

**TOWN OF ESOPUS
PLANNING BOARD MEETING
AUGUST 8, 2012**

BOARD MEMBERS PRESENT: Roxanne Pecora
Fred Zimmer
Margaret Yost
Michael Minor
Rich Williams
Darin DeKoskie

BOARD MEMBER EXCUSED: Michael Manicone

ALSO PRESENT: Myles Putman , M.L. Putman Consulting

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:10 p.m. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

MINUTES: Board members were asked if there were any changes or corrections to the minutes of the July 11, 2012 meeting.

Fred made a correction to Page 6, Motion made by Mike. Mike voted yes. Margaret made a correction to page 3, second sentence, should say "come into compliance with current Town Zoning Code." Page 14, Scenic Hudson/Weinberger Motion made by Mike and seconded by Darin.

FRED MADE A MOTION TO ACCEPT THE PLANNING BOARD MINUTES OF JULY 11, 2012 AS AMENDED, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Fred.....yes
Margaret.....yes
Mike.....yes
Rich.....yes
Darin.....yes
Roxanne.....yes

VOUCHERS:

M.L. Putman Consulting (Month of July).....	\$ 2,250.00
Daily Freeman (Public Hearing Notice – Hare).....	\$ 12.60
Daily Freeman (Public Hearing Notice – Connelly Terrace).....	\$ 13.95
April Oneto (secretarial services).....	63 hours

Joseph Eriole, Esq. (review of minutes, 4/12, 5/12, 6/12, 7/12).....\$ 392.00

DARIN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.

OLD BUSINESS:

ARC (CONNELLY TERRACE – (PHASE 4): Case #2012-13 – Special Review Permit/Site Plan – Mobile Home Park Expansion Off James St., Connelly; SBL: 56.015-1-7

Nadine Carney, Engineer, Brinnier & Larios; Diane Purdon, ARC and Marty, ARC were present.

Letter received from Clough Harbour dated 8/1/12, copy placed in file.

Nadine asked if they could receive Conditional Final Approval conditioned upon whatever decision is reached regarding the Recreation Fee. She stated that regardless of the decision about the Recreation Fee the Recreation area on the maps is set aside and will remain set aside. Fred asked if the recreation area is private and limited to park residents only. They stated that it is private and will remain private. Nadine felt that there was no reason there needed to be more discussion regarding the Site Plan and whatever decision was made about the recreation fee they would have to abide by.

Following some discussion it was the consensus of the Board that they are not in a position to grant Conditional Final Approval at this time.

A legal brief was received from ARC’s attorney Michael Moriello regarding the Recreation Fee. Board members feel that an increase in the Escrow Account is necessary in order to send this paperwork to one of the Planning Board Attorney for their review and recommendations.

FRED MADE A MOTION TO INCREASE THE ESCROW ACCOUNT FOR ARC (CONNELLY TERRACE, CASE #2012-13 BY \$5,000.00 SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

- Fred.....yes
- Margaret.....yes
- Mike.....yes
- Rich.....yes
- Darin.....yes
- Roxanne.....yes

DARIN MADE A MOTION TO SEND MICHAEL MORIELLO’S PAPERWORK

TO PLANNING BOARD ATTORNEY, PETER GRAHAM, FOR HIS REVIEW AND RECOMMENDATIONS SECONDED BY RICH. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Fred.....yes
Margaret.....yes
Mike.....yes
Rich.....yes
Darin.....yes
Roxanne.....yes

Applicant was requested to have their attorney forward copies of the case laws cited to Peter Graham, Esq. in order to keep costs down. Nadine said that she would get in touch with Michael Moriello, Esq.

Myles submitted Draft Resolution for approval. He will make revisions to the draft and sent copies to the Board and a copy to Nadine.

CITIVISION: Case #2011-12 – Re-subdivision – 60 Carney Rd., Rifton; SBL: 63.003-3-18 & 22.1

A letter dated 7/25/12 was received from Meddenbach & Eggers, representatives for Citivision, requesting a six month extension to the approved plans. Joseph Pisani, Esq. attorney for applicant was present at this meeting.

