

**TOWN OF BOLTON
PLANNING BOARD
MINUTES
Thursday, January 21, 2010**

SEQR=State Environmental Quality Review
PB= (Town of Bolton) Planning Board
WCPB=Warren County Planning Board
APA=Adirondack Park Agency
LGPC= Lake George Park Commission
DEC= Department of Environmental Conservation

Present- Herb Koster, Henry Caldwell, John Gaddy, Donald Roessler, Chauncey Mason, Sandi Aldrich, Sue Wilson, Counsel Michael Muller, Zoning Administrator Pamela Kenyon

Absent-none

The meeting was called to order at 6:04pm.

PUBLIC HEARING:

- 1) **SD09-06 LARKIN, RICHARD.** Seeks to divide into 6 lots that parcel designated as Section 184.02, Block 2, Lot 6, Zone RR5. Major Subdivision. Preliminary Plat. Property Location: 863 East Schroon River Road. Subject to SEQR. Note: This item was tabled at the November 2009 meeting pending a public hearing.

Richard Larkin gave an overview of his proposal. He stated that it is a 36 acre parcel that is located on both sides of the East Schroon River Road. He stated that the existing house and barn will remain one lot. On the northwest side of the road there will be an additional lot. On the field side of the road behind the existing house would be another lot and on the north side of the property would be 2 additional lots which will have their own road frontage so no road will need to be constructed and each would have a private driveway. He stated that the center lot would retain the area that has the wetlands. He stated that his engineer has indicated that the drainage and stormwater management all meet the code. The size of lots is also in compliance with the zoning.

Debra Walsh, 845 East Schroon River Road, stated that she was interested in learning more about the project. She asked about the access roads, driveways and utility access for these lots. She asked if the parcels could potentially be subdivided in the future. She also asked where this project stands with the APA.

Richard Larkin addressed the electrical access. He stated that he has already spoken to National Grid regarding underground utilities. National Grid seems to be okay with that proposal. He stated that before he presents the map to National Grid he wanted to receive approval from Bolton so that they can see that they are working with a project that is going to move forward.

Debra Walsh asked what the minimum allowed acreage would be. Herb Koster stated that there are minimum lot sizes in each zone. Pam Kenyon stated that the minimum lot

size is 2 acres. Debbie Walsh asked if there was any assurance that these lots wouldn't be subdivided in the future. Richard Larkin stated that other than the center lot that has more acreage none of the other lots would be able to be subdivided. Herb Koster stated that it would depend upon whether or not the applicant has used up his density. Pam Kenyon stated that the applicant would only be allowed a total of 7 lots for this parcel. Herb Koster stated that if someone was wishing to try and subdivide one of these lots they would have to go through a variance procedure. Richard Larkin stated that the larger lot has all of the wetlands and he does not intend on subdividing it.

Debbie Walsh stated that she is concerned with the driveway for lot 2 since it is less than 75' from her house. Henry Caldwell asked if the driveway could be moved to the north. Richard Larkin stated that given the topography it would be difficult. Richard Larkin further explained the access to that lot. He stated that he does not intend to be right on the property line. Debbie Walsh stated that she still feels that it is still too close to their property. She asked if there will be any restrictions as to where the house will be placed, if there will be any out-buildings/garages or swimming pools. Herb Koster stated that will be up to the applicant when they apply for a building permit. Debbie Walsh stated that she understood but that is exactly her concern.

Debbie Walsh stated that she feels that her privacy is going to be affected by this development. She stated that the area has been very quiet and she feels that this would be a disturbance to her property as well as other families that have owned property in this area for over 100 years. She stated that the traffic has grown over the years due to the trailer park and feels that this will only cause more problems. Richard Larkin indicated the areas of where he sees the houses being placed on each lot. However, the final placement or location of the house will be up to the individual lot owner.

Debbie Walsh asked if they would all have river access. Richard Larkin replied that he is trying to work out some sort of walking easement and access to the river. She stated that she is concerned that there may be more activity on the wetlands and area around the river.

Debbie Walsh asked if there could be a deed restriction stating that no driveway or house be put within the 200'. Herb Koster replied that there are setbacks required for each lot. However, each of these lots will need to have access. He stated that the PB does not impose 200' setbacks and that would be up to applicant if he would be willing to agree to that. Pam Kenyon stated that the setback from the stream is 100'. Herb Koster stated that the lot owner will need to go through site plan review and will need to be 100' from the stream. He stated that the setback applies to the house and not the driveway.

