

Town of Bedford
Zoning Board of Adjustment Minutes
October 17, 2023

A regular meeting of the Bedford Zoning Board was held on Tuesday, October 17, 2023, at the Town Meeting Room at BCTV, at 10 Meetinghouse Road. Present were John Morin (Chair), Neal Casale (Vice Chair), Sue Thomas (alternate), Daniel Heath (alternate), Alex Kellermann (member), Dave Gilbert (member), Bob MacPherson (member), Kathleen Ports (Conservation Planner). Absent: none.

I. Call to Order and Roll Call

Chair Morin called the meeting to order at 7 pm, introduced the members of the Board.

II. Approval of Minutes: September 19, 2023

MOTION to approve the minutes for the September 19, 2023 meeting was made by Mr. Gilbert. Ms. Thomas duly seconded the motion. Vote was taken - all in favor. Motion carries.

Chair Morin stated the following:

Rules of Procedure: All applicants will be heard in order of notice. I know we're backing up a little tonight, so we'll try to move through them as quickly as we can. We'll go into a nonpublic input session to deliberate and vote. You can wait for the vote tonight or call the Planning Office after 8:30 am tomorrow morning. I'll ask everyone to silence your cell phone so it doesn't interrupt the meeting. We'll have a presentation by the applicant. We will have public input from those in favor and in opposition to the application. We'll ask that there be no debate allowed between parties. All testimony is to the Board.

For rehearings, any party has 30 days to request a rehearing from a decision of the ZBA. The Board has 30 days in which to respond to such requests per RSA 677:3, tomorrow being day one. All requests must be in writing and must contain new evidence. Please point out any errors you believe the Board has made in its decision.

The criteria for granting a variance: I'm not going to go through the five criteria. We're going to ask the applicant to go through their application and address the five criteria as part of the application presentation. And just so you know, for a motion to pass, it must have 3 affirmative votes.

So I'll ask folks to stand up to be sworn in. Raise your right hand. Do you swear that the testimony you're about to give in this hearing is the truth, the whole truth, and nothing but the truth? Thank you very much.

III. Old Business & Continued Hearings: None

IV. New Business

- 1. Graham Cullen and Rachel Epstein** – Request for a variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the construction of a 24- by 24-foot garage at 19 feet from the side property line where 25 feet is required at 77 Horizon Drive, Lot 38-04-12, zoned R&A.

Mr. Graham Cullen presented: My name is Graham Cullen. I'm the property owner. My wife's not here. This is my mother, Nina Cullen. The request for the variance for the garage is really for her and my father. So, the variance for the garage is really, well, I'll let my mother talk about it in more detail, but it's really for her and my father. So, I'm going to let her speak to the points that we need to address, and then any technical questions about positioning and whatnot, you can address to me.

Ms. Nina Cullen presented: I'm Nina Cullen and my husband Barry and I live with Graham and Rachel Epstein and our grandson, perfect child, Charlie. And we live with them because my husband has a terminal illness, but he also has increasing dementia. He's going to be 82 at the end of this month. We're asking the Board for a variance for this two-car garage because we live in this glorious house with our children, and it is totally adequate for all of us but the garage is very far away from where we are in the house and also becoming increasingly more difficult for my husband to navigate. There's no way in or out of our house without going up at least seven steps, up or down, at least seven steps. The garage from our house requires across the house, down a full set of stairs, through the basement and then down another five or six steps into the garage. Now I have been leaving my car parked close to the front of the house, but it's still becoming increasingly difficult for him to navigate the front of the house. We don't have railings. We don't have any of that set up. So, in order to do that with keeping in mind that we will be in the house—I'll be there for the rest of my life. He will certainly be there for the rest of his. We wanted to set this up so that as I grow older and as he needs more care with things like wheelchairs, that we can have it all be handicapped accessible. We are right now in the process of redesigning part of the house where we live so that we have our own entrance at ground level.

Last spring, my husband needed to be transported to the hospital and the rescue squad had to take him out in a chair because it was too hard to navigate a gurney in there, which was fine at the time. It may not become fine. With that said, we don't know how much longer he has. Luckily, this is a fairly slow-moving cancer, but I would say two years tops. As I'm trying to think about me negotiating a wheelchair with them at work, especially in winter, it just is not going to work the way we have it now. So we're asking for this garage to be built—a 24 by 24 simple garage—to be built and be put in a place where I can easily access it with him and he can, right now, walk to it.

