

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
OCTOBER 1, 2018**

Chairman Sam Phelan called the meeting to order at 7:30 pm. He announced that Rose Hill Farm had been removed from the agenda.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Bill Hamel, Kallie Robertson, Lisa Foscolo and Kristina Dousharm. Also present was planning consultant Michele Greig. Brian Kelly was absent.

Kallie Robertson made a motion to adopt the minutes of September 17. Kristina Dousharm seconded and the motion passed unanimously.

Regarding continuing education credits for Board members, Mr. Phelan said that credits obtained from professional organizations other than the Dutchess County and NYS Planning Federations may qualify for required Planning Board credits. He advised Board members to submit the course for review before committing to the program if they want credits to count toward Planning Board hours.

PUBLIC HEARINGS

Norton 337 – Norton Road – Minor Subdivision

Continued discussion of application to create three parcels, 2.0 acres, 2.1 acres and 15.9 acres, from a 20.10 acre parcel in the R1 Zoning District.

Applicant's representative Tim Lynch was present. He gave an overview of the project. Brian Vielei, Route 199, said that the acreage of the parcels was different in the public hearing notice he had received. Mr. Phelan acknowledged that the notice erroneously stated the acreage of each lot that was originally proposed but was later changed, and apologized for any confusion that may have caused.

Mr. Phelan asked if there were any other questions from the public or Board members. There were none. Kristina Dousharm moved to close the public hearing. Lisa Foscolo seconded and all members voted in favor.

Mr. Phelan said that a memo had been received from the Superintendent of Highways approving the site distance for the proposed common driveway, and that the Town attorney had reviewed a driveway easement agreement and requested that revisions be made. Mr. Lynch said that the revisions are being made.

The Board reviewed a draft conditional Approval Resolution. Bill Hamel made a motion to adopt it. Kallie Robertson seconded and the motion was passed unanimously.

Wieboldt / French – 430 West Kerley Corners Road – Lot Line Alteration

Public Hearing on application to convey 2.17 acres from the 88.87 acre Wieboldt parcel to the adjacent 5.22 acre French parcel in the Agricultural Business and RD3 Zoning Districts.

Applicant Monica Wieboldt was present. Mr. Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Ms. Wieboldt gave an overview of the project.

Mr. Phelan asked if there were any questions from the public. Steven Young, West Kerley Corners Road, said that he had no objections to the project, but asked a few questions about some responses on the Environmental Assessment Form that he had reviewed. An error was corrected.

Bill Hamel said he recalled that members of the Agricultural Committee had requested that the land remain the Agricultural Business District. Michelle Greig responded that the zoning designation of the land transferred will not change, and the land will not be sub-dividable. Ms. Wieboldt said she and Ms. French were aware of that.

Lisa Foscolo moved to close the public hearing. Kristina Dousharm seconded and all members voted in favor.

The Board reviewed a draft conditional Approval Resolution. Bill Hamel made a motion to adopt it. Kallie Robertson seconded and all members voted in favor.

OLD BUSINESS

Rokeby Farm Solar Installation – 7211 Albany Post Road – Minor Site Plan

Continued discussion of application to install roof mounted solar panels on farm barn in the Agricultural District.

Applicant Anthony Sicari was present. He discussed the fact that the solar project will serve two separate, adjoining parcels with the same owner, which planning consultant Michele Greig had identified as a potential issue due to the fact that the applicant stated at the last Planning Board meeting that the power will be consumed on-site when actually power will also be provided to two buildings on an adjacent property located at 5 Rokeby Road. Ms. Grieg questioned if a legal agreement needs to be in place for this, in the event that one of the properties is sold.

Mr. Sicari said each building has a meter. He said he discussed the issue with Central Hudson. He said if one of the properties is sold, the buyer could opt out and the power could be reallocated, or the buyer could lease the power.

The Board reviewed a draft conditional Approval Resolution. Kristina Dousharm made a motion to approve. Lisa Foscolo seconded and all members voted in favor.

Hoffman Residential Development – 19, 25 and 45 Old Farm Rd. – Major Subdivision, Site Plan

Discussion with applicant's representatives concerning the status of meeting the conditions of final approval.

Applicant Richard Rang and attorney Jennifer Van Tuyl were present. Ms. Van Tuyl said the purpose of their appearance was to describe the methods in which the applicant proposes to comply with certain conditions in the Approval Resolution for the project.

