

**APPROVED
TOWN OF PELHAM PLANNING BOARD
MEETING MINUTES
December 4th, 2023**

Chairman Tim Doherty called the meeting to order at 7:00 PM.

Secretary Danielle Masse-Quinn called roll:

PRESENT ROLL CALL: Tim Doherty – present
James Bergeron – present
Danielle Masse-Quinn – present
Roger Montbleau – present
Joe Passamonte - present
Bruce Bilapka – present
Selectmen’s Representative Charlene Takesian – present
Alternate Paddy Culbert – present
Alternate Hal Lynde – present
Alternate Samuel Thomas – present
Alternate Scott Sawtelle – present
Alternate John Spottiswood – present
Planning Director/Zoning Administrator Jennifer Beauregard – present
Recording Secretary Heidi Zagorski – present

NOT PARTICIPATING: Selectmen’s Alternate Representative Jaie Bergeron

PLEDGE OF ALLEGIANCE

MEETING MINUTES

MOTION: (Montbleau/Takesian) To approve the November 20th, 2023 meeting minutes.

VOTE: (6-0-1) The motion carried.

NEW BUSINESS

PL2023-00037

Map 35 Lot 6-31

Crest Properties, LLC (owner), RUSAW, Zachary (applicant) – 1 Willow Street - Seeking minor Site Plan Review for a change of use (of the unit next to Dollar Tree) to Pelham Baptist Church which holds services regularly on Sunday mornings, and evenings, and Wednesday evenings with occasional special meetings Monday and/or Tuesday evenings. The congregation currently has 20+/- members but would like to expand to 30+.

Ms. Masse-Quinn read the list of abutters.

Mr. Zach Rusaw introduced himself as the pastor at Pelham Baptist Church currently residing at 559 Silver Street in Manchester, New Hampshire. Mr. Rusaw said he presented a seating plan to the Planning Board for review and said he is before the Board to request a change of use for the facility that is currently R&D Glass. Mr. Rusaw explained that the Baptist Church has met for the past two years at the VFW and sometimes at Pulpit Rock Lodge. Mr. Rusaw said he met with Mr. John Hodge who confirmed the seating plan would be a safe arrangement. Mr. Rusaw said the seating would be in the front of the space and perhaps a children's religious learning area in the back.

Mr. Rusaw said the parking lot has recently had four spaces removed to ease some of the traffic. Mr. Rusaw said that there are 53 parking spaces which he believed would be ample parking for his group to meet on Sunday morning, Sunday evening, Wednesday evening, and on occasion Monday or Tuesday evening. Mr. Rusaw said he would comply with the parking code at one parking space per three people adding they average 20 people per service.

Mr. Paddy Culbert asked where the handicapped parking would be. Mr. Rusaw said it is mapped out according to code on the site plan. Mr. Culbert asked if the handicapped parking would be shown on the plan. Mr. Rusaw explained that the parking lot has been approved by the Town and believed that would be sufficient. Mr. Culbert explained that there needed to be hash marks and he did not believe they were there now. Ms. Danielle Masse-Quinn said she had concerns about the parking as well and it may be better to address it with the owner.

Mr. Sunil Lakhani introduced himself as the owner of Crest Properties, LLC. Ms. Masse-Quinn asked about the directional arrows in the parking lot. Mr. Lakhani explained this was to streamline the flow of traffic in the parking lot. Ms. Masse-Quinn asked if they removed parking spots for this. Mr. Lakhani said yes, they removed four parking spaces. The Planning Director, Ms. Jennifer Beauregard, said each business would have a certain number of parking spots. Mr. Lakhani confirmed with Ms. Beauregard that two business spaces merged to form All Breeds and that it is an open-space parking lot, adding that each store does not have assigned spaces. Ms. Beauregard confirmed with Mr. Lakhani that within the plaza, there is also the Hair Salon and the Dollar Tree. Mr. Lakhani explained the glass business used to occupy many spaces with their trucks they are no longer there. Ms. Masse-Quinn asked if the plan should have come before the Planning Board if they changed the parking lot. Ms. Beauregard said yes, if the plan was to be changed, it should come to the Board for review. Ms. Beauregard suggested that Mr. Lakhani may want to do that separately from this case so the Board can review it. Mr. Culbert asked if there was ample room for fire trucks to get behind the building. Mr. Lakhani said yes, they can get around the building and there is ample space.

