

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR OCTOBER 12, 2022

The Barre Town Development Review Board held a public meeting & hearings on **October 12, 2022**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

### **MEMBERS**

In person: Mark Reaves, Jon Valsangiacomo, Chris Neddo, Angela Labrador, Cedric Sanborn, Angela Valentinetti, and Gina Galfetti (alt).

Remote: Gerry Otis (alt)

### **ABSENT:**

Jim Fecteau

### **STAFF PRESENT**

In person: Chris Violette

Remote (video): Cindy Spaulding

### **OTHERS PRESENT:**

In person: Brian & Lori Bibeau (applicant), John Southgate (applicant), Janis Carrier, James Carrier, Wendy Holt Ben Hammond, Darcy Hammond, Pearl Hoyt, Brian Holt and Paul Pennoyer (abutters/interested parties to Velie Ave, LLC application)

Remote (video): Randy Miron (O'Reilly)

#### **A. 7:00 P.M. – CALL TO ORDER**

Mr. Reaves called the meeting to order at 7:00 p.m.

#### **B. CHANGES TO THE AGENDA**

Mr. Reaves asked if there were any changes to the agenda.

#### **C. APPROVE MINUTES –**

September 14, 2022

*On motion by Mr. Sanborn, seconded by Mr. Valsangiacomo, the Development Review Board approved the minutes of September 14, 2022 as written. Vote 6-0-0*

Mr. Reaves conducted a roll call. He appointed alternate Gerry Otis to sit in for Mr. Fecteau.

Alternate Gina Galfetti sat in audience until appointed to Velie Ave, LLC's public hearing based on her participation in the previous hearings.

#### **D. NON-AGENDA ITEMS (max 10 minutes)**

There were no none-agenda items

#### **E. SUBDIVISION PRELIMINARY REVIEW**

- 1) Request by Brian & Lori Bibeau for preliminary review of a three-lot (3) subdivision of land located off Graniteville Road; PID: 006/004.01; zoned high density residential; P-22000009.

Consultant: Chase & Chase Surveyors & Septic Design

*Plan by Chase & Chase Surveyors and Septic Designers, Inc. dated September 13, 2022, project 2022-171 entitled "3 lot subdivision, Brian & Lori Bibeau, Graniteville Road, Town of Barre, Vermont"*

Tom Otterman: Engineer

*Plan by Thomas C. Otterman, dated September 21, 2022, entitled "topographic site plan and septic system design on lots 1,3 &4 in Barre Town, Vermont belonging to Brian & Lori Bibeau, 453 Graniteville Road".*

Date: October 6, 2022

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,  
PLANNING OFFICER**

This is a **preliminary subdivision review**, whereas the applicant is requesting approval of a proposed 3-lot subdivision of land for a parcel owned by the applicants. The parcel subject to this request is located off Graniteville Rd. which is located in a high-density residential zone with minimum lot size of 1.5 acres and 110' of road frontage. Municipal water is available at this site, municipal sewer is not.

This is the second subdivision request in as many months for this applicant, a 2-lot subdivision was approved during the September 14, 2022 DRB meeting (P-22000008). Last month's subdivision separated the existing dwelling, creating a separate lot for the house enabling the applicant to begin the process of transferring the house and property to a new owner. The remaining land of 16.87-acres is now the subject of this request.

The 16.87-acres parcel subject to this request is undeveloped and mostly wooded and enjoys over 1,400' of road frontage along Graniteville Road.

The applicant is proposing to create three lots, all potentially for residential development. The proposed parcels are identified as lots 1, 3 and 4 on the plan submitted by Chase & Chase Surveyors & Septic Designers. The number 2 lot designation was used for the new lot created previously.

Lot 1 is proposed to be 3.80 acres with 787.94' of road frontage. Lot 3 is proposed at 9.36-acres with 136.55' road frontage. Lot 4 shows that it would be 3.71 acres with 563.2' of road frontage. All frontage is along Graniteville Road, a town class 2 paved road.

The three proposed lots all have septic systems designed to support single-family residential uses. Water is municipal, which is supplied by the Town of Barre water system, via water lines owned by the Graniteville Fire District. Both entities have confirmed the ability to serve these parcels with potable water.

As submitted, and assuming wastewater permits are obtained, all lots conform to both the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to create three new developable lots out of their 16.87-acre parcel. As noted in the comments above, all three lots conform to town standards.

There are no significant issues with this request, I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda.

**COMMENTS:**

Mr. Violette provided an overview of his staff report as stated above. Mrs. Bibeau state she was available if there were any questions.