Ms. Van Tuyl described a rather complex legal structure of construction and ownership that has been developed by the applicants, their attorneys and attorneys for Dutchess County Water and Wastewater Authority (DCWWA). She said it is ideal for projects that are constructed in phases, and may be used

more widely, because it allows DCWWA to avoid taking over the system until there are enough residents in the development to pay for the operation without hardship on anyone, and yet allows them to control the facility from the start.

Michele Greig asked if the Approval Resolution would need to be revised. Ms. Van Tuyl said that she had asked the Planning Board's attorney, Joel Sachs, who had said via email to Chairman Phelan that he and the Town attorney approved of the model put forth by the applicants.

Mr. Rang and Ms. Van Tuyl next explained that the applicant is proposing to provide public access to certain parts of the development by means of *A Declaration of Covenants and Restrictions relating to Open Space Parcel D Central Green and Public Access to Outdoor Areas of Parcel D*, which preserves the ability of the developer to guarantee the public access as provided on the approved plans. It will be filed when the first section of the Plat is filed with the County.

Ms. Van Tuyl said the aforementioned Declaration reserves the open space solely for the uses that are set forth on the approved plans, which would include public access, open space, related utilities and other amenities that are shown on the plans. A second Declaration, *A Declaration of Covenants and Restrictions Relating to Parcel A*, ensures that the square outside the mail building will be open to the public.

Mr. Phelan asked who will enforce the Declarations. Ms. Van Tuyl said that Town would.

Ms. Van Tuyl asked if the Planning Board would approve the Declarations in lieu of easements for the open space and public areas. Mr. Phelan said he would request that Mr. Sachs to comment in detail.

NEW BUSINESS

Cornucopia Deli – 8038 Albany Post Road – Amended Site Plan

Presentation of application to install new gasoline dispensers, apply a new fascia to the canopy with two new Citgo signs, and reface the existing price sign cabinet with LED faces in the B-1 Zoning District.

Applicant Al Whiting and owner Anthony Hung were present. Mr. Whiting gave an overview of the project, which is to replace two existing gas pumps (with no excavation), upgrade the canopy fascia, and replace an existing manual price sign with an LED one.

Mr. Phelan said that the area had been re-zoned recently in an effort to preserve the historic character of the area. He said that in the new Hamlet Business District internally illuminated signs are no longer allowed, and signs are not permitted on a roof, which a canopy is classified as.

Kristina Dousharm said the applicant could apply for a variance. She said she felt, as a business person, the LED price sign was not significant; Lisa Foscolo said very few gas stations have manual price signs anymore.

Lisa Foscolo asked if the price sign is currently lighted. Mr. Hung said it had been, but the light is broken. He said he would like to light it. Mr. Whiting asked if they need Planning Board approval to replace and light the sign. Mr. Phelan said they would.

The Board generally agreed that the applicant could repair the fascia without a sign and install the gas pumps without Planning Board site plan review, however, external illumination of the existing sign would require Planning Board approval.

Judy Pfaff – 283 West Kerley Corners Road – Special Use Permit

Presentation of application to construct a 40 x 90 storage building on a 8.98 acre parcel in the RD3 Zoning District.

Applicant Judy Pfaff was present. She explained to the Board that as an artist, she creates very large works. She said her property was a moving and storage facility and then a cider company before she purchased it. She uses the buildings as a studios and storage for works completed, materials, and garden equipment. There are also two residences on the property; one is Ms. Pfaff's and the other is vacant. Ms. Pfaff said the pre-fab building she wants to install is 40 x 90, and 18 feet tall.

Marie Welch was present. She said that she and Ms. Pfaff had discussed changing the boundary line to put the new building on a separate, adjoining property with an existing, vacant residence that she also owns. The board generally agreed that would be the easiest approach. Ms. Pfaff agreed to withdraw the application for Special Permit and apply for a Lot Line Alteration.

OTHER BUSINESS

Podolski Lot Line (approved) - plat revision

Marie Welch was present. She explained that she had to slightly change the lot line on what was approved by the Board because it too close to the septic extension area on the adjoining lot.

Kallie Robertson made a motion to accept the slight adjustment of the lot line due to the expansion area on the neighboring property. Lisa Foscolo seconded and all members voted in favor.

Extension request – From the Ground Brewery Beer Garden

Bill Hamel made a motion to grant a 90 day extension to meet the conditions of approval. Lisa Foscolo seconded and all members voted in favor.