Mr. Culbert said he saw four handicapped parking spaces in the parking lot and asked if they had wheelchair ramp-accessible hash marks for the parking lot. Mr. Lakhani explained there is a wheelchair sign and there is a hash mark there. Ms. Beauregard said the code enforcer officer has recently been to the businesses on Rte. 38 to check handicapped codes. Mr. Lakhani provided a live video shot from the security camera to Mr. Culbert of the parking lot which showed the handicap hash marks and signage.

Ms. Masse-Quinn asked Ms. Beauregard about the new statutes passed, RSA 72:23-1, related to church use. Ms. Beauregard explained that church uses are exempt from many regulations, however, Ms. Beauregard believed the applicant meets the current regulations.

Mr. Jim Bergeron said the RSA 674-76 would require the applicant to have an affidavit of religious use of land on file. Ms. Beauregard said she would provide the applicant with this.

MOTION: (Bergeron/Passamonte) To accept the change of use plan for consideration.

VOTE: (7-0-0) The motion carried.

Ms. Beauregard said that she can work with the owner about the new parking arrangement so the Board can review it. Ms. Charlene Takesian asked Ms. Beauregard if the Board could receive the number of parking spaces that are there and the number of parking spaces that are handicapped.

MOTION: (Bergeron/Passamonte) To approve the change of use plan.

VOTE: (7-0-0) The motion carried.

PRESENTATION

Map 41 Lot 6-150

CONSERVATION COMMISSION represented by Paul Gagnon – Pheasant Run Trust, Angela M. Busby, and Penny G. Neofotistos, Trustees – A 63+/- acre property near Pulpit Rock Road – Seeking a Letter of Recommendation by the Planning Board to the BOS for acquisition of Conservation land.

Mr. Paul Gagnon approached the Planning Board. Mr. Gagnon explained that this is a 63-acre parcel in the southern part of town. Mr. Gagnon provided a map of Pelham to discuss the parcel. Mr. Gagnon showed Rte. 38, Marsh Road, and Mammoth Road. Mr. Gagnon explained that in between the two roads, there is a wetland, which is the largest prime wetland in the town. He said that highlighted in green is what is already owned by the town. He said there are over 200 acres that the town already owns. Mr. Gagnon showed a parcel to the east by the Dracut line and going north is the 63-acre parcel that the Conservation Commission would like to acquire. Mr. Gagnon said it contains some wetlands and uplands. Mr. Gagnon said there is an area in the upland that was a field that has a Christmas Tree habitat and that at one time an area in the center of the upland had sand sold from the area.

Mr. Gagnon said there are a number of reasons they would like to acquire this parcel. He said one reason is the parcel would add to a big block of land that they already own. He said secondly, it does further protect some of the prime wetlands. Mr. Gagnon said the downside is the parcel does not have access to a road yet. He said they would not be able to open it to the public yet. He explained in the past they acquired land that wasn't accessible and over time they acquired other pieces and made them accessible.

Mr. Doherty asked how they got the sand out of the parcel previously. Mr. Gagnon explained that there is a causeway through a 20-acre parcel that abuts it which is owned by Paul Leonard and there is a causeway that cuts across through the Arrow Container property and out to Pulpit Rock Road.

Mr. Gagnon showed a smaller map to the Planning Board which showed the location of the parcel that they would like to acquire. On the map, Mr. Gagnon showed existing trails on the map that come across the parcel, the causeway, Mr. Leonard's land, and out to Pulpit Rock Road. Mr. Gagnon explained that these trails are not open to the public because they are on private property. He said these trails are open to the Snowmobile Club. Mr. Gagnon said they are looking for support from the Planning Board to protect this parcel.

Ms. Masse-Quinn asked Mr. Gagnon if the parcel was landlocked. Mr. Gagnon said yes, at the moment it is landlocked. Mr. Gagnon said it is just one parcel owned by the Peasant Run Trust. Mr. Gagnon said they certainly have the objective of purchasing parcels that would get access to Pulpit Rock Road so they can put in a trailhead and open these trails up to the public.

Ms. Masse-Quinn asked what the goals were that were being pulled from the Master Plan. Ms. Masse-Quinn said a goal of the Master Plan is if the taxes will be utilized for the land, residents want to be able to use the land. Mr.

