



PLANNING BOARD TOWN OF BELMONT, NH

Monday, March 22, 2021
Remotely by Zoom
Belmont, New Hampshire

Present: Chairman Peter Harris; Vice Chair Ward Peterson; Members Michael LeClair, Gary Grant, Richard Pickwick and Kevin Sturgeon; Alternate Member Dennis Grimes.
Absent: Jon Pike, Ex-Officio.
Staff: Dari Sassan, Rick Ball, and Colleen Akerman.

The Chairman opened the meeting at 6:00 pm and welcomed those in attendance.

He announced that as Chairman of the Belmont Planning Board, he finds that due to the state of emergency declared by the governor, this public body is authorized to meet using electronic means. He said that the Board gave notice to the public of the necessary information for accessing the meeting using Zoom or telephone, and he announced that any party experiencing any difficulty in accessing the meeting at any point, should call 603-267-8300 x 113, and the meeting will be recessed until access can be restored for all parties.

The Chairman asked that the Board start the meeting by taking a roll call attendance, with each attendee stating their name and that they report if anyone else is attending the meeting from that same location.

Chairman Peter Harris
Vice Chair Ward Peterson
Michael LeClair
Gary Grant
Dennis Grimes
Kevin Sturgeon with Rich Pickwick.
Town Planner, Dari Sassan
Land Use Technician, Rick Ball
Building and Land Use Clerk, Colleen Akerman
Jon Rokeh
Al Mitchell

D. Sassan said that, as always, Chairman Harris shall direct and control the meeting, but that as the administrator of the digital meeting platform, he himself would assist with calling on those who wish to speak. He explained that those that call in press *9 star on the phone to raise their hand. Press *6 to toggle in and out of mute.

1. Public Submission Meeting and Public Hearing – 106 Realty Trust: Request for site plan approval for a self-storage facility. Property is located at Old State Road, Tax Lot 201-003-000-000 in the “C”

Zone. PB # 0521P.

The Chairman read the lot history from the Staff Report. The current owner purchased a portion of the property as a single lot in 1996. The remainder was purchased from the Town in 2017 and a Special Exception was obtained to expand an existing non-conforming multi-family use, contingent on the merger of the parcels. The Special Exception has expired, but the lots were merged in 2018. The site was largely cleared in 2019 and the two previously existing multi-family residential units have been removed. There were no waiver requests.

MOTION: W. Peterson moved that the application be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted in a timely manner to complete review and act on the application. The Board shall act on this proposal by 05/26/2021 subject to extension or waiver.

The motion was seconded by G. Grant and carried on an affirmative roll call vote by P. Harris, W. Peterson, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (6-0)

The Chairman stated the following definition will be used to determine if the applications before the Board tonight have a regional impact. He explained that in order to provide timely notice, provide opportunities for input and consider the interests of other municipalities, the Board shall act to determine if the development has a potential regional impact as defined by RSA 36:55. Impacts may include, but are not limited to: relative size or number of dwelling units as compared with existing stock; proximity to the borders of a neighboring community; transportation networks; anticipated emissions such as light, noise, smoke, odors, or particles; proximity to aquifers or surface waters which transcend municipal boundaries; shared facilities such as schools and solid waste disposal facilities.

MOTION: P. Harris moved that the proposal does not have a potential regional impact.

The motion was seconded by M. LeClair and carried on an affirmative roll call vote by P. Harris, W. Peterson, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (6-0)

The Chairman noted the merits of the application. There were no comments from most departments, but the Town Administrator and Public Works had concerns about traffic. The Land Use Technician had concerns about stormwater treatment and volume that will be reviewed during the hearing.

The Chairman opened the public hearing.

Mr. Jon Rokeh and Mr. Al Mitchell were present for this application.

Mr. Rokeh shared his screen with the meeting to show the site on Old State Road. He reviewed the plan and explained that there used to be two multi-family residential structures there. They went through the process in 2017 and their application was geared towards multi-family use on the site. They decided against that and are looking at a self-storage facility. They have been to ARC. The plan is similar to what Mr. Mitchell has put up on Route 106. All of the grading and drainage has been done and there is a drainage report.