Extension request – The Preserve at Lakeskill

Applicant's representative Mike Bodendorf and attorney John Wagner were present. Bill Hamel recused himself.

Mr. Wagner gave an update on progress meeting the conditions of approval. He and the Board reviewed his letter dated September 24. He noted that the biggest holdup seems to be the DCWWA providing an agreement indicating that the wastewater collection and treatment system shall be owned and operated by them.

Kallie Robertson moved to grant a 90 day extension. Lisa Foscolo seconded and Sam Phelan and Kristina Dousharm voted in favor. The motion was carried.

ADJOURNMENT

There being no further business before the Board, Kallie Robertson made a motion to adjourn. Bill Hamel seconded and all members voted in favor.

Respectfully Submitted,


Kathleen Flood
Planning Board Clerk

Resolution Granting Approval to the Final Subdivision Plat for Norton 337

Name of Project: Norton 337 Subdivision

Name of Applicant: Rhinebeck-Red Hook-GB, LLC

Whereas, the applicant, Rhinebeck-Red Hook-GB, LLC, has submitted an application for Final Subdivision Plat approval to the Town of Red Hook Planning Board to subdivide a \pm 20.1 acre parcel located on Norton Road into three flag lots, \pm 2.03 acres, \pm 2.11 acres, and \pm 15.93 acres in size, in the R1 District, Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant has submitted a Final Plat entitled "A Subdivision Map Prepared for Rhinebeck-Red Hook-GB, LLC" prepared by Richard Paul Hanback LS dated March 23, 2018 and revised September 5, 2018; and

Whereas, on March 6, 2017, the Planning Board declared itself Lead Agency for the purpose of conducting an uncoordinated review of an Unlisted Action pursuant to SEQRA; and

Whereas, on September 17, 2018, the Planning Board, in consideration of the short Environmental Assessment Form and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), determined that the proposed action will not cause any significant adverse impact on the environment, and thus issued a Negative Declaration determining that an environmental impact statement need not be prepared; and

Whereas, the parcel is located within 500 feet of a certified Agricultural District (Agricultural District 20) and the applicant submitted an Agricultural Data Statement, dated March 6, 2017, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, the applicant proposes three (3) flag lots pursuant to § 143-21C of the Zoning Law and the Planning Board determined such lots meet the minimum requirements for flag lots and are essential to permit reasonable use of the subdivision tract without adverse environmental impact or in contravention of the public health, safety and welfare; and

Whereas, on October 1, 2018, the Planning Board opened a duly noticed public hearing on the Final Plat, at which time all interested persons were given the opportunity to speak and the Planning Board closed the Public Hearing on October 1, 2018; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board finds that the action will create a need for recreational land and facilities due to the generation of approximately six (6) new residents of the Town including two (2) new school age child (based on multipliers provided by Rutgers University, Center for Urban Policy Research "Residential Demographic Multipliers," June 2006). When considering the cumulative demands of all recently approved and pending subdivision

applications on Town recreational facilities, there may be a need to expand such facilities in the near future as a result of this and other subdivisions. Based on the present and anticipated future need for park and recreational opportunities in the Town, and the recreation demands that will arise from the future population of this project, parklands should be reserved as a condition of approval of this subdivision. However, the Planning Board has examined the feasibility of locating a park on the subject parcel and has determined that the site is not suitable. Therefore, pursuant to New York State Town Law § 277, the Planning Board has appropriate grounds to require that the applicant deliver payment in lieu of parkland dedication in an amount established by the Town Board, sufficient to allow for expansion of the Town's recreational facilities.

BE IT FURTHER RESOLVED, that no building permit may be issued for any lot until the applicant provides the Town of Red Hook Building Department with proof of recordation of the Common Use and Maintenance Agreement for the common driveway with the Office of the Dutchess County Clerk.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision plat approval to Rhinebeck-Red Hook-GB, LLC in accordance with the plans and specifications heretofore submitted, subject to the following conditions and modifications:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:
 - 1) The following revisions shall be made to the Plat:
 - (i) A note shall be added to the plat that states "The common driveway is to be governed by a Common Use and Maintenance Agreement to be established and contained within the deeds and to be filed with the Dutchess County Clerk's office. The applicant shall present the Town of Red Hook Building Department with evidence of the recordation of the Common Use and Maintenance Agreement with the Dutchess County Clerk's Office prior to the issuance of a building permit for the first lot proposed to be developed."
 - (ii) The Plat shall be revised to include the Agricultural Notice from Chapter 72B of the Town Code.
 - 2) Approval from Dutchess County Department of Health for individual well and septic disposal systems for all the three lots.
 - 3) The applicant shall submit a Common Use and Maintenance Agreement for the common driveway in a form, substance and manner of execution acceptable to the Town Attorney for the proposed common driveway.
 - 4) The applicant shall make a recreational fee payment, in an amount established by the Town Board, for two (2) residential building lots to allow for expansion of the Town's recreational facilities.
 - 5) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - 6) Payment of any and all outstanding escrow balances for consultant review.
 - 7) Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town's Land Subdivision Regulations, including all required P.E. and L.S. stamps and signatures.