**MOTION**

*On motion by Mr. Neddo, seconded by Ms. Valentinetti, the Development Review Board approved a request by Brian & Lori Bibeau for a preliminary review of a three-lot (3) subdivision of land located off Graniteville Road; PID: 006/004.01; zoned high density residential; P-22000009, and moved it to final review. Vote 7-0-0.*

2) **APPLICANT:**            **Southgate/ 2-lot subdivision (preliminary)**

Request by John Southgate for a preliminary review of a two (2) lot subdivision of land located at 279 Websterville Road, PID: 006/050.00; zoned Industrial: P-220000010.

Consultant: American Survey Company

*American Survey Company plan dated September 6, 2022, entitled "A subdivision Survey in Barre Town, Vermont for JOHN P. SOUTHGATE".*

Date:                            October 6, 2022

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,**  
**PLANNING OFFICER**

This is a **preliminary subdivision review**, whereas the applicant is requesting review of a proposed 2-lot subdivision of land for a parcel owned by the applicant. The parcel subject to this request is located at 279 Websterville Road Rd. which is zoned both industrial and high-density residential. The proposed parcel is located mostly in the industrial zone which requires a minimum lot size of 2-acres and 200' of road frontage. Municipal water and sewer are available at this site.

The subject parcel is 40.6 acres in size and is developed with three industrial buildings and a single-family dwelling. Currently the parcel has over 2,300' of road frontage along Websterville. Municipal (off-site) water and sewer serve this parcel. Access is via Websterville Road.

The parcel has a mixed use, residential and industrial, both operated by the applicant. In addition to the industrial buildings that formerly housed the applicant's industrial business, his homestead is also located on the parcel as well (in the high-density portion).

The applicant is proposing to create two lots, identified as lots 1 and 2 on the plan submitted by American Survey Company. Lot 1 is shown to be 6-acres in size and will contain all the current industrial buildings (three). Lot 1 will retain 934' of road frontage along Websterville Road. Access is existing for this lot. Lot 1 will retain the existing access to municipal water and sewer.

Lot 2 as shown on the plan, will retain the remaining land of 34.6 acres and over 1,300' of road frontage along Websterville Road. Lot 2 will contain the applicants existing single-family dwelling, and will retain existing access to municipal water and sewer.

As submitted, both lots conform to both the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicant proposes to subdivide his 40.6-acre parcel into lot 2 (34.6-acres with existing single-family dwelling) and lot 1(6 acres with manufacturing structures).

There are no significant issues with this request, I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda.

**ADDITIONAL COMMENTS:**

Mr. Violette provided an overview of his staff report as stated above. Mr. Southgate was available if there were any questions.

*On motion by Mr. Valsangiacomo, seconded by Mr. Neddo, the Development Review Board approved a request by John Southgate for a preliminary review of a two (2) lot subdivision of land located at 279 Websterville Road, PID: 006/050.00; zoned Industrial: P-22000010, and moved it to final review. Vote 7-0-0.*

**F. WARNED FINAL PUBLIC HEARINGS**

**1) APPLICANT: Bibeau/ Final Review 3-lot subdivision**

Request by Brian & Lori Bibeau for final review and possible approval of a **three-lot (3) subdivision** of land located off Graniteville Road; PID: 006/004.01; zoned high density residential; P-22000009.

Consultant: Chase & Chase Surveyors & Septic Design

*Plan by Chase & Chase Surveyors and Septic Designers, Inc. dated September 13, 2022, project 2022-171 entitled "3 lot subdivision, Brian & Lori Bibeau, Graniteville Road, Town of Barre, Vermont"*

Tom Otterman: Engineer

*Plan by Thomas C. Otterman, dated September 21, 2022, entitled "topographic site plan and septic system design on lots 1,3 &4 in Barre Town, Vermont belonging to Brian & Lori Bibeau, 453 Graniteville Road".*

Date: October 6, 2022

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,  
PLANNING OFFICER**

This is a warned public hearing for the purpose of reviewing and potentially approving a 3-lot subdivision of land for a parcel owned by the applicants along Graniteville Road between Graniteville and Lower Websterville. The parcel is zoned high-density residential which carries a minimum lot size of 1.5 acres and 110' of road frontage. Municipal water is available at this site, municipal sewer is not.

While final review is warned and must be considered, final approval assumes preliminary approval was granted earlier on this month's agenda.

This is the second subdivision request in as many months for this applicant, a 2-lot subdivision was approved during the September 14, 2022, DRB meeting (P-22000008). Last month's subdivision separated the existing dwelling, creating a separate lot for the house enabling the applicant to begin the process of transferring the house and property to a new owner. The remaining land of 16.87-acres is now the subject of this request.