Mr. Rokeh said Mr. Ball had a concern about the drainage report and had an informal third-party

review completed to ask if a formal review was needed. R. Ball confirmed that Mr. Gerry Lang opined that a formal review was unnecessary. Mr. Rokeh remarked that they have already made application for their NH AoT and it has been accepted for review by the State. They have done what was required. There were no Natural History Bureau hits on the site, but a wildlife study was required and submitted. The site will be graded down to the southwest side of the site and there are two detention ponds with forebays. There is a wet pond and an infiltration pond. This is the same type of drainage that Mr. Mitchell has at multiple sites. There will be garage doors on both sides of the buildings, with 15 feet between the units so there are sight lines through the facility for the camera system. It is similar to the original Belmont Self Storage site. Drainage goes down to a swale at the end and into the detention ponds. There are no plans for an office at this location, so this is not going to be a high traffic or destination site. There will only be people bringing things in and out and there won't be much traffic. The main Belmont Self Storage site has 12 trips per day which include the main office and maintenance. The top of the hill [Belmont Self Storage 2] has 6 trips in and out per day, with 1-2 of those maintenance as well. They anticipate something similar to that for this location. There might be days with zero trips and others with 10 trips so that is an average. There is a landscape plan with evergreen and deciduous trees and shrubs along the front of the property. The entrance will be dressed up with flowers and shrubs. All of the lights will be wall packs; the same as the building on Route 106.

M. LeClair asked how many total units there will be. Mr. Mitchell answered 360-400 units, but there could be as few as 280 depending on the size of the units.

Mr. Rokeh explained that Old State Road has a signalized intersection near the Dunkin' Donuts and mall traffic is down dramatically. Foley's and Dunn's use the road extensively up to the entrance of this site. This use is minimal compared to the heavy trucks already using it. The road is getting beat up by heavy traffic already.

R. Pickwick commented that this is off the beaten track. Is there security for the premises? Mr. Mitchell answered that there will be similar security to what the Belmont Self Storage main location has. They are getting into more monitoring and may have a monitoring center. There will be the same kind of surveillance as at the main and second locations. Mr. Rokeh said the main site is near Pike's on Route 106, and second location is near the Irving station. R. Pickwick observed that the storage facility near Agway has a chain link fence. R. Ball declared that is a different owner. Mr. Mitchell responded they are going to be heavy on the trees and will enhance them if they need to. The facility will be lit like the one on Route 106. The previous tenants at the Old State Road location probably generated 20-30 trips per day. It is likely there will be less trips now. R. Pickwick asked about the distance from the north side to the WOW trail and the lake. Mr. Rokeh said the closest is 20 feet to the trail and a few hundred feet to the lake. P. Harris commented on the state-of-the-art security system. Mr. Mitchell explained that the police use their security footage often because it is the most advanced system around. P. Harris said he is comfortable the site will be secure. Mr. Mitchell said fencing hasn't been necessary. They have license plate surveillance and robotic cameras.

D. Grimes left the meeting at 6:20 pm.

P. Harris asked if R. Ball is happy with the landscape and drainage plan. R. Ball said the back has not been addressed yet. The northeast corner is about 20 feet from the trail and good evergreen growth is recommended. R. Ball explained that his questions on drainage were satisfied after Mr. Lang reviewed the plans. Third-party review was not necessary. J. Rokeh commented that there is already a third-party review by the State of NH for the AoT application. Mr. Mitchell assured the Board that anything R. Ball

requires will be done. They will keep things private and may put a fence up on the backside but want to do more naturally. R. Pickwick acknowledged he was concerned about the back of the property because he heard about homeless people living in the area. M. LeClair stated that has no bearing on this approval and it is not the Board's responsibility.