We designed that house, and Graham can speak more to that, trying to keep the architecture of the house in mind because it's really a unique house and we love it. It's just beautiful, so I don't want to look at this house and see a garage that's misplaced within the architecture and the aesthetics of it. So, in order to do that, we'd like to keep the landscaping, the trees, all that as much as we can without disturbing them. We have one neighbor who might potentially be able to see this garage, or parts of it, from one end of their house in winter, where there are no leaves on the trees. The house is at least 100 feet from the property line with a field in between us, and they're up much higher than we are. So, we'd be keeping everything as we can. Graham can tell you he's tried and tried and tried to figure out where to put this so that we can get it within this variance. In order to do that, we'd have to block off the backyard. Our septic system is original with the house, so we know that someday soon we're going to have to put a new one in. The house was built in '64. We're just crossing our fingers for a while. So, we need access to the back where the septic system is and where lawn mowers can go to do that kind of thing. I think that's all I need to tell you about that.

Mr. Cullen said I'm just wondering would it be better for me to go over the property map to show you the location before we go through the points? Chair Morin said yeah, if you want to do that. Mr. Cullen continued I've included a property map that has an overlay from the surveyor. So you can see on the right-hand side, the 24 by 24 layout is the garage that we're planning to put in and I've marked out where the tree canopies are. These are mature Maple trees that have been put in probably in the '60s when the house was built, and they're actually mirrored along the property. So we'd really like to not have to take them out. And so the only way that we can fit in the aesthetics for where the garage is going to sit is in the current location we have here.

If we try to slide the garage towards the house further, we run in—we actually have a buried propane tank and it would require us to then make access and take out a lot of mature evergreens that block the view from the neighbor's yard to be able to get access to the backyard. There's a stone wall that surrounds, kind of divides the backyard in half and so we can't get any equipment from the hill where it says existing garage, up to the other side of the yard. So trying to maintain an accessible space where we can bring any kind of equipment, mainly for doing yard work. But if we have to do septic work in the future, I want to make sure that there will be able to get into the backyard.

Chair Morin asked where is your septic system? Mr. Cullen replied it's right here and it's like 6 feet down. It kind of goes in the reverse direction of the hill. And there's also another large mature Maple tree here. This is in winter so you can see the ground a little bit better. Trying to fit everything in as best I could, this is the location I chose and right now the right side, the southern wing of the house, is where my parents are. We're currently renovating it so they will have a mud room that comes out in this location. And so the door would be, their exit would be right where the cursor is at the moment. And so we would have a small, potentially heated walkway that would go between the garage and their area of the house. No steps. Make things very easy. If I could have positioned the garage or made it in a size that made sense and not come in front of you, I would have done that. But walking around the property—I'm a design engineer by trade, so this is the kind of stuff I do all the time, conceptually trying to figure out solutions to problems, usually physical problems like this. So in the yard, I was unable to find a location that would best work for the garage for access for my parents, for the aesthetics, for the landscaping, etcetera that would work well without coming in front of you. So that's why we're here.

Ms. Cullen presented the application.

1. Granting the variance would not be contrary to the public interest because:

(1) Whether granting the variance would alter the essential character of the locality:

You know you want to do 24 by 24 two-car garage with a very small loft for storage. Our house looks huge, but it's not and there's very little storage in it.

(2) Whether granting the variance would threaten public health, safety or welfare:

Everything would be left intact; stone walls, existing trees, shrubs, et cetera. And so there would be no impact on public health, safety or welfare. We have actually, I know you wrote to all the neighbors, but we've actually spoken with them too and told them this a long time before we even put the application in.

2. The spirit of the ordinance is observed because:

So the garage would be 19 feet from the property—the only part of the property that abuts a neighbor's yard that they can actually see, potentially. I can't see their house. Maybe they can see ours.

Mr. Cullen said I'm just kind of curious, can one of you define the spirit of the ordinance? I wasn't able to find anywhere any information regarding why we have the setbacks. I know conceptually why. Ms. Ports said the setbacks are just to provide some separation from your neighbors. And I think also it helps to potentially limit density. Ms. Cullen said which we love.