The 16.87-acres parcel subject to this request is undeveloped and mostly wooded and enjoys over 1,400' of road frontage along Graniteville Road.

The applicant is proposing to create three lots, all potentially for residential development. The proposed parcels are identified as lots 1, 3 and 4 on the plan submitted by Chase & Chase Surveyors & Septic Designers. The number 2 lot designation was used for the new lot created previously.

Lot 1 is proposed to be 3.80 acres with 787.94' of road frontage. Lot 3 is proposed at 9.36-acres with 136.55' road frontage. Lot 4 shows that it would be 3.71 acres with 563.2' of road frontage. All frontage is along Graniteville Road, a town class 2 paved road.

The three proposed lots all have septic systems designed to support single-family residential uses. Water is municipal, which is supplied by the Town of Barre water system, via water lines owned by the Graniteville Fire District. Both entities have confirmed the ability to serve these parcels with potable water.

As submitted, and assuming waste-water permits are obtained, all lots conform to both the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to subdivide their 16.87-acre parcel into lot 1 (3.8 acres), Lot 3 (9.36 acres) and Lot 4 (3.71 acres). All three lots have septic systems designed to support single-family residential uses. Municipal potable water is available to serve the dwellings. There are no significant issues with this request, with consideration to the conditions below, I recommend granting final approval to this 3-lot subdivision.

- 1) The applicants are hereby notified that State of Vermont Permits may be required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and shall comply with all requirements and conditions of said permits.

- 2) Issuance of the subdivision permit does not imply approval of any other town permits. Other such permits before development include (but possibly not limited to); building permit, driveway permit, and water permit.
- 3) Plans submitted used for review of this permit shall become part of the approval and shall not be altered unless first reviewed by town staff for a determination of significance. Significant changes may require further review and approval of the DRB.
- 4) One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Town of Barre Subdivision Ordinance and State Statute within 180-days of approval.
- 5) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 45-days of approval unless extended by staff due to extenuating circumstances.
- 6) An electronic copy of the final approved plan must be provided to the Planning and Zoning Office within 30-days of final approval.
- 7) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

**ADDITIONAL COMMENTS:**

Mr. Reeves asked members if anyone had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reeves swore Mr. & Mrs. Bibeau and Mr. Violette in for testimony.

Mr. Violette provided an overview of his staff report as stated above. Mr. Reeves asked if there was anything to add or any questions from the Board. There were none.

**MOTION:**

*On motion by Mr. Sanborn, seconded by Mr. Valsangiacomo, the Development Review Board closed the public hearing. Vote 7-0-0.*

**DELIBERATION**

*On motion by Mr. Neddo, seconded by Mr. Sanborn, the Development Review Board approved the request by Brian & Lori Bibeau for final review of a three-lot (3) lot subdivision of land located off Graniteville Road; PID: 006/004.01; zoned high density residential; P-22000009; contingent upon the following conditions:*

- 1) *The applicants are hereby notified that State of Vermont Permits may be required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.*
- 2) *Issuance of the subdivision permit does not imply approval of any other town permits. Other such permits before development include (but possibly not limited to); building permit, driveway permit, and water permit.*



parcel is located mostly in the industrial zone which requires a minimum lot size of 2-acres and 200' of road frontage. Municipal water and sewer are available at this site.

While final review is warned and must be considered, final approval assumes preliminary approval was granted earlier on this month's agenda.

The subject parcel is 40.6 acres in size and is developed with three industrial buildings and a single-family dwelling. Currently the parcel has over 2,300' of road frontage along Websterville. Municipal (off-site) water and sewer serve this parcel. Access is via Websterville Road.

The parcel has a mixed use, residential and industrial, both operated by the applicant. In addition to the industrial buildings that formerly housed the applicant's industrial business, his homestead is also located on the parcel as well (in the high-density portion).

The applicant is proposing to create two lots, identified as lots 1 and 2 on the plan submitted by American Survey Company. Lot 1 is shown to be 6-acres in size and will contain all the current industrial buildings (three). Lot 1 will retain 934' of road frontage along Websterville Road. Access is existing for this lot. Lot 1 will retain the existing access to municipal water and sewer.

Lot 2 as shown on the plan, will retain the remaining land of 34.6 acres and over 1,300' of road frontage along Websterville Road. Lot 2 will contain the applicants existing single-family dwelling and will retain existing access to municipal water and sewer.

As submitted, both lots conform to both the Subdivision Ordinance and Zoning Bylaw.

#### **SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicant proposes to subdivide his 40.6-acre parcel into lot 2 (34.6-acres with existing single-family dwelling) and lot 1(6 acres with manufacturing structures). As submitted, both lots conform to both the Subdivision Ordinance and Zoning Bylaw.