- 8) The applicant shall verify that the corners of the original tract being subdivided have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-24B(2) of the Town Code.

BE IT FURTHER RESOLVED, that pursuant to § 72-2C of the Town Code, prior to the initial sale, purchase or exchange of any real property within the subdivision, the applicant shall deliver to the prospective grantee a typewritten document containing the agricultural notice set forth in § 72-2B of the Town Code. Further, the applicant shall incorporate the agricultural notice of the Town Code in any deeds wherein title to any property is to be initially conveyed to a grantee. Appropriate documentation shall be provided to Town Building Department.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Bill Hamel, seconded by Kallie Robertson, and vote of 5 for, 0 against, 1 absent, and 1 vacant seat this resolution was adopted on October 1, 2018.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Kathleen Flood, Clerk to the Board

10-2-18
Date

Resolution Granting Approval to the Final Subdivision Plat for Wieboldt/French

Name of Project: Wieboldt/French Lot Line Alteration

Name of Applicants: Monica S. Wieboldt and Petrina A. French

Whereas, the applicants, Monica S. Wieboldt and Petrina A. French, have submitted an application for Lot Line Alteration dated July 19, 2018 to the Town of Red Hook Planning Board to convey \pm 2.17 acres of land from the \pm 88.87 acre Wieboldt parcel (Tax Parcel No. 134889-6274-00-742373-0000) located at 430 West Kerley Corners Road in the AB District to the adjacent \pm 5.22 acre French parcel (Tax Parcel No. 134889-6274-00-715510-0000) located at 428 West Kerley Corners Road in the RD3 Zoning District, Town of Red Hook, Dutchess County, New York; and

Whereas, the applicants have submitted a Final Plat prepared by Daniel J. Russell, PLS of Crawford & Associates Engineering, PC dated December 28, 2015; and

Whereas, on September 17, 2018, the Planning Board classified the proposed project a Type I action under SEQR and declared itself the Lead Agency for conducting the environmental review of the proposed project; and

Whereas, on September 17, 2018, the Planning Board, in consideration of the Full Environmental Assessment Form and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), determined that the proposed action will not cause any significant adverse impact on the environment, and thus issued a Negative Declaration determining that an environmental impact statement need not be prepared; and

Whereas, the parcels are located within 500 feet of a certified Agricultural District (Agricultural District 20) and the applicants submitted an Agricultural Data Statement, dated July 19, 2018, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, on October 1, 2018, the Planning Board opened a duly noticed public hearing on the Final Plat, at which time all interested persons were given the opportunity to speak and the Planning Board closed the Public Hearing on October 1, 2108; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that no building permit may be issued for either lot until the applicants provide the Town of Red Hook Building Department with proof of recordation

of the Common Use and Maintenance Agreement for the common driveway with the Office of the Dutchess County Clerk.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision plat approval to Monica S. Wieboldt and Petrina A. French in accordance with the plans and specifications enumerated above, subject to the following conditions and modifications:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:
- 1) The Plat shall be revised to include the Agricultural Notice from Chapter 72B of the Town Code, specifically:

"It is the policy of the Town of Red Hook to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform the prospective grantee that the property he is about to acquire lies partially, wholly or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to § 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities may occur on such property. Such farming activities may include but not be limited to activities that cause noise, dust and odors."
 - 2) The Plat shall be revised to include a note that states: "The common driveway is to be governed by a Common Use and Maintenance Agreement to be established and contained within the deeds and to be filed with the Dutchess County Clerk's office. The applicants shall present the Town of Red Hook Building Department with evidence of the recordation of the Common Use and Maintenance Agreement with the Dutchess County Clerk's Office prior to the issuance of a building permit for either lot."
 - 3) The Plat shall be revised to include a signature block for the Planning Board.
 - 4) The applicants shall submit a Common Use and Maintenance Agreement for the common driveway in a form, substance and manner of execution acceptable to the Town Attorney for the proposed common driveway.
 - 5) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - 6) Payment of any and all outstanding escrow balances for consultant review.
 - 7) Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town's Land Subdivision Regulations, including all required P.E. and L.S. stamps and signatures.
 - 8) The applicants shall verify that the corners of the land to be conveyed have been marked by monuments or steel rods of a type approved by the Town Engineer as required by § 120-24B(2) of the Town Code.

BE IT FURTHER RESOLVED, THAT Pursuant to § 72-2C of the Town Code, prior to the initial sale, purchase or exchange of any real property within the subdivision, the applicants shall deliver to the prospective grantee a typewritten document containing the agricultural notice set forth in § 72-2B of the Town Code. Further, the applicants shall incorporate the agricultural notice of the Town Code in any deeds wherein title to any property is to be initially conveyed to a grantee. Appropriate documentation shall be provided to Town Building Department.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicants.

On a motion by Bill Hamel, seconded by Kallie Robertson, and vote of 5 for, 0 against, 1 absent, and 1 vacant seat, this resolution was adopted on October 1, 2018.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicants



Kathleen Flood, Clerk to the Board

10-2-18
Date

Resolution Granting Site Plan Approval to Rokeby Farm Medium Solar Energy System

Name of Project: Rokeby Farm Medium Solar Energy System

Name of Applicant: Rokeby Farm, LLC

Date: October 1, 2018

Whereas, the Town of Red Hook Planning Board has received an application for Site Plan approval from Rokeby Farm, LLC to install a medium solar energy system on a ± 17.72 acre parcel located at 7211 Albany Post Road (Tax Map Parcel No. 134889-6272-00-160110-0000) and a 1.63 acre parcel located at 5 Rokeby Road (Tax Map Parcel No. 134889-6272-00-212134-0000) in the AB District, Town of Red Hook, Dutchess County, New York; and

Whereas, the Planning Board reviewed a Site Plan (Sheets PV1 to PV8) dated July 31, 2018; and

Whereas, the Planning Board has reviewed the Site Plan application against the requirements of § 143-37 and Article VII of the Zoning Law and has found the proposal complies with all applicable sections of the Zoning Law; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on September 17, 2018 determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(7) and, therefore, SEQR does not apply; and

Whereas, on September 17, 2018 the Planning Board determined that a public hearing on the Site Plan application is not required since the application requires only minor site plan review pursuant to the Zoning Law § 143-39.1C(1)(q); and

Whereas, the application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department determined in its review dated September 27, 2018 that the project was a matter of local concern; and

Whereas, the parcels are located within a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated August 28, 2018, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

Whereas, the Planning Board had deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus

deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan approval to Rokeby Farm, LLC install a medium solar energy system in accordance with the plans and specifications enumerated above upon the following conditions:

1. The Planning Board authorizes the Chair or his authorized designee to sign the Site Plan after compliance with the following conditions:
 - A. The applicant shall submit a NYS Unified Solar Permit.
 - B. The applicant shall submit an interconnection agreement with the applicable electric utility to connect directly to the electric distribution or transmission system.
 - C. The Site Plan shall include a signature block for the Planning Board.
 - D. Submission of Site Plan drawings for stamping and signing in the number and form specified under the Town's Zoning Law, including all required stamps and signatures.
 - E. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - F. Payment of any and all outstanding escrow balances for consultant review.

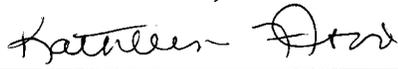
When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for Planning Board Chairman endorsement. One (1) set shall be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the Building Inspector. The applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

2. The following conditions shall be fulfilled prior to the issuance of a Certificate of Compliance:
 - A. The solar energy system shall comply with the Unified Solar Permit and any additional electrical and safety regulations adopted by the State of New York.
 - B. All proposed improvements shall have been completed in accordance with the approved Site Plan.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Kristina Dousharm, seconded by Lisa Foscolo, and a vote of 5 for, 0 against, 1 absent, and 1 vacant seat this resolution was adopted on October 1, 2018.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Kathleen Flood, Clerk to the Board

10-2-18
Date