Gagnon said parcels do not remain landlocked forever and the best time to acquire a lot is when they are landlocked. Mr. Gagnon said the hope is to acquire the parcel for a modest price, later get an adjacent parcel from Mr. Leonard for a modest price, and eventually open the land to Pulpit Rock Road and open it up to the public.

Ms. Masse-Quinn expressed her concern that this piece of land cannot be accessed for the public to utilize. Ms. Masse-Quinn said part of the Master Plan, the community said if they were going to spend their taxes on land, they wanted to be able to use the land, adding that at this point this piece of land had no entry.

Mr. Gagnon said for full disclosure, there are three very large tanks on the property. He said they are approximately six feet in diameter and twenty-five feet long. He said fortunately they are almost empty and are from the late 70s or early 80s. Mr. Gagnon said it is very sandy soil in this area and it is not obvious that there is anything in the soil from the tanks. He said they have received estimates to get the tanks out. He said he is working with a wetland scientist to get the approvals they would need to go across the causeway. Mr. Gagnon said they would get the site cleaned up before going to the Board of Selectmen.

Mr. Gagnon expressed that someone could develop this land if it is purchased before the Conservation Commission acquires it. Ms. Beauregard said this parcel is industrial-zoned, so potentially an industrial complex could go on this lot. Mr. Gagnon said Arrow Container could buy Mr. Leonard's lot and then he would have access to this lot. He said then you could upgrade the causeway and develop homes in this lot. Mr. Gagnon said then the Conservation Commission would not have protected this parcel, the trails would never get used, and the 200 acres the town currently owns with trails would never get used because they will never have access to them. He said if you want to have an opportunity to use the trails, the parcel should be acquired.

Mr. Samuel Thomas asked if the tanks were buried or above ground. Mr. Gagnon said they are above ground. Mr. Thomas asked if they plan to have a land assessment test to determine if there is contamination in the soil. Mr. Gagnon said they already have DES scheduled to do a Phase One Environmental Site Assessment (ESA). Mr. Gagnon said all indications show there is no rotting of the tanks and no leakage. Mr. Thomas asked if the tanks were sitting on the ground or on supports. Mr. Gagnon said they were on the ground. Mr. Thomas said they needed to make sure there were not any leaks or corrosion to make sure there was not a contamination issue. Mr. Gagnon said they have a plan in place. He said the first step would be DES Phase One ESA, then remove the tanks, then excavate under the tanks to see if there is any leakage.

Mr. Joe Passamonte asked if the tanks were in the wetlands or the uplands. Mr. Gagnon said they were in the uplands.

Mr. Roger Montbleau said he does not think these tanks are going to be a problem. He said to get the tanks to where they were, they had to have been empty. Mr. Montbleau said the product would float on water. Mr. Gagnon said the tanks would be removed and cleaned up before the parcel was presented to the Board of Selectmen.

Ms. Takesian asked Mr. Gagnon what the long-term goal of the Conservation Commission was to purchase land. Mr. Gagnon said his long-term goal is to protect 25% of the Town of Pelham, which is approximately 4,200 acres. Mr. Gagnon said they are at about 3,100 acres and need to acquire about 1,000 acres more to reach the goal.

Ms. Takesian asked how much land was left in the Town of Pelham. Mr. Gagnon said he was not sure.

Ms. Takesian asked what the primary reasons were for the Conservation Commission to purchase land. Mr. Gagnon said the reasons for protecting open space are it keeps the town rural, keeps the tax rate low, protects groundwater quality, and the health benefits for the residents.

Ms. Masse-Quinn confirmed with Mr. Gagnon that the purchase price was \$450,000 and asked if it was a bond. Mr. Gagnon said most of this will come from the current use monies and given that it is now being delayed, it may all come from current use money. Mr. Gagnon said they always spend current-use monies first. Ms. Masse-Quinn asked if it was possible that some of it could come from a bond and Mr. Gagnon said some of it could. Ms. Masse-Quinn asked what the average bond rate is and what the cost would be to the taxpayer. Mr. Gagnon said it could be a cost, but it is not known at this time. Mr. Gagnon explained there is around \$300,000 in the current use monies and if they were to purchase the parcel today, \$150,000 would have to come from the bond. He said as time goes by, the current-use monies build up and this closing will be delayed months and allow them to accumulate more current-use monies. Mr. Gagnon said it is possible and quite likely that it could be acquired with current-use monies.