There are no significant issues with this request, with consideration to the conditions below, I recommend granting final approval to this 2-lot subdivision.

- 1) The applicant is hereby notified that State of Vermont Permits may be required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and shall comply with all requirements and conditions of said permits.
- 2) Issuance of the subdivision permit does not imply approval of any other town permits. The applicant or future owners should contact the Planning & Zoning Office to determine what other permits may be required.
- 3) Plans submitted used for review of this permit shall become part of the approval and shall not be altered unless first reviewed by town staff for a determination of significance. Significant changes may require further review and approval of the DRB.
- 4) One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Town of Barre Subdivision Ordinance and State Statute within 180-days of approval.



- 5) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 45-days of approval unless extended by staff due to extenuating circumstances.
- 6) An electronic copy of the final approved plan must be provided to the Planning and Zoning Office within 30-days of final approval.
- 7) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

**COMMENTS:**

Mr. Reaves asked members if anyone had a conflict or Ex-parte communications with the applicant, there were none. Mr. Reaves swore Mr. Southgate and Mr. Violette in for testimony.

Mr. Violette provided an overview of his staff report stated above. There were no additional questions or comments.

**MOTION:**

*On motion by Mr. Valsangiacomo, seconded by Ms. Valentinetti, the Development Review Board closed the public hearing. Vote 7-0-0.*

**DELIBERATION**

*On motion by Mr. Sanborn, seconded by Mr. Valsangiacomo, the Development Review Board approved the request by John Southgate for a final review of a two (2) lot subdivision of land located at 279 Websterville Road, PID: 006/050.00; zoned Industrial: P-22000010; contingent upon the following conditions:*

- 1) *The applicants are hereby notified that State of Vermont Permits may be required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.*
- 2) *Issuance of the subdivision permit does not imply approval of any other town permits. Other such permits before development include (but possibly not limited to); building permit, driveway permit, and water permit.*
- 3) *Plans submitted used for review of this permit shall become part of the approval and shall not be altered unless first reviewed by town staff for a determination of significance. Significant changes may require further review and approval of the DRB.*
- 4) *One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Town of Barre Subdivision Ordinance and State Statute within 180-days of approval.*
- 5) *Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 45-days of approval unless extended by staff due to extenuating circumstances.*
- 6) *An electronic copy of the final approved plan must be provided to the Planning and Zoning Office within 30-days of final approval.*
- 7) *Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision. Vote: 7-0-0.*

CONDITIONS    Yes     No

MOTION BY: Sanborn  
SECOND BY: Valsangiacomo

**ROLL CALL:**

Mark Reaves	<u>Yes</u>	Chris Neddo	<u>Yes</u>
Jon Valsangiacomo	<u>Yes</u>	Angela Labrador	<u>Yes</u>
Cedric Sanborn	<u>Yes</u>	Gerald Otis (alt)	<u>Yes</u>
Angela Valentinetti	<u>Yes</u>		

**PARTICIPANTS:** Mr. Southgate and Mr. Violette

**3) APPLICANT: Velie Ave, LLC Minor Site Plan**

Request by Velie Ave, LLC for **minor site plan** review (continued from September 14, 2022) to construct a 5,500 s.f. residential building (8 units) along with site improvements on property located off Barclay Quarry Road; PID 014/007.00; zoned very high density residential; SP-22000004.

Consultant: None

Date: September 8, 2022

This is a **warned public hearing** for minor site plan review, reconvening from September 14, 2022 where it was continued date certain to this meeting. This request requires site plan review in accordance with Article 5, section 5.6 of the Barre Town Zoning Bylaw whereas the applicant is proposing a 5,500 s.f. commercial residential building (8 units) along with associated site improvements. A conditional use permit (CUP-22000003) was granted at the September 14<sup>th</sup> meeting.

The applicant is proposing construction of a 110' x 55' (6,050s.f) two story building that will sit approximately in the middle of the .5-acre (21,780 s.f.) parcel that sits on the Northwestern side of Barclay Quarry Road. Barclay Quarry Road is a two-rod (33') wide class III paved town road. In addition to the construction of the building, the applicant will be doing site improvements that will allow for either a paved or gravel (applicant hasn't specified) drive and parking area. Considerable site shaping (including cut and fill) is also necessary.

The applicant has submitted a narrative describing the project as well as a basic site plan at the last meeting. The narrative addresses many of the items required for minor site plan submittal such as showing the building envelope, setbacks, parking area and parking spot size, and the new plan shows scale.

It is important to note that this lot formally had a house located on it, however, that was demolished a few years ago.