Debbie Walsh asked if the septic tests have been completed. Richard Larkin stated that an engineer has performed test pits on the property. Herb Koster stated that when each lot owner decides to build they will need to get a permit for the septic and at that time the septic area will be inspected again. Debbie Walsh asked if these would be permanent septic systems. Herb Koster replied yes and each lot will have an additional area left available in the event the original septic were to fail.

Debbie Walsh stated that her main objection is to the close proximity of the driveway and the potential effects on the wetlands in the area. Herb Koster stated that the applicant will not be able to build on the wetlands and will be restricted by the APA.

Gilbert, neighboring property owner, asked about the electrical coming to the property. He stated that he has his phone and electric coming off of the applicant's property and asked if it will all be buried. Richard Larkin stated that once the Town approves his plans he will go back to the utility companies for further details. However, his intent is to have all of the lines buried. Gilbert stated that he was in support of the project and feels that it will positively benefit the community's tax base.

Cliff Sprague, southerly neighbor, stated that the APA has indicated that the area is zoned with a minimum lot size of 8.5 acres. Counsel Muller stated that the Town of Bolton has an approved land use plan from the APA. He stated that if they did not have local zoning then the applicant would be held to the 8.5 acre minimum lot size.

Motion by Donald Roessler to close the public hearing for application SD09-06.
Seconded by Chauncey Mason. All in Favor. Motion Carried.

REGULAR MEETING:

Herb Koster asked if there were any changes or corrections to the December 17, 2009 minutes.

Motion by John Gaddy to accept December 17, 2009 minutes as written. Seconded by Sue Wilson. All in Favor. Motion Carried.

- 1) **SD09-06 LARKIN, RICHARD.** Seeks to divide into 6 lots that parcel designated as Section 184.02, Block 2, Lot 6, Zone RR5. Major Subdivision. Preliminary Plat. Property Location: 863 East Schroon River Road. Subject to SEQR. Note: This item was tabled at the November 2009 meeting pending a public hearing.

Herb Koster asked about the topography of the land in the area to access lot 2. Richard Larkin explained the location of the driveway. He stated that he would be looking to flatten out an area and create a culvert under the driveway. He has already talked to the Town about his proposal and he is willing to work with the municipality in any way that he can. Herb Koster suggested that he at least place the driveway in the middle of the 80' right of way as shown on the map. Richard Larkin stated that he is interested in putting it as close to the lot with the existing house and possibly on the property line if allowed. Herb Koster stated that there are no setbacks for the driveway. However, he is not suggesting that he put it on the property line but rather in the middle of the 80' area.

Herb Koster asked if all lots would have access or usage of the riverfront. Richard Larkin replied yes they all would. He stated that part of the salability of these lots is the

use of the river frontage. Herb Koster stated that he was concerned that this right of way is not shown on the map. Richard Larkin indicated where he planned for the access which he thought was self-explanatory. He stated that the access could change slightly if he were to put in a horse corral in the field. Counsel Muller agreed that the right-of-way should be delineated on the map. Herb Koster stated that he should have his lawyer create the language for the access and then the map should indicate that the roadway is the right-of-way. After further discussion Richard Larkin stated that he would rather not allow the access.

Herb Koster asked if the engineer would be drawing up the final map. Richard Larkin replied no, not for the subdivision but the engineer would be providing maps for the individual sites. Herb Koster stated that he would prefer to see 5-10' contours when he returns for stormwater. Pam Kenyon stated that these lots will be returning for stormwater and site plan review individually. She stated that she believes that this area will also require APA approval for the houses. Herb Koster stated that he would like to see better contours on the map. Pam Kenyon asked if it would be okay to have that provided when the stormwater is done. Herb Koster replied yes and indicated that he would like to see 10' contours.

Sue Wilson asked if this will require APA approval. Pam Kenyon replied yes because of the Northway and the Schroon River. Sue Wilson asked if approval was necessary for the subdivision. Pam Kenyon replied that she has not received any correspondence from the APA. However, since there are wetlands on the parcel as a whole she does anticipate receiving some sort of correspondence from them regarding jurisdiction. Richard Larkin stated that he has spoken to the APA and submitted some basic information but he was waiting to receive approval from the Town before continuing with the APA. He stated that in his initial contact with the APA they sent someone to flag the wetlands. At that time he indicated to the APA that the wetlands were not going to be subdivided and that the river front was not going to be used for anything other than recreation. He stated that the woman that came from the APA indicated that they would not have a problem with this project.