DARIN MADE A MOTION TO GRANT A SIX MONTH EXTENSION FOR CITIVISION, CASE #2011-12, SUBDIVISION SECONDED BY RICH. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Rich.....yes
Mike.....yes
Fred.....yes
Margaret.....yes
Roxanne.....yes

ESOPUS FARMS, LLC: Case #2012-17 – Site Plan/Special Use Permit – 1398 – 1466 Broadway (US Route9W) West Park; SBL: 71.004-4-26 & 31.11

Applicant represented by Joseph Pisani, Esq. Myles informed Joe that applicant will need to fill out an application for a Lot Line Adjustment. Application for Lot Line Adjustment was given to Joe. Myles referred to his memo dated 7/18/12 regarding the Zoning Spa Regulations. A copy of this memo was given to applicant and a copy was

placed in the file.

Lead Agency Letter received from NYSDOT dated 7/31/12 giving their consent to the Town of Esopus Planning Board to serve as Lead Agency and requesting that the applicant contact them for a Highway Work Permit.

**C & M SACKETT DEVELOPMENT, LLC: Case #2011-14 – Minor re-subdivision
196 Sackett St; Hamilton Ct; Kline La., Port Ewen;
SBL: 56.060-3-9.3**

Applicant represented by Chris Zell, Brinnier & Larios. Myles reviewed M.L. Putman Review dated 8/2/12, copy given to applicant and copy placed in the file.

Applicant will have to get together with the Highway Superintendent and see how he will want the turnaround on Hamilton Court constructed. Chris stated that he will get together with the Highway Superintendent and see how he wants this constructed and if they need to they will revise the road profiles to match this.

Mike questioned the water coming off of the site. Discussion took place regarding cutting everything within the limits of disturbance for the new lot. Lot 3A has already been approved and this was before the stormwater regulations. Chris stated that he will look at this to see what they can do to mitigate the issues but this lot has already been approved.

Fred would like to see a typical road section for the turnaround after Chris gets together with the Highway Superintendent. Chris stated what he really does not know is how much pavement the Highway Superintendent wants. They may have to readjust the grades a little. Fred asked if they spoke with Don Kiernan, Town Water/Sewer Superintendent, about running a common line. Chris stated that Don would rather they have their own line but he will speak to him again.

Chris asked if they could get Conditional Final Approval when they submit the Letter of Credit for the turnaround. He stated that the applicant is concerned that if they submit the Letter of Credit and actually construct the road that they will come back before this Board and the subdivision is not approved. Yes the Board will give conditional final approval and this will be a condition of the approval. Roxanne stated they post the Letter of Credit, the turnaround gets constructed, the Highway Superintendent advises the Town Board if it is acceptable and the Town Board is the one that will need to formally accept it via a resolution.

DARIN MADE A MOTION TO REFER C&M SACKETT DEVELOPMENT, CASE #2011-14 MINOR RE-SUBDIVISION TO THE WATERFRONT ADVISORY BOARD SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Fred.....yes
Margaret.....yes
Darin.....yes
Rich.....yes
Mike.....yes
Roxanne.....yes

DARIN MADE A MOTION DECLARE THE APPLICATION COMPLETE AND TO SCHEDULE A PUBLIC HEARING FOR C&M SACKETT CASE #2011-14 MINOR RE-SUBDIVISION FOR SEPTEMBER 12, 2012 AT 7:10 PM SECONDED BY ROXANNE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Fred.....yes
Margaret.....yes
Darin.....yes
Rich.....yes
Mike.....yes
Roxanne.....yes

FERGUSON (“ABERDEEN ON THE HUDSON”): Case #2012-10 – Special Use Permit – 1723 Broadway (US Route 9W), West Park; SBL: 80.001-3-21.1

Chairperson Pecora read a statement before recusing herself from this application.

Chairperson Pecora recused herself from participating on the Board for this application at 8:05 PM. Vice Chairperson Fred Zimmer took over as Chair.