During last month's meeting, there were many items discussed and concern for lack of information. The main topic of discussion was the lack of a clear plan to handle stormwater runoff, where trash receptacles would go, and lighting. Mr. Thompson testified that he wasn't planning on adding any landscaping, in fact, said that all the trees would be removed even though the site plan shows trees.

The DRB went into a deliberative session to discuss the project and when they came out decided to continue the request to allow the applicant more time to further bolster the plan. The DRB would like to see more information about the plan for stormwater management, where the waste receptacles are going and show how they will be screened, define the driveway on the plan along with vehicle movement areas within the site and a better indication where lighting will be placed.

As of this writing, I haven't heard anything from the applicant with additional submission or even an intent to provide them.

**I did receive a letter from the residents of Barclay Quarry Road and Clermont Street asking the DRB to consider requiring screening and landscaping.**

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

At this point, without the applicant providing any further information or details after the September 14<sup>th</sup> hearing, there is no way to move this application forward. I suggest another continues, date certain to November 9, 2022 to give the applicant more time.

**ADDITIONAL COMMENTS:**

Mr. Reeves asked members if anyone had a conflict or Ex-parte communications with the applicant. Ms. Valentinetti and Mr. Otis recused themselves from the public hearing as they were not available to participate in the previous public hearing Velie Ave, LLC.'s minor site plan. Mr. Reeves appointed Ms. Galfetti as she was a participant in the September 14<sup>th</sup> public hearing.

Mr. Violette provided an overview of his staff report as stated above. He stated he had not heard from the applicant until the day of the meeting. Mr. Rex Thompson informed him that Velie Ave, LLC has hired Chase & Chase Land Surveyors and Septic Design of Barre to do the site plan, but it would not be available until March 2023.

Discussion ensued amongst Board members and Mr. Violette with regards to the options.

- Deny the site plan as presented
- Deny application without precedence
- Continue public hearing to date certain.

Mr. Violette mentioned that the interested parties of Barclay Quarry Road had submitted in writing a request for landscape/screening for the Board to consider.

Mr. Pennyor expressed concerns for the loose soils at the site location will cause erosion. Mr. Violette stated he would have the Town Engineer review and assess the area.

**MOTION:**

***On motion by Mr. Valsangiacomo, seconded by Ms. Galfetti, the Development Review Board moved to continue the request by Velie Ave, LLC for minor site plan review to construct a 5,500 s.f. residential building (8 units) along with site improvements on property located off Barclay Quarry Road; PID 014/007.00; zoned very high density residential; SP-22000004, date certain to March 8, 2023. Vote 6-0-0.***

CONDITIONS \_\_\_\_\_ No X  
 MOTION BY: \_\_\_\_\_ Valsangiacomo  
 SECOND BY: \_\_\_\_\_ Galfetti

**ROLL CALL:**

Mark Reaves	<u>Yes</u>	Chris Neddo	<u>Yes</u>
Jon Valsangiacomo	<u>Yes</u>	Angela Labrador	<u>Yes</u>
Cedric Sanborn	<u>Yes</u>		<u>      </u>
Gina Galfetti (alt)	<u>Yes</u>		<u>      </u>

Ms. Valentinetti returned to the meeting as a board member. Ms. Galfetti remained. Mr. Otis was in the audience remotely.

**G. OTHER**

- 1) Conceptual discussion with O’Reilly Auto Parts regarding a potential application for a variance of right-of-way setback the purpose of constructing a new store/warehouse at 537 South Barre Road.

Mr. Miron of O’Reilly Auto Parts explained that O’Reilly would like to build a larger store with a warehouse to service their smaller stores in the area. A new building would be built with the old one being phased out and torn down. He has come before the Board conceptually, if it would consider a variance of right-of-way setback or a waiver to construct a new store/warehouse at 537 South Barre Road.

Highlights of discussion:

- History of Smoke House Lane
- Variances must meet five criteria questions
- Waiver request for 50% of variance
- Will the current warehouse on Morrison Road continue
- Need a site plan to establish property lines and right of ways

**H. FOLLOW-UPS - NONE**

**I. ROUNDTABLE**

**J. ADJOURN!**

*On motion by Ms. Valentinetti, seconded by Mr. Neddo, the Development Review Board adjourned at 7:59 p.m. Vote: 7-0-0.*

Respectfully submitted,  
 Cindy Spaulding, Clerk for DRB

_____	_____
Mark Reaves, Chair	Jon Valsangiacomo
_____	_____
Angela Valentinetti	Chris Neddo
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Cedric Sanborn

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Angela Labrador

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Jim Fecteau

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Gerald Otis (alternate)

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Gina Galfetti (alternate)

DRAFT