Counsel Muller stated that they need to discuss the recreation fee that goes along with the subdivision. John Gaddy explained that in the subdivision regulations there is the option, as the developer, to offer recreation opportunities for the subdivision or to be subject to a \$400/lot fee. Counsel Muller explained that this fee would not be paid by the developer, but rather those individuals looking to develop on each lot. John Gaddy explained that the recreation activities need to be defined in activities and space. Richard Larkin asked if he could change his mind at a future date to allow for the recreational area instead of the fee. Herb Koster replied that he would need to make a decision now and if he were to change his mind he would have to re-apply. Counsel Muller agreed and stated that the applicant either needs to decide tonight or table the application until they can come to a decision. After further discussion Richard Larkin decided to apply the \$400 recreational fee.

RESOLUTION

Motion by Donald Roessler to approve the preliminary plat, convert it to final plat and, having held a public hearing, grant final approval for the subdivision. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions: 1) Site Plan Review will be required for each lot prior to a certificate of compliance being issued, 2) 10' contours are to be shown on the final plat to be signed by the Planning Board Chairman, 3) a \$400 per lot recreation fee will be applied prior to a certificate of compliance being issued and 4) major stormwater will be required for each lot.

Seconded by John Gaddy. **All in Favor. Motion Carried.**

- 2) **SPR09-32 INDEPENDENT TOWERS HOLDING, LLC.** Represented by Daniel Schweigard. In accordance with Article XVII, seek Site Plan Review for a telecommunications tower. Section 139.00, Block 1, Lot 77, Zone RIL3 & LC45. Property Location: 1792 East Schroon River Road, owned by Raymond Hensler. Subject to WCPB and APA review. Subject to SEQR.

Daniel Schweigard, of Independent Tower Holding, LLC, stated that the applicant's are seeking approval for a telecommunications facility off of East Schroon River Road on Ray Hensler's property. He stated that he is also representing AT & T who will be the proposed provider at this location. They have identified a gap in cellular coverage on the Northway north of Warrensburg. He stated that they looked at several sites and this site was chosen because it provided the most service in the best location which would best close the gap in coverage along the Northway.

Daniel Schweigard stated that the proposed tower is 80 feet. He stated that they have already spoken with the APA who has done a preliminary review of the project. The APA has been adamant about meeting their requirements of making this site substantially invisible. He stated that the standard practice with the APA is to have a preliminary review of the project prior to making an application with the Town or municipality. They have reviewed the site and have given a preliminary approval. He gave the details of the location of the site. He stated that it is overlooking exit 25 in a very well screened area with an average tree height of 65-70 feet. He stated that the APA stated that they wanted this tower to be virtually invisible. Given the topography and vegetation he stated that this will be relatively screened and feel that they will meet the requirements of the APA. Daniel Schweigard stated that with the requirement of substantial invisibility, the APA has requested that they add some big branches in between the antennas to break up the straight lines a bit.

Daniel Schweigard explained the access to the tower would be located on the East Schroon River Road near the Hensler property. There is an existing logging road that will extend approximately 1,800 feet. He stated that the tower will be fenced in with a gate for security.

Daniel Schweigard stated that currently the tower is designed specifically for the use of AT&T at the 80' level. However, it has been structurally designed and just high enough above the trees that they could accommodate a second carrier.

Daniel Schweigard stated that this project has been in development for quite some time and he feels that they have done their due diligence with the selection of the proposed site.

Herb Koster asked if this was the same company that applied for a tower a few years ago. Daniel Schweigard replied yes, they were approved to put a tower on the Davis property which is on Wall St. However, AT&T decided to add to the Warrensburg South Station at Oscar's which covers beyond what the Dickson Hill tower would have covered. He stated this proposal will add to the coverage and provide additional coverage to the north to close the gap.