3. Granting the variance would do substantial justice because:

Ms. Cullen continued; this was written by Graham. It would allow my parents to access the car without navigating the 1 ½ flights of stairs to the garage. And as I told you in March, they couldn't get the gurney into the house. I'm in good shape but I'm 71 and as I anticipate getting older, I heard you. How are you doing? And I saw you limping in and I thought, you know, we lived at Winstone for a long time. And that was it was kind of perfect, but as Barry's dementia got more and more clear to me and certainly after his diagnosis, I knew we'd have to move in with him. And Rachel's a doctor, so that just helps everything along.

4. The values of the surrounding properties will not be diminished for the following reasons:

The garage will blend in with the current architecture, so it will not diminish certainly our property value. We're hoping it will actually add to it. And certainly, it shouldn't change anything around us neighbor-wise for their property value, and the stone wall and the shrubbery between the two houses will absolutely remain untouched.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. Special conditions of the property distinguish it from other properties in the area because:

We live on the first floor, and we don't have to go up and down the stairs. So now that we've added a separate entrance or are adding a separate entrance, it will be much easier for us to get in and out without going up and down stairs. It will become impossible for Barry to leave the house, and I'm anticipating quite a few visits to doctors and cancer center, et cetera. And again, I can leave the car in the driveway, but it's not pretty me trying to get him out—especially when it's icy or slippery and no one is there but the two of us because the baby is at daycare and the two of them are at work.

(A) Denial of the variance would result in unnecessary hardship because

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Barry has had the recent diagnosis of terminal cancer. We anticipate many trips to the doctor and the cancer center. Being able to access transportation easily will be a real help, especially as his condition continues to deteriorate. So as I said, the existing garage is a good 90 feet and two staircases away.

(ii) The proposed use is a reasonable one because:

We will be living with them for the rest of our lives and having the garage close to the entrance of the house will ease the burden associated with Barry's cancer and the inevitable issues that come with my aging.

(B) If the criteria in subparagraph (A) above are not established, explain why the property cannot be used in strict conformance with the ordinance and why a variance is therefore necessary to enable a reasonable use of it:

We do have substantial room and grounds on the property. As Graham explained, there is not another reasonable place to put this, even if we talked about making the garage 22 feet, which would give us a little more room in the back to get away from the neighbors. With the size of most cars today, it's not going to... and Graham asked me, what if they ask you why you're not building a one-car garage? I told him that I plan on dating a lot. Don't make me be a spinster. I'm only kidding, but I think a one-car garage would kind of look silly. It would not go in well with the rest of the buildings. Our intention is to retain as much of our beautiful open space as possible, so the garage looks like it was always part of the property. That's important to me. So the garage is going to look like this. We will put clapboards on the front because that will make it blend in with the other buildings. It will have windows in it and it's two basic garage doors.

Ms. Cullen said the current house is all white with black doors and so we'll follow that theme through with shutters, etcetera, around the windows. The property has slowly been added on over time. It's like started as a medium-sized main structure and they've just been slowly growing it

over time—the original owner and builder of the house—and so this would be just kind of an extension of that. So it would look like it has always been part of the property and planned that way.

Ms. Cullen said so this is the view from... you can see that the structure in the back it's actually where Graham and Rachel got married last year and there's a gate there that goes to the backyard. It's knocked down now as the machines are building the greenhouse behind there, but we'll put it back up.

Mr. Cullen said so it's kind of hard to make out. I had staked out the area for the surveyors. This would be the front of the garage. I pushed it as far as I could away from this tree so when we do the construction, we're least likely to do any damage to the critical root structure so that we won't kill this tree. It is rotated in such a way that if you drew a line from the far end of the garage through the other front side of the garage, it would meet with the corner of the house, which gives it a nice, aesthetic, pleasing look so it doesn't look like it's sticking far out and blocking any of the property. I actually don't think you can make out all four stakes. There's one here. There's one here. There's another one very close to the evergreens. And this is a view of the house from the front and so the garage would sit almost squarely behind this other large tree that's in the main part of the yard. So, it's just about here. From the road it would not be very easy to see, and the weathering of the cedar shakes on the sides would make it blend in even more with the nature around it. We've gone over this plot map. I think that's all that we have.