Ms. Takesian asked if the Town had already approved borrowing money to purchase Conservation land. Mr. Gagnon said yes, adding they have \$185,000 left in the 1.5-million-dollar bond that was passed in 2015. He said they have 2.5 million dollars from the bond that passed in 2022. He said they have a little over 2.5 million dollars in bond funds that have already been approved by the taxpayers. Mr. Gagnon said they are looking to spend a maximum of \$100,00 to \$200,000 out of this. Ms. Takesian asked if there is a limit to what can be spent out of the bond per year. Mr. Gagnon said he believed it was 1.5 million dollars per year.

Mr. John Spottiswood asked if the Christmas Tree Farm was a private business. The landowner explained and Mr. Gagnon reiterated that the Christmas Trees were never harvested, so they remain there along with a hay field.

Mr. Bergeron confirmed with Mr. Gagnon that the green highlighted lots on the map presented were already Town-owned. Mr. Bergeron said some of the land the Town already has looks like it comes onto Patriot Drive in two places. Mr. Bergeron said there is another parcel west of Beaver Brook, that runs out to Mammoth Road. Mr. Bergeron said Mr. Gagnon spoke about the possibility at some point of putting a bridge over Beaver Brook to get to the east side of Beaver Brook. Mr. Gagnon confirmed that this is seasonal accessibility only right now.

Mr. Bergeron asked about the hydrant soils versus the non-hydrant soils on the property to see what the monetary potential would be to develop this parcel. Mr. Gagnon said you would have to come in through Pulpit Rock Road to access this property due to the wetlands. Mr. Bergeron said this was classified as Prime wetlands. Mr. Gagnon said in his opinion it is likely that DES would allow this to develop the significant amount of uplands that exist. Mr. Bergeron confirmed with Mr. Gagnon that the uplands are surrounded by wetlands. Mr. Bergeron said he was looking at the overall potential of the property and questioned if there was a capital market for this property since it is in the industrial zone.

Mr. Gagnon asked the Board if they would not hold their decision based on the tanks. He said the tanks would be resolved or they would not buy the property.

Ms. Takesian said they only have 1,000 acres left to buy and the bonds have been approved to purchase land. Ms. Takesian said Mr. Gagnon is going to use the current-use money first before they go to the bond, adding that the bonds have already been approved. Mr. Bergeron said the tax impact this land would have fully developed or not developed versus some of the potential properties that could go up for sale that is going to be high tax impacting parcels by way of developing potential are huge compared to this parcel. Mr. Bergeron said these properties will be bought for a much higher price, multi-million-dollar properties, which would have incredibly high tax impact rates on the Town in the future. Mr. Bergeron said you have to look further down the road than a piece of property with minimum potential versus what could be coming up.

Mr. Bergeron asked if the restrictions were written by the sellers. Mr. Gagnon said there were provisions added to the Purchase & Sales that were added by the seller. Mr. Bergeron mentioned the restriction of no buildings or structures and asked why the Town would purchase a parcel without the ability to put a recreational-type building on

it. Mr. Gagnon said right now the parcel would be purchased with Conservation Commission funds, adding that you would have to take it out of Conservation if you wanted to put buildings on it. Mr. Bergeron mentioned structures such as a rain shelter related to Conservation. Mr. Gagnon said that provision was put there by the seller.

Mr. Bruce Bilapka said he would feel more comfortable if the tanks were removed first and then come back to the Planning Board to ensure there is no contamination.

Mr. Passamonte asked Mr. Gagnon at whose expense it would be to remove the tanks and test. Mr. Gagnon said this has not been decided, but there would likely be a renegotiation of the purchase price. Mr. Gagnon said he did not believe there would be a cost for NHDES to do the initial Environmental Site Assessment. He said someone would need to pay for the tank removal. Mr. Gagnon said if there is contamination, then Brownfields Cleanup Grants may provide grants if a cleanup is needed. Mr. Gagnon said he suspects there will be some costs that occur and that there could be a renegotiation with the purchase price.

Mr. Montbleau said it provides a unique opportunity to have control over and protect the wetlands and the uplands. Mr. Montbleau said a developer would create a bigger problem and he would be inclined to purchase the land before a developer. Mr. Montbleau said he does not think the tank issue will be a problem. Mr. Montbleau said the wetlands are an ecosystem for reptiles and amphibians. Mr. Montbleau said this would allow the Town to protect these resources and believed it would be a unique opportunity. Mr. Montbleau agreed with Mr. Bilapka about making sure there was no contamination.