Myles reviewed M.L. Putman Review dated 8/3/12, copy was given to applicant and copy was placed in file. Maria Ferguson, applicant, was present for this application.

Darin stated that we need to see grading and limits of disturbance. He would have liked to see this shown on the plans when the original site design was occurring 2 years ago and how this would have affected some things such as limits of disturbance. He would like to see the details of stormwater and he has some concerns with the hours of operation and that they do not conflict with the hours of operation of the school to insure that there is adequate parking. He would like the concerns of the neighbors taken into account in regard to lighting and noise.

Mike questioned the hours of operation for events. It was stated in the operation until 10:00 PM. Maria stated that this is what is customary in this type of venue. Mike stated that most weddings have music of some kind. Maria stated that they may choose to have a band or some type of music. Mike stated that the whole area is a residential area except for this property which is allowed by Special Use Permit within a residential area so it really constitutes a residential area. Mike cited Town Code 123-2 Purposes –stating that

the chapter is intended to carry out the following goals: to promote and protect the character rights and stability of established residences and businesses and to enhance the value of land and conserve the value of buildings. Mike thinks that provision 123-13 comes into play. He is seeing this as a commercial recreational facility open to the public. Section N #5 relates to noise. It states that outdoor public address systems, loud speakers and similar equipment shall be arranged so as to eliminate sound from being heard on any adjacent property. He is not sure that she can arrange the equipment so that it can not disturb the neighbor directly to the north and south. This may indicate further limitations. It also stated that this should only be used between the hours of 8:00 AM and 8:00 PM. This would mean that the music would have to end at 8:00 PM. Maria asked if this was for bands or any music. Mike stated that any loud speakers, public address, loud speakers and similar equipment. This would be just about everything D.J., band, etc. Maria stated this is a situation that could be worked out.

Darin would like to see some sort of screening or vegetative buffer between the neighbors and something to try to keep guests on the property. Fred stated that there is a trench there right now. Darin informed him that the tent is literally 100 feet from the neighbor. Mike stated that the vegetative buffer for lights from that property was not built for a number of years and now with the change of that plan to put in the roadway down to the residential property that buffer is gone again. This is a visual buffer, a person buffer and now a sound buffer. We have to look at the history of the response of the compliance issues from previous approvals.

Darin stated that the stormwater is a concern he has. Darin feels that this whole application should have been brought when the original plan was submitted. Darin stated that in regard to SEQR this is segmentation as far as he is concerned. Maria stated that when she first came here she came here for the school. She did not know that she was going to do this venture. Mike stated that there are things on the original maps for the school that state i.e. there will be no water running into the reservoir at the bottom of the hill and this application changes that. If we could have dealt with her whole plan at once, i.e. school, residential lot, special use permit, it would have been better. Darin stated that on these plans they are going to have to show all of this. They will have to deal with stormwater and show a grading plan. His concern is that now we are going to have to have them look at the same things again. Fred does not agree with this. They are concerned about the historic pond on the property that states on the maps there will be no additional water running into this reservoir. Fred does not see where this is going to change that. Darin stated that until we see grading we can't tell.

Rich shares the concerns already voiced i.e. disturbance of the neighbors, lighting and noise being minimized. He feels that 10:00 PM for events of this type are reasonable and that the speakers can be positioned facing the east towards the tree lines away from the houses and that this will minimize it. Rich stated that camouflage within the landscape is not necessarily a bad idea. He would want sound reinforcement barriers in his neighborhood. Darin stated that specifically this was a residential neighborhood and this is a Special Use Permit and these neighbors were not intending to have weddings and loud music. He thinks as much restriction as we can put on it within reason to make it

still a venue for weddings but yet keep the neighbors happy.

Margaret agrees with everything that has been said at this point. She is really concerned about the neighbors who bought their property and it was going to be peaceful and then you have weddings. They have to do something about the sounds, the lights and the traffic. Darin stated that whatever restrictions we have must go on the plans.