Chair Morin asked are there any questions? Ms. Thomas said no, I'm good, thanks. Mr. Heath said I'm just curious why the garage couldn't be quarter turned to the left and so thereby stay within the limits. Mr. Cullen replied do you mean dragging this corner and pulling it forward? Mr. Heath explained well, actually the back corner from there, if it weren't turned to the left. Mr. Cullen asked moving it out this way? It would run into the propane tank. Mr. Heath asked and is the propane tank not movable? Mr. Cullen answered it can be moved at a fair amount of cost. It's currently buried. It's an in-ground tank and there are lines that run out into the yard to feed the heater for the pool, and I'm not even sure why they ran them all the way out and around to the side of the house. It is possible. I was hoping to avoid that. Mr. Heath said OK. Thank you.

Mr. Kellermann did not have any questions. Vice Chair Casale said one of my questions was already addressed. 24 by 24 is not unreasonable. Certainly, you could do a 20 by 20. You already touched on that. That was one of my questions. Particularly that there was somewhere, and I couldn't find it really quick, that you're going to put some storage up above. Mr. Cullen replied yes. Vice Chair Casale said OK the second one, this is the big one, at least for me; the one thing that we have to prove under Number 5 in the criteria is that the property has special conditions. The only thing that you have given, at least me for special conditions, is while the trees are nice, two trees or maybe one and some evergreens behind, which you don't want to get rid of those either. Is there anything else aside from you mentioned the propane tank... Mr. Cullen said egress to the backyard. Vice Chair Casale said right but what I'm saying is you're saying, well, I don't want to pull it out this way because of the trees. Mr. Cullen said we potentially could. We could move the propane. I'm not saying it's a nonstarter. Certainly, we could have the propane tank excavated and moved. We could have the lines moved. We could move the garage substantially closer to the house. It would look very odd, but it could be done. And then we can take down all

of the trees that we have, which is a nice block for the neighbors. So the neighbors would have a much greater view of the garage, and create a potential path through the back, through the side. There is a stone wall here you can see. I haven't done the dimensions, the measuring, to see if we could do that, if we could actually fit the equipment behind. Vice Chair Casale said right, OK. Do you see what I'm saying? Mr. Cullen said no, I do. Vice Chair Casale said the frequent one is well, we have no place else to put it except right here. And frequently it doesn't necessarily have to do with trees. It's there's a stone wall here we can't move, or we can't move this except at great expense. You had mentioned that about the propane tank. Mr. Cullen said I mean, nothing is undoable, right, with the amount, the cost and the expense of landscaping and whatever else. Vice Chair Casale said and you do not want to shrink the footprint at all? Mr. Cullen replied I can, but I can't shrink it enough to push it off the property line for the variance. Trust me. If I could have done that and thought we could get... so I could shrink that to, I don't know, 18 by 20. Vice Chair Casale said no, that's too small. Like an average is 20 by 20 to 24 by 24, which is what I have. You could do a 20 by 20 and I'm not saying it's not tight, but sometimes some people say alright I've got to give a little to get a little. Mr. Cullen said my biggest concern with shrinking it, particularly the depth, is then if I'm trying to get one of them out of the car in a wheelchair, I'm absolutely going to have to go outside the garage to get them through to the door, right? And so the hope was we would be able to keep it, roughly, and we can shrink it a little bit, but it just won't be enough to push it over the line. Vice Chair Casale said OK. Thank you.

Mr. Gilbert did not have any questions. Mr. MacPherson said no questions, just a comment. I would say we would like to see the trees saved. Mr. Cullen said they're very important to me. They really are. Mr. MacPherson said yeah. I would hope that would be the case. Chair Morin said OK. I don't have any questions, so do you have any last comments prior to us deliberating? Mr. Cullen answered I don't believe so.

Ms. Ports asked John, can I make a note? In the Zoning Ordinance, it does also state that variances for persons with disabilities, the Zoning Board of Adjustment may grant a variance from the terms of the Ordinance pursuant to RSA 674:33-5, without finding hardship arising from the condition of the premises subject to the ordinance, when reasonable accommodations are necessary to allow a person with a recognized physical disability to reside in or regularly use the premises. In granting a variance, the Zoning Board may provide that the variance shall survive only so long as that particular person has a continuing need to use the premises. I don't know for sure that this would meet physical disability, but it is potentially another relief valve, I guess. Mr. Morin said the thing with that would be, though, then the garage has to go away after. Ms. Ports said it says may. It doesn't say you're required to do that.