Mr. Rokeh shared a new screen with an overhead Google map view with the WOW trail to the rear of the site. There is only a small portion of the trail close to the property. There is decent growth elsewhere. He showed an area that has not been stumped that will have fast growth. The location of the Fire Department's controlled burn was noted, and the intersection and the entrance to the site beyond Foley's and Dunn's.

R. Pickwick said someone asked him how many storage facilities does Belmont need? There are two indoor and a number of others. It looks like we are becoming a "storage" town. P. Harris said it is an allowed use in an allowed zone. The Town would need to put in restrictions to prevent it. J. Rokeh said a benefit of self-storage facilities is that they are steel buildings that can be ripped out and recycled and then the site can be used easily for anything else. It is a fringe benefit. G. Grant commented that a lot of people are buying houses and are looking for storage units and there are none available.

P. Harris remarked that Belmont suffers with a lack of sewer and water. The Route 106 second Belmont Self Storage location is just short of it and it would be extremely expensive to do. Mr. Mitchell added that if something else comes along that makes more sense they would come back to the Board with a new plan. Having the drainage studies and landscape plans done gets them a little ahead of things. They tried to get water from Laconia for the second location, but there were problems coordinating it. Until that is solved there is not much that is going to happen. He can't do a carwash because Belmont water requires too much purification.

The Chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

Board's Action – 106 Realty Trust:

MOTION: M. LeClair moved that the application be granted Final, conditional approval as it appears to meet all of the technical requirements of the Ordinances and Regulations of the Town of Belmont with the following conditions:

Conditions (precedent) to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. This action is based on a plan set dated 1/22/2021.
2. Submit final plans (1 mylar, 6 paper, 1 reduced). Submit one copy for approval prior to submitting all required copies. Add/identify/include note on plan:
 - a. Incorporate landscape and lighting plan submitted 3/16/21 into final plan set.
 - b. Add signature block to site plan (Sheet 3).
 - c. Indicate floor elevation of proposed buildings.
 - d. All conditions subsequent shall be incorporated as notes on site plan (Sheet 3).
 - e. Additional site plan notes:
 - i. No apartment/residential use.
 - ii. No outside storage.

3. Security (reclamation): Prior to any site work security shall be provided for closure in case of abandonment. Applicant shall submit engineer's cost estimate of closure costs to the Town for approval and the owner shall post required security in the form of a letter of credit or cash in an amount to be set by Town based upon engineer's estimate.
4. Evidence shall be provided of other agency permits obtained including required driveway, AoT and other environmental permits.
5. Submit QAP or SWPPP for construction activities.
6. Applicant shall sign and follow Town's Inspection Schedule.
7. Payment of recording fee. Check made payable to BCRD in the amount of \$20.60
8. Conditions precedent shall be completed no later than 3/22/22. Active and Substantial development of the approved improvements shall occur no later than 3/22/23 and improvements shall be substantially completed by 3/22/26 or shall be in accordance with the approved buildout schedule.
9. Compliance hearing shall be held by Board as necessary.

APPLICANT SHALL TAKE SPECIAL NOTICE: NO USE/WORK MAY COMMENCE UNTIL ALL PRE-CONDITIONS ABOVE HAVE BEEN SATISFIED. CONTACT THE LAND USE OFFICE WITH ANY QUESTIONS. COMMENCING WORK OR USE PRIOR TO TOWN AUTHORIZATION SUBJECTS THIS APPROVAL TO REVOCATION, AND OTHER ENFORCEMENT ACTION AND DAILY FINES.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