Herb Koster asked if AT&T would be willing to rescind their previous approval. Daniel Schweigard replied that it was an Independent Towers' project and they would be willing to rescind that approval. He stated that this is a build to suit agreement for AT&T where they absorb the development costs as a tower company and AT&T acts as a co-applicant or anchor tenant. AT&T tell them where they need to be and it streamlines the process because they will not have to be bogged down with land leasing and due diligence for the APA and local zoning. Daniel Schweigard stated that his company is very active with AT&T as well as other carriers in the Adirondack Park. He stated that they have contacted the 4 major providers that were interested in using the Wall St. location. He stated that he has not heard any response as of yet. He knows that 3 out of those 4 providers have found other locations in the area and feels confident that they probably will not need the use of that site. Henry Caldwell stated that there is some coverage after Exit 24 and asked where that was coming from. Daniel Schweigard replied that it was coming from the Warrensburg South station. However, according to the AT&T radio frequency engineer the level of coverage does not meet their requirement for safe and adequate coverage.

John Gaddy asked what the technical problems are with keeping the area clear in front of the receivers. Daniel Schweigard stated that they have discussed this with the APA. He stated that these facilities are constructed of metal so that they last many years. However, within 10 years the trees could grow substantially and potentially over the tower which could reduce effectiveness. He stated that the APA has indicated that there is a process in which they could apply to trim those trees.

John Gaddy asked what the procedure would be for adding additional tenants on the tower. Daniel Schweigard stated that they have discussed this with the APA because it is a problem. He stated that the Adirondack Council has also expressed this concern to the APA as well. He stated that the result of the APA restrictions is multiple towers for a single carrier. He stated that their proposal is for 2 and potentially 3 carriers.

Henry Caldwell asked about the color of the tower. Daniel Schweigard replied that it will be galvanized gray and the antennas will probably be brown or black, with some fake pine branches on the top. He stated that the proposed site is far off the beaten path with a vegetative backdrop so the tower will be largely invisible. He stated that the only thing that will be visible will be the antennas and top portion of the tower.

Herb Koster asked if they were intending on constructing the 1,800' access road. Daniel Schweigard replied that the road is an old logging road already in existence. However, it does need some serious improvement. He stated that the re-use of the old road is also looked upon favorably by the APA. He stated that the only real clearing they will need to do is on the last part of the road and around the compound area. He stated that Pam Kenyon indicated that they would be over the 15,000 sq.ft. of clearing which therefore require stormwater management for the project. He stated that their engineers are ready to move forward with the stormwater plan. He stated that the APA has some minor concern over the seepage along the logging road but they do not feel that it is substantial.

Henry Caldwell stated that the code states that when a tower is above the tree line it should resemble natural vegetation. Daniel Schweigard stated that he feels that they have done that. He stated that they cannot put it below the tree line because it will not be as effective. He stated that he read that portion of the code and feels that it would be up to the PB and ZA interpretation.

Pam Kenyon asked how much land disturbance would be involved for the road. Daniel Schweigard replied that it would be little under an acre. He stated that it is 1800' long. Pam Kenyon stated that she had him come here first to gain conceptual approval before seeking major stormwater. Daniel Schweigard stated that they are seeking 12' wide road with 4' for utility along the road and an additional 2' for clearance and stormwater. He stated that they applied for 20' just to be on the safe side but they really are only looking at a total of 12' driving area and 18' total. He stated that they are willing to fully comply with the stormwater regulations for Bolton.

John Gaddy asked how often the road would be used. Daniel Schweigard replied that it would be used once a month per provider. He stated that it is a pretty steep road but their engineers have determined that it is buildable. He stated that in the winter they would probably not maintain the road and would need to use snowmobiles to access the tower.

Henry Caldwell asked for clarification of removal or abandonment of the tower. Daniel Schweigard stated that they would comply with the ordinance. Per the ordinance they would have to provide 30 days notice to the building inspector. He stated that typically a removal bond is set in place and they would be willing to provide a bond of \$35,000 to assume the cost of removal. Henry Caldwell stated that the applicant would have 4 months from the notification to remove the tower. He is concerned with increased technology these towers will become obsolete and they will be left with this. Daniel Schweigard stated that he feels that it will be quite some time before these towers become obsolete because even the satellite radios and the State Police have tower mounted equipment to send data back and forth. He stated that they may become obsolete for

wireless communications but they will not become obsolete for communications in general. Daniel Schweigard also stated that removal bond should cover the cost in the event that it needs to come down. Henry Caldwell stated that he was concerned that \$35,000 may not be enough money to take it down due to inflation. There was further discussion of the removal bond and the amount that could potentially be necessary for removal. Daniel Schweigard stated that he would be willing to provide a short estimate with his application to order the removal bond. He stated that he does not feel that the cost to remove the tower would be much more than \$35,000 even after inflation.