Vice Chair Casale said the other thing is we're not, as far as my question, it's not a question of not allowing it. It's just is there special conditions of the property? Every property has trees and evergreens. Everybody wants to do certain things. So again, I don't think it's in, like it's not allowing that for them to be able to use it because of a disability. So I don't know that it would. I don't know that it would count in this case. Mr. Gilbert said well, one thing that he mentioned is the front left corner, looking at it, he didn't want to go past the edge of the house because if you pushed it out and it would look like it was way in front of the house. That's a part of that condition. You've got the propane tank there. You've got the trees there and then you've got the side of the house. He's really stuck to what you can do and what your intention is. Because you don't want to

stick it way out there, because then it would look kind of weird. Mr. Cullen said it would look really weird. Mr. Gilbert said that's a special condition to me. Chair Morin said now what would look really weird is the middle of the lawn. That would definitely look really weird. Mr. Gilbert said that defeats the purpose of making him walk further. Ms. Thomas said that probably wouldn't do what they needed to do. Chair Morin asked are there any last comments before we go into deliberation? Hearing none, I'll take a motion to go into nonpublic input for the purpose of deliberation.

MOTION by Mr. Gilbert to move to nonpublic input for deliberation. Vice Chair Casale duly seconded the motion. Vote taken – all in favor. Unanimous. Motion carries.

1. Granting the variance would not be contrary to the public interest because:

(1) Whether granting the variance would alter the essential character of the locality:

The Board agrees there is no evidence of that. Vice Chair Casale said it's far enough back.

(2) Whether granting the variance would threaten public health, safety, or welfare:

The Board agrees no.

2. The spirit of the ordinance is observed because:

Mr. Gilbert said I believe it is. Ms. Thomas said I think it is because of the work trying to make it work. I think it sounds like they spent time trying to make the variance work and they're only here because this is the best they could come up with. And I think that's what the spirit means. They're trying to fit within the Ordinance. Chair Morin said and it's not so intrusive on the neighbor where it's disrupting the neighbor, because we don't see the neighbor here tonight. Mr. Kellermann said there's a buffer, right? There are evergreens and quite a bit of space.

3. Granting the variance would do substantial justice because:

Mr. Gilbert said absolutely. Ms. Thomas said I think the EMTs might agree.

4. The values of the surrounding properties will not be diminished for the following reasons:

Chair Morin said we haven't heard anything there. The Board agrees.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. Special conditions of the property distinguish it from other properties in the area because:

Chair Morin said looking at the way it's set up and stuff like that, you know they are restricted. I kind of saw where Dan was going a little bit with the propane tank propane tank but if it was above ground, I'd probably be a little more with you, but below ground, that's a lot more of an endeavor and expense. Mr. Heath said I just had a below ground tank moved and replaced. It wasn't really

all that difficult. So I look at it and I'm just wondering, there's no scale on there so I don't know how far over they're encroaching into the setback. But I wonder if quarter turning that some and pushing it back... Mr. Cullen said well, it's 6 feet. Ms. Thomas said right, it's 6 feet. Mr. Heath continued they may be able to get that. I don't know that for certain. It could be pushed back. The propane tank could be pushed back. I see there's some limitations, but I don't think that they're clearly defining it as they're not capable of doing it. Ms. Thomas said I think moving the propane tank and pulling the whole thing up, it looks like the garage would be right on the back of the house, very close to the back of the house, which I'm not sure we'd want that either. Chair Morin said well, the other piece too, and it was brought up that some access to the back, because I'm pretty sure the other side of the house where it's showing that 35 feet, if I remember correctly, between the existing garage and the road goes down. It's not level, right, the house is higher than the... So, to get out back... Vice Chair Casale said if the garage is moved over, there's room between the rock wall. He had mentioned evergreens and again, it's tough for me to digest that. We've had this before where trees and bushes—usually that's not what we see. It's usually things that are either expensive and/or you can't move them. It's just the way it is. I don't see the special conditions here, and the applicant has acknowledged that there are things that he can do up to and including not asking for a variance, but this is his preferred way of doing it.

