an e-mail on some of these dates and he will bring them up at the Selectmen's meeting as there are different people viewing different meetings and some

of these are intriguing and important.

Mr. Pimental said he would be happy to send him a bulleted list of the meetings and events.

Mr. Pollard said the ERZ zone gives big tax credits for certain types of businesses and structures.

Mr. Fisher said Mr. Pimental hosted a group of people that went along Rt. 11 looking at all the various places such as the 140 acres that is for sale near PIP Rental, the property across from Irving, the property on the other side where the old Apple gas station used to be and some other places. He said he even took them to a great place across the street named Crowley's (Variety & Grill) for lunch to give them a little bit of downtown flavor.

Mr. Pollard said you can see the development coming from Rochester heading right towards the lake and it always does that wherever he has lived.

Mr. Fisher said the area for revitalization along Rt. 11 we actually increased some of area which includes the donut shop, the little green house on the corner, some of the area back behind Irving, some vacant land out there and all the way down to the Public Safety Building. He said it's been noted that at the Sarah Greenfield Business Park all the lots have been sold in there and everything that can be done has been done in there so they tried to see about some land just outside of that area the Town owns that may be included in the next development zone. He said they have been working real hard on this and they received a grant and have people working on coming up with things like that and possibly looking at our zoning laws and things we need to get changed. Some of the zoning stuff may show its way up to the Con Com to get our input on it to make sure the changes aren't going to damage conservation land he said.

Mr. Fisher said in the state's 10 Year Plan sidewalks are scheduled to be put in from Lone Star Ave. to Main St. and from Lincoln St. to Webster St. and they are trying to get that extended all the way down to Rt. 11 and that should be happening within the next 2 or 3 years. He said there are no sidewalks for the kids to walk on from Campbell Commons to Rt. 153 and it's dangerous for the kids walking to school.

Former TD Bank Building- Mr. Pollard asked if there was activity on the old bank building right in town.

Mr. Fisher said that is private property and he had no idea.

Old Fire Station- He said he did know that they have finished drilling the test pits at the old fire station to make sure about any ground contamination but the Town has not gotten the results back yet. He said that is moving forward and he still has to talk to the 500 Club about getting the placards and stuff moved out of the fire station and getting that material moved to their storage units and he will be working on that.

Fall Clean Up Day- Mr. Pollard then asked about having a trash pickup in Nov. There is a lot of trash out there he said.

Mr. Fisher agreed and that they need to do something. He said he needs to contact Bruce Bridges about the furniture that somebody dumped up near his house and see what they can do about getting that taken care of and if the Town can pick it up or he could take his trailer up

there if he can help him load it or somebody may have already taken care of it as it has been floating around Face book.

Mr. Ballou said somebody through a propane tank down the steep embankment into his lot.

Mr. Fisher said if they would like to do a cleanup it would be short time to get some information out but they could do it on Nov. 18 or 19.

Mrs. Hall said she has a commitment that weekend so that wouldn't work for her.

Mr. Fisher then said they could it the first weekend in Dec. if there is no snow.

Mr. Vachon said the difficulty with that time of year it is could snow any day.

Mrs. Hall suggested they stay with Nov. 18 or 19 as that would give people a month's notice.

Consensus of the members was to hold the town wide trash pickup on Sat., Nov. 18 from 8 a.m. to 2:30 p.m. to give Mr. Fisher enough time to pick up the trash and get it to the dump.

Mr. Pollard said if he makes up flyers he will take a stack of them and stick them in the mailboxes in his neighborhood or hand them out to people and he has already talked to some people that said they would be willing to help. He said he would like to take the Waldron Rd./Bay Rd. area because he walks those roads and sees it all the time.

Mr. Fisher said Cocheco Rd. could use it especially around the dump. He said Mr. Lauze and a few of the business owners went out a few weeks ago and picked up trash in town which was great of them. He said he also replanted some flowers down by the flagpole on Central St.

Mr. Vachon said that was done by Brian Boisvert.

Mr. Fisher said somebody did the pump at the old water well at the Y and decorated that up really nice. He said he didn't know who did it but there is a gentleman across the street that has been doing it for years. There are a lot of good people in town doing good things he said.

7). New Members Needed

8). Member Comments: None

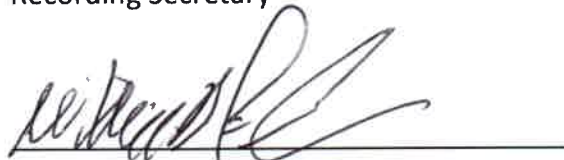
9). Next Meeting: Thursday, November 9, 2023

10). Adjournment:

Motion: (Vachon, second Ballou) to adjourn the meeting passed 5-0 at 7:42 p.m.

Kathleen Magoon

Recording Secretary

A handwritten signature in dark ink, appearing to read 'William Fisher', written over a horizontal line.

William "Bill" Fisher, Chairman