Fred stated that we need the grading plan. He feels that if she decreases the size of the tent a little bit the grading will be a lot easier. Darin stated that we need grading for the walkway that goes down. Maria stated that the building for the generator will be insulated. Fuel storage will be on the outside and it could be propane or oil. Darin questioned ADA access to the tent area. Maria stated that in the narrative submitted it stated that there will be golf carts available.

Fred stated that we will need the following:

1. Detail for water line
2. Type of fuel and storage for the generator
3. Finished grades shown for any re-grading
4. Soil and erosion control in area of re-grading
5. Fence detail
6. Hours of operation never conflict with hours of operation of the school
7. Lighting detail of walkway (could be solar)
8. Lighting around the tent
9. Loud speakers off at 8:00 PM

Maria stated that if the day of the wedding were on a Saturday obviously they are not coming in to obtain a service from the school. However, if it is a Friday and the Spa is open then they could receive a service like any other spa client. There is to be no overlap of spa hours and event hours.

Fred asked if we want to limit music to 8:00 PM for loud speakers. Mike stated that if we go along with the Town Code we have to since it is written in the Code. She could ask for a variance from the ZBA. Mike stated that if the ZBA asked for our opinion he would say that the code is written specifically to protect the residential neighborhood. Darin's opinion is that no loud speakers will be used after 8:00 PM and he suggests that she put this in her narrative.

Fred stated that on the south side of the tent it should be a solid canvas wall. A note should be placed on the plans stating this.

RICH MADE A MOTION TO CLASSIFY THIS AS A TYPE II ACTION PURSUANT TO SEQR FOR FERGUSON, CASE #2012-10, SPECIAL USE PERMIT SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0.

Margaret.....yes
Darin.....yes
Rich.....yes
Mike.....yes
Fred.....yes

Applicant requested a Public Hearing be scheduled if she is able to submit everything that is needed by the deadline date. Following some discussion the Board did not feel that a Public Hearing could be scheduled at this time.

Fred stated that we are considering this application incomplete and until we receive the additional information we are not at a point to schedule a Public Hearing. Applicant was informed that the deadline date for the next meeting is August 29, 2012.

Roxanne returned as Chairperson at 8:45 PM.

JOHN HOY ENTERPRISES LTD: Case #2012-12 – Minor Subdivision – 166 First St. @ Spring St. @ Girard St., Connelly; SBL: 56.050-1-3

Sharon Jones and Joseph Pisani, Esq. were present for this application.

Joe asked to be on the agenda after having attended the last Town Board Meeting regarding the Recreation Fee and was informed that it was not within the Town Board's province to do so and the law is that the Town Board sets the fee and the Planning Board makes the determination whether or not it is appropriate to assess that Recreation Fee. Joe stated that the criteria is pretty much in the Town Law and in the Local Law as to what should be considered to having an alternate fee or setting aside a recreation area. Joe stated that this is a very unique situation. This is something where for years since 1978 there were 3 SBL's and in January they received a letter from the Assessor stating that they are not a legal subdivision so he put this all into one SBL and that was commercial. All of this preceded his involvement. He understands that this application was approved subject to the fees. At this time all other fees have been paid with the exception of the Recreation Fee.

Joe stated that the Marina is the same as it has been for years and the vacant land to the south is the same as it has been for many years. There is no impact whatsoever. There is no new construction. He wonders if he had been involved from the beginning if it would have been necessary to come to the Planning Board at all. He stated that a subdivision had been on the books for at least 100 years. He believes that the criteria set forth in Town Law and Local Law has been met and he respectfully asks that the Planning Board make a decision that a Recreation Fee is not required under this unique set of circumstances. They have the maps signed by the owner which he submitted. He provided a document regarding the standing of the Corporation from the New York State Department of State. He admits that prior to this they had taxes that had not been paid as a result of not filing proper papers. He thinks that all the conditions have been satisfied.

He stated that they need this map to be filed with the County Attorney in order to have a proper SBL because they are facing a tax foreclosure. He has held this off until October and in the interim they will be able to get financing.