(A) Denial of the variance would result in unnecessary hardship because:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Vice Chair Casale said I've already mentioned I, for one, just don't think there are special conditions. It's certainly a compelling reason to have the garage on that side. I'm certainly in agreement with that and I empathize with that. But I don't see how this property is any different than anyone else that has large trees and evergreens that they may have to move around, and sometimes even cut down. This isn't the first time that we've had this, as pretty as they are. Chair Morin asked anybody else on this one? Mr. Gilbert said well, I think that you have to weigh the... if you're going to do anything, to try to move it, you're going to have to take that tank out. That's a given. And I don't know what the cost is, but do we want to make them do that? That's a question. And then if you move it and turn it counterclockwise, you're gaining 6 feet. Ms. Thomas said again to my question, if it's turned counterclockwise, can they get a car... where's the opening of the garage? You pull the car in and out. Mr. Gilbert said and you put it so close to the house. Ms. Thomas said it's so close to the house, then. Mr. Gilbert said it's very close to the house and it would look strange to me to do that. Vice Chair Casale said we do have a figure of a propane tank that was just taken out, \$1500. Ms. Thomas asked above ground or? Mr. Kellermann said that was underground, but that was just the tank. There were no lines being moved. I think even if you were to move it, there's a question how far you're going to have to move it and probably disrupt those lines, I would imagine. Chair Morin said oh, I'm sure. Ms. Thomas said but I guess I go back to the question, if you move the propane tank, what are you gaining? Mr. Gilbert said what are you gaining, exactly. Ms. Thomas said because you can move it 6 feet and so now it's going to be well, we

need to get 6 feet, so it would be 6 feet closer to the house. Looking at this drawing, that seems like the garage is going to, they'll walk out—you may as well make it attached. Vice Chair Casale said it's going against what they're saying because they want easy access to their cars. So the closer the better, right? Mr. Kellermann said I think there's some aesthetics, probably. Ms. Thomas said yes. Vice Chair Casale said yeah, there certainly is. Mr. MacPherson said I just think moving the propane tank is going to be an awful expense that I don't think is necessary in my opinion.

(ii) The proposed use is a reasonable one because:

Mr. Gilbert said it is. Absolutely. The Board agrees.

(B) If the criteria in subparagraph (A) above are not established, explain why the property cannot be used in strict conformance with the ordinance and why a variance is therefore necessary to enable a reasonable use of it:

Criteria not applicable, addressed in subparagraph (A).

MOTION Mr. Gilbert moves that the Board grant the variance from Article III, Section 275-22A, Table 1, Table of Dimensional Regulations, to allow the construction of a 24- by 24-foot garage at 19.1 feet from the side property line where 25 feet is required, with the following condition:

- 1. The applicant must return to request an after-the-fact variance for the pool house.**

The Motion is supported by the following findings of facts:

- 1. The variance request satisfies all five criteria for granting relief from the Zoning Ordinance.**
- 2. The Board includes all facts found in the meeting minutes for this application and incorporates all meeting minutes into this decision.**

DISCUSSION: Mr. Kellermann said I think there was a piece in here about the encroachment of the pool house. We may want to include that as a condition. Mr. Gilbert asked weren't they coming back for that? Mr. Kellermann said they were, I think. Ms. Thomas said you can add to the motion that it's conditioned that they're definitely coming back. Mr. Gilbert said we'll make a condition on this motion that they come back to get an after-the-fact variance for the pool house that was not addressed earlier. Vice Chair Casale asked can we do that where it's not related to this variance? Ms. Ports said yes. Mr. Gilbert said I just made it related. All they have to do is come back and ask for the after-the-fact variance, right? Vice Chair Casale said right. My position was it's not even related to this. Mr. Kellermann said I think we just want to make sure they come back, but you're right, it's unrelated. Mr. Gilbert added and they just discovered it in this process. Otherwise we wouldn't have even known about it, right?

Mr. Kellermann duly seconded the motion. Vote taken – 4 to 1 in favor. Motion carries. The application is APPROVED.

Chair Morin said you're all set. Thank you.

MOTION by Mr. Gilbert to go back into public input. Vice Chair Casale duly seconded the motion. Vote taken – All in favor. Motion Carries.

V. Adjournment:

MOTION: Vice Chair Casale moves to adjourn the meeting. Mr. Kellermann seconded the motion. Vote – all in favor. Unanimous. Motion carried.

The meeting adjourned at 7:40 pm.

The next meeting will take place on November 21, 2023.

Respectfully submitted,
Sue Forcier