Mr. Doherty said he would only be concerned if you couldn't access the parcel to harvest the natural resources on the property. Mr. Doherty asked if the town could access the gravel and utilize it. Mr. Doherty asked how the Town would be able to access these resources and manage the forestry. Mr. Gagnon said if they can access the tanks and remove them by crossing the causeway, that would allow them to achieve access to the property. Mr. Doherty said this is a nice piece of land that could be added for the resources on the property that is already there that the Town has. Mr. Doherty said harvesting trees brings money into the town as well. He said if this property is purchased, it will be forever, and a timber harvest is a renewable resource, adding he would be in favor of purchasing this parcel.

Ms. Masse-Quinn said the public does not have access to this land that the taxpayers are paying for. Ms. Masse-Quinn said if the taxpayers pay for this, where is the benefit for the taxpayers? Mr. Gagnon explained past purchase history that took twenty years, however, successfully connected parcels. Mr. Gagnon said with time and continued effort he is confident that they can make this happen. Mr. Culbert said he has faith in Mr. Gagnon connecting the land to Pulpit Rock Road.

Ms. Takesian asked if the Planning Board could write a letter of recommendation to the Board of Selectmen to purchase this land subject to the tanks being removed and no contamination of the soil.

Mr. Passamonte asked if the blue coloring on the map outlined in pink was wetland. Mr. Gagnon explained the blue hash marks are wetlands, and the pink is the 100' upland buffer around the wetland adding the pink is uplands. Mr. Gagnon said anything that isn't hash-marked or pink, is also uplands. Mr. Passamonte confirmed with Mr. Gagnon that the parcel is surrounded by wetlands, adding that he doesn't see access to the parcel. Mr. Gagnon said the access is through the causeway. Mr. Gagnon showed on the map where the causeway was located. Mr. Passamonte asked if the landowner would allow access through. Mr. Gagnon said he believed they could get permission. Mr. Passamonte said he would need to know this. Mr. Gagnon said if they can't get permission, then they can't get the tanks out, and then they won't purchase the land.

Ms. Gagnon said he would return to the Planning Board once the tanks were removed and the soil was tested.

ADMINISTRATIVE

Maps 10 & 11 Lots 13-2-1 & 13-3 Trolley Lane – James W. Petersen Built Homes - Request for Bond Reduction.

Mr. Roger Montbleau recused himself. Mr. Doherty said that Mr. Samuel Thomas would vote in place of Mr. Montbleau.

Ms. Beauregard said Trolley Lane is a subdivision that was approved in February of 2022. Ms. Beauregard said that based on the work done, Mr. Jeff Quirk went out and did an inspection on November 28th, 2023. Ms. Beauregard said as a result of this, Mr. Quirk has recommended a reduction of \$71,857.50. Ms. Beauregard said this would be the first reduction that would take place in this development. Ms. Beauregard said he is recommending retaining \$158,274.50 to support the remaining items.

MOTION: (Bergeron/Bilapka) To reduce the bond by \$71,857.50 and retain \$158,274.50.

VOTE: (7-0-0) The motion carried.

Mr. Doherty announced a ten-minute recess. The Planning Board returned from recess at 9:11 PM.

BOARD MEMBERS/PLANNING DIRECTOR UPDATES

Mr. Doherty announced that the Planning Board would be discussing a draft ordinance for Affordable Senior Housing. Ms. Masse-Quinn said the Planning Board members have been working on the Affordable Senior Housing ordinance and have put together feedback and produced a draft. Ms. Masse-Quinn said she believed they were at a point to discuss, make final decisions, and move the draft onto legal for review.

Ms. Masse-Quinn said the first item is: Authority. Hearing there were no changes to this, Mr. Doherty moved on to the section: 307-49 Purpose and Intent. Mr. Thomas suggested having a rationale statement after the Authority Section, but before the Purpose and Intent Section, adding that there should be a paragraph explaining why the Planning Board is reintroducing the Senior Housing ordinance. Mr. Thomas said he thought it would be appropriate to explain why they removed the Senior Housing, and why they are reverting the decision. Ms. Beauregard asked if it would make sense to have the rationale statement on the voter's guide. The Board agreed with this.