10. Construction shall be monitored and certified by a consultant appointed by the Board at the applicant's expense if any.
11. All disturbance of the site to conform to Best Management Practices for the eradication and disposal of invasive vegetative species. See *Best Management Practices for Roadside Invasive Plants, NH DOT and New Hampshire Guide to Upland Invasive Species, NH Department of Agriculture, Markets and Food, Plant Industry Division*. Monitor disturbed areas for a minimum of 2 years after project completion for reoccurrence of growth.
12. Orange construction fencing shall be erected around entire perimeter of area to be disturbed. No encroachments outside of fenced area is permitted without prior approval of the Town in conjunction with review by project engineer.
13. SWPPP shall be submitted if required.
14. Submission of building plans, approved by Building Inspector and Fire Department; shall comply with all applicable building, fire, health, and life safety codes.
15. Property owner shall install all required traffic control and fire and life safety facilities and systems required by the Board and/or by other applicable Codes and Regulations.
16. Construction schedule should be developed to avoid activity during spring road-posting season.
17. Obtain successful milestone observations from Land Use Staff as listed on Land Use Inspection form **and** additionally and separately all required inspections by the Building Official, Fire Department, Public Works Department and NH DOT.
18. Evidence of other agency conditions achieved.
19. Occupancy/use of improvements requires submission of 2 paper original record (as-built) site plans including structures, utilities, roads, drainage and other site improvements.

General conditions to be complied with subsequent to plan being signed and decision recorded:

20. Approved uses include interior self-storage.
21. Conversion of the property to a condominium form of ownership shall require additional Planning Board review and approval.
22. Application for Change of Tenant/Change of Use shall be submitted prior to each new occupancy, use or expansion of existing use.
23. Sewer approval shall be obtained for each new use or expansion of use.
24. Dumpster must be on solid surface and sized appropriately to contain all refuse, placed on an impervious surface, screened all sides. Lids kept closed at all times except during active use to minimize loss of refuse. Gates kept closed at all times except during pickup.
25. The property owner shall be responsible to inspect, maintain and make immediate repairs to stormwater management features to assure they function in the manner intended and protect water quality.
26. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
27. Landscaping shall be maintained, shall be kept in a sightly manner and not allowed to deteriorate.
28. All exterior mechanical equipment to be screened.
29. All exterior lighting shall be downcast and shielded from abutters and traffic.
30. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
31. No changes shall be made to the approved plans unless application is made in writing to the Town.
32. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
33. Approval is subject to expiration, revocation and changes in the Ordinances. This conditional approval shall expire on 3/22/2022 unless all conditions are met or an extension is applied for and granted in accordance with the Regulations. Notice to the applicant and/or a public hearing are not required for the Board to determine that a conditional approval has expired. Reapplication in the case of an expired conditional approval requires a new application meeting all applicable Regulations.
34. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.
35. Operational conditions of the Town and other agencies shall be met.

The motion was seconded by W. Peterson and carried on an affirmative roll call vote by P. Harris, W. Peterson, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (6-0)

OTHER BUSINESS:

Approval of Minutes 02/22/2021:

MOTION: P. Harris moved to approve the minutes of February 22, 2021 as written.

The motion was seconded by W. Peterson and carried on an affirmative roll call vote by P. Harris, W. Peterson, G. Grant, and R. Pickwick. (4-0-2) M. LeClair and K. Sturgeon abstained.

STAFF REPORT:**106 Realty Trust – 36 and 26 Laconia Road - Map/Lots 205-050-000-000, 205-052-000-000, and 205-054-000-000:**

D. Sassan informed the Board that changes have been submitted for the second Belmont Self Storage location, just over the Laconia border on Route 106. They have not been to ARC yet but they are on the agenda for Thursday and will be on the Planning Board agenda for next month. He is looking for confirmation that the Planning Board feels the changes are significant enough to require site plan review. R. Ball shared his screen showing the plan that was approved by the Board in 2019 with the buildings set square to the road. J. Rokeh shared his screen showing the proposed plan with different shaped buildings at an angle in the more traditional storage building style. M. LeClair commented that it will be more pleasing from the road with a less visible sight line. The small commercial building will flow together with the existing site. Mr. Mitchell said there is a storage office planned for that location. Because of the size of the buildings, they are going to need someone on site. The office is at the end of one of the rows. There will be landscaping around the building. M. LeClair questioned the footage from the corner of the building to the road. J. Rokeh estimated it to be about 80 feet.