Roxanne stated that an issue has arisen questioning the authority to act for John Hoy Enterprises. The documentation submitted is good but it does not tell us who the officers are or that the officers are in agreement with Sharon Jones representing John Hoy Enterprises before this Board. Joe stated that the application is for John Hoy Enterprises and John Hoy signed the map. Joe and Sharon stated that John Hoy is the sole officer of the business. Joe stated that if the Board needs verification of that they will provide this. The Board confirmed that they need this information.

Mike stated that there have been a number of strange things done and if we can make our acceptance and our decision on the issue of the Recreation Fee conditional upon receiving the certification he would like to move forward with this. Darin agrees with Mike. He also thinks that the Marina has provided recreation for the Town for a number of years and he would like to move this application forward. Fred and Rich both agree with this. Joe stated that he met with Mr. Hoy personally who approves what they are doing and he signed these maps in front of him. He will bring in certification that he is the sole officer.

Myles stated that he submitted a memo dated 5/30/12 explaining the reason for not charging a Recreation Fee. This property is within the Waterfront Zone. This Board has never charged a Recreation Fee for commercial properties. This is a commercial zone that does not allow residential. The house pre-dates the Recreation Fee so the house is off the table. The two acre vacant lot is off the table because it is in a commercial zone. Right now based on the Boards past application of the fee in residential only subdivisions there is no basis to charge a Recreation Fee. Copy of this memo is in the file.

FRED MADE A MOTION TO NOT IMPOSE A RECREATION FEE FOR JOHN HOY ENTERPRISES LTD CASE #2012-12 BASED UPON M.L. PUTMAN CONSULTING MEMO DATED 5/30/12 SECONDED BY MIKE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

- Fred.....yes
- Margaret.....yes
- Darin.....yes
- Mike.....yes
- Rich.....yes
- Roxanne.....yes

Joe will submit certification to the effect that John Hoy is the sole officer and stockholder of John Hoy Enterprises Ltd. We made a motion last month to set up an Escrow Account for \$1,000 so that the easements prepared can be referred to the Planning Board Attorney. Check for the Escrow Account was received 8/6/12. Fred looked at the Deed

Descriptions and if Joe could make this in such a fashion that the Town has the right to enter in upon the properties for the sole purpose of maintenance and that if we read it and we are happy with it and the Highway Superintendent is happy with it then we accept it and not send it to the attorney.

The Board agreed to hold in abeyance the need to open an Escrow Account and to send this to the Planning Board attorney. It was agreed that Joe would send the information to Fred Zimmer, Darin DeKoskie, Highway Superintendent and the Planning Board Clerk who will forward copy to Myles Putman. The Escrow check will be held in the event that there is still a need for our Planning Board Attorney to review the Deeds.

NEW BUSINESS:

SCHULTZ/PAPLIN (d/b/a "STONEWALL FARM LLC): Case #2012-19 – Special Use Permit – 219 Hardenburgh Rd., Ulster Park; SBL: 71.001-3-25

Trevor Schultz and Catherine Paplin were present to represent this application. Myles reviewed M.L. Putman Consulting Report dated 8/3/12, copy given to applicant and copy placed in file.

Applicant pointed out that they submitted a survey map when they attended the Pre-submission Meeting. Map was given back to applicant to have copies made and re-submit with 8 additional copies.

Fred would like to see contours on the maps. Darin would like to see sewer, water, utilities and stormwater.

Catherine asked about the parking setback rules and if the greatest concern regarding the parking is visual. The Board felt that it would be best to provide a separation between the parked cars and the public streets. For setback requirements applicants were referred to Section 123 of the Zoning Law for the Town of Esopus.

Applicants stated that the cabins will be approximately 400 sq. feet, solar panel electric and no running water. Size is flexible and they will be low tech. The out houses will have compost toilets and the water will drain into the ponds. Nothing will be sold at this site. Products produced at this farm may be sold at local farm markets.

Applicants are proposing renovating the farm house and constructing a 20 foot by 40 foot barn on top of an existing stone foundation. Two ponds will be excavated and they are in contact with the NYSDEC regarding this activity.