Ms. Masse-Quinn asked the Board members if they had any suggestions or changes under the 307-50 Definitions Section. Mr. Thomas said under 'Affordable' it references guidelines and he asked to clarify what guidelines they are referring to. Mr. Thomas also suggested that before the Definitions, the Board consider putting references for all the documents that are being referred to in this article. Mr. Doherty asked if this could be in the regulations as opposed to the zoning. Mr. Thomas said as a reader, if you have all the references, it will make it easier for the reader. Ms. Takesian said the RSA could be referenced at the end for clarity.

Ms. Masse-Quinn said the next section under 307-51:C is Requirements for Housing Complex. Ms. Masse-Quinn asked if the Board members would like to keep the minimum square feet of living space at 700 square feet or increase it to 1,000 square feet. Mr. Spottiswood stated that any special benefits that apply to Senior Housing must apply to Workforce Housing. Mr. Spottiswood said this can be found under the New Hampshire Municipal Associations HB 1661. Mr. Spottiswood said the State says if you give any benefits to Senior Housing, you must apply the same benefits to Workforce Housing. The Board returned to the discussion of the minimum square footage

and agreed on a minimum of 700 square feet to focus on the affordability of the housing.

Mr. Thomas referenced section 307-51:E and asked if it should include generators and sidewalks. The Board members agreed with this.

Mr. Bergeron suggested adding the words ‘and State’ under section 307-51:F.

Mr. Thomas said under 307-51:G-3, he would suggest adding clarity to the language of substantial duties. Mr. Doherty suggested removing item 3. The Board members agreed to remove item 3.

Ms. Masse-Quinn said next is 307-52 Site Requirements. Ms. Masse-Quinn said there is a question under letter A regarding the minimum net area requirements. Most Board members agreed to a minimum of ten contiguous acres. Mr. Bergeron questioned this. Mr. Spottiswood said the Workforce Housing is a minimum of ten acres. The Board members agreed to a minimum of ten contiguous acres. Mr. Bergeron asked to add the word ‘contiguous’ for the minimum of the five acres required to contain poorly or very poorly drained soils.

Ms. Masse-Quinn said the next question under 307-52:A is if the land located within the Wetland Conservation District buffer may not be counted or may be counted towards the minimum lot size calculations. The Board members agreed to use the language ‘may not be counted’.

Ms. Masse-Quinn said next under section: 307-52:B Density Criteria, there is a question of 10,000 square feet or 20,000 square feet of land for each dwelling unit. The Board members agreed to 10,000 square feet.

Mr. Bergeron suggested under 307-52:C Frontage Requirement, to add the language ‘not less than’ before the 50 feet language.

Ms. Masse-Quinn said under 307-53-2 Development Standards, they would insert the well ordinance once final.

Mr. Thomas suggested under 307-53-2B:5 change the wording ‘principal access’ to ‘main ground floor’.

Mr. Thomas suggested under 307-53-3C:2 highlighting in bold the annual verification of compliance language.

Mr. Doherty questioned the language of ‘Aging Housing Complex’ under 307-54 Septic System and asked if it should be read ‘Age Restricted Housing’. Ms. Masse-Quinn suggested changing it to match the title of the document, so it reads ‘Affordable Senior Housing’.

Ms. Masse-Quinn said under Section 307-54 Septic System to add the well ordinance once it is ready and State regulations.

MOTION: (Masse-Quinn/Montbleau) To send the proposed Affordable Senior Housing Ordinance draft to Attorney Rattigan and the Nashua Regional Planning Commission.

VOTE: (7-0-0) The motion carried.

Mr. Thomas said the final draft of the Master Plan is ready. Mr. Thomas said they will be having the Master Plan meeting on December 6th, 2023 in the conference room in the Police Station. Mr. Thomas said the next step would be to bring it before the Planning Board for everyone to read and have a vote to approve it. Mr. Thomas said in January they would have a presentation by Resilience to present the Master Plan to the Board of Selectmen, the

Planning Board, the Department Heads, and anyone else who would like to join. He said this would be the conclusion of the Master Plan.

Mr. Thomas announced they will have their first well ordinance meeting on December 14th, 2023.

ADJOURNMENT

MOTION: (Montbleau/Passamonte) To adjourn the meeting at 10:45 PM.

VOTE: (7-0-0) The motion carried.

Respectfully submitted,
Heidi Zagorski, Recording Secretary