Henry Caldwell asked who inspects the towers. Daniel Schweigard replied that he thought it would be the local inspector. Herb Koster stated that the Town uses Warren County.

Henry Caldwell stated that if the applicant just leases the land, then who is considered the applicant. Counsel Muller stated that Independent Towers LLC is the applicant. He stated that the lease agreement is filed in the Warren County Clerk's office so that they have land control on that piece of property including ingress and egress and utility. From there they go to the local zoning approval process. Daniel Schweigard stated that the zoning application does not have line for application name, it says property owner. He stated that Independent Towers is the applicant and they are leasing the land from Ray Hensler. He stated that the lease on the land goes on for 40 years at a minimum. At the end of the 40 years the lease will automatically renew.

Henry Caldwell asked what the tax assessor is going to think of this tower. Daniel Schweigard replied that it will probably be valued at approximately \$150,000. That assessed value gets added to the homeowner's taxes. He stated that the homeowner will then submit the change to the company and they will make up the difference directly to the Town or the homeowner.

Counsel Muller stated that they will still need to do SEQR long form. Herb Koster stated that they would need to see stormwater before they can approve this application given the steepness of the site. Counsel Muller stated that the applicant should be aware of any concerns before asking the applicant to return. The Board indicated that they were generally in favor of the project but stormwater will need to be addressed.

Daniel Schweigard added that he would be willing to incorporate a removal bond. He asked if a public hearing would be necessary. Pam Kenyon indicated that they held a public hearing on the previous tower. Henry Caldwell agreed and stated that they also did a balloon test for visibility purposes. Daniel Schweigard stated that he did a balloon test for the APA and would be happy to do one for the Town as well. However, the difficulty is keeping the balloon in position due to the wind. He stated that the best time to perform a public balloon test is about 10 minutes after sunrise. Herb Koster stated that he does not feel that the balloon test is necessary since the APA is known to be more rigid than the Town. He feels that if the APA has approved it, he does not see any need for it.

RESOLUTION

Motion by Donald Roessler to table SPR09-32 pending more information regarding stormwater for the project. **Seconded** by Sandi Aldrich. **All in Favor. Motion Carried.**

Daniel Schwiegard asked if he could submit the stormwater application and be on the next month's agenda. Pam Kenyon stated that once the application is submitted it will need to be reviewed by the Town Engineer. Once the Town Engineer signs off on the project then it can be put on the agenda. She stated that it will probably be a couple of months before he is back on the agenda.

- 3) **SD09-09 PARROTTA, ROBERT.** Seeks to merge those parcels designated as Section 171.11, Block 2, Lots 11 & 12 and then divide into 4 lots. Zone RCM1.3. Property Location: 5102 Lake Shore Drive and 24 Hidden Hills Drive. Minor Subdivision. Sketch Plan Review. Subject to SEQ. In accordance with Section 150-27 waivers are sought.

SD09-09 was tabled at the applicant's request.

- 4) **TOWN BOARD.** Seeks recommendation from the Planning Board regarding proposed Local Law No. 2 of 2010 that reads as follows: A local law providing for amendment to Chapter 200 "Town of Bolton Zoning Ordinance" Section 200-8 (definition of "ski center") and addition of/modification to Section 200-14. Zoning District: RR5/10 Rural Residential Schedule of use regulations.

Counsel Muller stated that in the new proposed zoning code ski centers would be allowed in the RR5/10 zone but it excluded cross-country skiing. He stated that he would need to know if the PB wanted to include that. He stated that currently the language in LC25 says both downhill and Nordic. However, he explained that the TB is considering adding this use in the RR5/10 zone as well and suggested that they adopt the same language that is in the LC25. He stated that Pam Kenyon has pointed out that the new code is not in perfect sync with this language because it does not mention cross country skiing or a 50 acre minimum.

Henry Caldwell asked what about snowboarding and tubing. He stated that if they are worrying that they have omitted Nordic skiing then they should be worried that other activities that are not specified as well. Herb Koster stated that he has sat on the Zoning Committee and feels that this was just an accidental omission. He stated that it wasn't even discussed and he doesn't feel that it is an offensive activity. Pam Kenyon stated that this was a change never discussed or agreed upon by the committee. She stated that they did include ski centers in the RR5/10 zone.