Darin suggested that they make the wetland buffer 150 feet until they get the wetland flagged. Margaret asked about the cabins and if they have running water. Applicants stated that they have no running water/nothing. They will have electricity from solar panels. Margaret asked how many people would be in each cabin. Trevor stated that it

depends on who rents the cabin. It could be a family and they would design them to hold up to 6-8 children but they can be used by a couple as well. This is basically camping except with an enclosure.

Trevor asked how detailed the plans need to be. Darin stated that they are going to need approval from Ulster County Health Department and possibly the New York State Health Department. Plans will need to be pretty detailed. Trevor stated that he has already been talking with Ulster County Health Department. Darin informed him that we will need to see those plans as they are going through the process.

Margaret asked where the dining/kitchen area gets their water. Trevor stated that there will be a new well drilled between the two buildings. Margaret asked about the gray water plantation and what it is like. Trevor stated that it is laid out with special gravel and the plants cleanse the water and the water will go back into the pond. The pond is away from the wetlands. Margaret questioned the out houses with compost toilets and where the water drains into the pond. Further down on the site there is the compost toilet collection. When they move it how are they moving the compost from the toilet area. Trevor stated that it gets collected into special buckets which can be replaced. There will be designated areas that will be dug out and the material will be dumped into this area every day if this is required. Margaret explained that they will have like a "honey wagon" which is where you take the waste from a composting toilet and you have a wagon and you transport it to another location. Trevor stated that this is fresh and it is a saw dust based composting kit and it always is in the process of decomposition. Darin stated that he basically has it set up as a treatment plant. He is going to take his sludge and it will go in one area and the gray water will go to the pond. There issue is going to be the Health Department and DEC. Margaret asked if the drainage goes into Pond 3. Trevor stated that they have an existing crater that they have designed that could be laid out with clay and filled with water.

Margret stated that they have all sorts of animals. Margret wanted to know if they will be selling the products from these animals, i.e. eggs from the chickens. Trevor stated that they will be selling these products at the farmers markets. They will not sell anything at this site.

Darin stated that if they are going to go into this detail for sewer and water separation, water reuse then you have a working community, small cabins, an educational component, etc. they should probably consider going for Lead Certification with NYSERDA.

Trevor questioned if they re-draw their plans and submit for the next meeting. Myles stated that he would be willing to do another Pre-Submission Meeting. Darin stated that the Board should try to visit the site within the next two weeks. Following some discussion it was agreed that the Board members interested in visiting the site would e-mail the Planning Board Clerk and a date will try to be arranged. Margaret will make her own arrangements with the owners to visit the site.

Trevor questioned the parking ratio. Myles stated that we could do parking based on the same scale we did with another project which was one parking space per room. He will look at this again. Trevor asked if there is a requirement for the surface for the parking. They would like to leave it the way it is. Myles stated that this Board may be willing to consider at least a solid, all weather surface. Darin felt that a portion of the surface may need to be gravel.

Margaret asked if they will be having day visitors. Trevor stated that this would be possible for the classes/teaching. Margaret asked about the type of classes. Trevor stated that there could be classes such as unsustainable architecture, unsustainable building, landscaping, agriculture, etc.

Trevor asked if they have to apply for a variance to use the pre-existing foundation for the barn. It was suggested that they ask for a variance for this. Trevor asked if they could file for permits for the bar, woodshed and the barn at this time or do they have to wait until this process is done. He was told that these are as of right uses for this property so they could go ahead and request permits. They will still need to deal with the ZBA regarding rebuilding the barn.

ZBA REFERRALS: None

MISCELLANEOUS: None

MARGARET MADE A MOTION TO ADJOURN AT 10:00 PM SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.

NEXT MONTHLY MEETING: **SEPTEMBER 12, 2012**

DEADLINE: **AUGUST 29, 2012**

NEXT PRE-SUBMISSION: **SEPTEMBER 4, 2012**

Respectfully submitted:

April Oneto
Planning Board Secretary