Counsel Muller asked Pam Kenyon if she would be offended by the fact that downhill skiing is also going to include snowboarding, tubing, etc. Pam Kenyon replied no. Herb Koster suggested that all of these types of activities should be included in the definition.

Counsel Muller stated that he will include these types of activities in his definition of a ski center and he will present it to the TB at their next meeting.

Henry Caldwell stated that the last they heard of this that the Town was considering changing the zone as opposed to the language change. Counsel Muller agreed. However, he explained that this changed as it was being presented. He explained that initially it started that way. However, after further discussion the TB considered creating a PUD. The PUD was possible but not the best idea for Rolf Ronning since it would be a long and expensive process. Counsel Muller stated that this proposal was brought forward by Rolf Ronning. He requested that they include a definition change and create a new line item for site plan reviews. Procedurally they can do that and the TB agreed this would be the best way to approach this. He stated that the TB also gave consideration to other RR5/10 zones in Town and that is how they determined that a minimum lot size of 50 acres would be required and it could not be in the Lake George basin.

Henry Caldwell stated that he felt bad that this idea has been kicked around from Board to Board. Counsel Muller stated that he feels that Rolf Ronning has got a pretty good start to his proposal. He stated that the Town is following the proper procedure. The TB should never act on making a zoning code change without input from the PB. Henry Caldwell asked if there will be a public hearing. Counsel Muller replied yes, but the true slow down will be that it will need to be reviewed by the APA. He stated that once the TB approves this he will then turn it over the APA for their review.

Rolf Ronning stated that Deanne Rehm pointed out that this area is zoned 8.5 acres according to the APA, and ski areas/centers are allowed. Herb Koster feels that the direction they are taking is the easiest direction. Counsel Muller agreed. He stated that if the PB was in favor of this change and that they would like to include all things that are related to a ski area he would present that language to the TB for their approval.

Sue Wilson asked how this proposed language meshed with the proposed new code. Pam Kenyon reviewed part of the new proposed code. She stated that originally they intended on having it all encompassing. However Nordic skiing was removed. She stated that the definition for the ski area included all things that relate to a ski area, such as a lodge, parking, chair lift, etc.

Herb Koster stated that he had no issue with this proposal and asked the PB what their thoughts were. Don Roessler stated that he had no issues with the proposal. John Gaddy agreed especially since it will be limited to a minimum lot size. Sandi Aldrich stated that she had no issues but she would like to make sure that the language matched the new code. The Board agreed.

RESOLUTION

Motion by Donald Roessler to make a positive recommendation to the Town Board with regard to the proposed Local Law No. 2 and that the definition of “ski center” expands and clearly includes all types of activities that would typically go along with a ski center,

both seasonal and non-seasonal, and that the new proposed zoning code language echoes local law # 2. **Seconded by Sandi Aldrich. All in Favor. Motion Carried.**

- Zandy Gabriels spoke regarding Bell Point Road that was on the agenda at the last meeting.

Zandy Gabriels stated that his issue is not the road itself, but rather the enforcement. The PB placed a condition on the original approval for the maintenance of old Bell Point Road and the stormwater on Norwood Drive. He stated that for years the residents in that area would come to the TB to seek remediation in compliance with the PB conditions for stormwater on Norwood Drive. They handled this with the HOA and never once did any of the property owners come and discuss the maintenance of old Bell Point Road. One of the interesting observations at the public hearing last month was that there was no allegation that any of the residents attempted to even use old Bell Point Road at any time over the past 15 years. Zandy Gabriels stated that he used old Bell Point Road once every 2 years only because you could see this problem coming and he was noting the deterioration. He stated that once a condition is imposed, you give the Town and Zoning Office the obligation to enforce that provision and insure that your provisions are attended to. Many Town Boards were remiss about the maintenance of old Bell Point Road. However, there are questions on enforcement on many of the conditions that have been applied over the past 10 years. He stated that this is a procedural issue that this Board needs to attend to. The PB either needs to recommend to the TB how these conditions can be enforced or not to apply any of these conditions at all.

- Pam Kenyon notified the PB about a letter received regarding a ZBA appeal on the PB interpretation of driveways for the Oberer application.

The meeting was adjourned at 8:18pm.