P. Harris stated that he has no problem with Mr. Mitchell's work but the change would be seen as a major change from someone else's eyes. It is a commercial building and things should be kept consistent with larger developments of this nature. The Board doesn't want to hold things up but they don't want it to bite them down the road. M. LeClair commented he doesn't think this needs the ARC process. Staff can handle the change. It is not that big of a change as to what departments would look at. D. Sassan maintained that every Planning Board application goes to ARC first. In order to get to the Planning Board, applications need to go to ARC, and the Town has been very consistent with that. D. Sassan asked for verification that M. LeClair is saying that Staff can review this change administratively without a Planning Board hearing. W. Peterson stated that this application should come back to the Planning Board. K. Sturgeon also agreed. Mr. Mitchell said he is fine with that. He doesn't want to set a precedent that could be a problem for the Town. He will go through the procedures.

There was discussion about the ARC requirement. W. Peterson agreed that ARC can be waived because this is just a change to an approved plan. D. Sassan explained that it is common for people to try to avoid ARC but the Town has always been consistent in requiring it. M. LeClair responded that the applicant is not changing the purpose of the property. Other department members have already spoken on this. ARC is important. D. Sassan emphasized that applicants with extensions on an approval with no changes are required to go to ARC. He suggested that future discussion with the Board would be necessary to review the ARC process. P. Harris said the Board does not want to cost the applicant time and money. D. Sassan confirmed they are already on the agenda for this Thursday. If that step was omitted someone not as considerate as Mr. Mitchell could come along and try to find a loophole.

K. Sturgeon asked if a carwash could be put in if Laconia could provide water. Mr. Mitchell said the goal is to work the back of the site before the front because he would love to see something better come along. Part of the reason for the storage facility at Old State Road is to have backup if something better came along at the second self-storage site. They may not put the buildings up this year with the costs, but he didn't like the way it looked and wanted to swing things to the back of the property. These days office space is changing. There was discussion about the water and sewer ending at the college entrance.

It was the consensus of the Board that site plan review is required, however the ARC requirement can be waived for this application.

Mr. Dennis Greenwood joined the meeting.

Greenwood Auto – 995 Laconia Road – Map/Lot 125-048-000-000:

D. Sassan reported to the Board that Mr. Greenwood has submitted a Change of Tenant application for the property. There is an existing residential unit and an approved auto body and auto sales business on site. Mr. Greenwood will be moving from his current 6 Farrarville Road location. The use will remain the same so the plan is to conduct an administrative review, but comments from the Board are welcome.

The Chairman allowed Mr. Greenwood to speak. Mr. Greenwood explained Bryson's Auto on Hurricane Road has put a deposit on the Farrarville Road property and has given him time to move out. He was there for 7 years as a family business and they hope to move to 995 Laconia Road.

P. Harris asked for confirmation that this is the old Lewandoski property. R. Ball shared the Lewandoski plan and said Mr. Greenwood would be required to follow the same layout/plan. W. Peterson noted that the owner of the property must occupy the home. M. LeClair asked if this is residential. R. Ball stated it is in the Commercial zone. M. LeClair said there are no significant changes, and asked if this can be done administratively. W. Peterson reiterated that the property owner must live in the house and cannot rent it out. D. Sassan said he spoke to Mr. Greenwood and he is aware of that.

Mr. Greenwood explained some complications he is having and asked if he could lease the property for a short time until he can sell his other property. P. Harris stated that is not for the Board to decide, it can't be changed. It is not a small change. D. Greenwood assured the Board that he is keeping it the same as it is. W. Peterson stated that only the owner can live there and it is grandfathered in the Commercial zone. P. Harris confirmed that it cannot be a rental property. There was discussion about a storage tank shown on the Lewandoski plan. Mr. Greenwood is not familiar with it at this time. R. Ball confirmed the plan with the tank was exactly what was presented to the Board in 2016. R. Ball suspects the tank is for wash water. K. Sturgeon asked if there was a bathroom in the garage. Mr. Greenwood answered that he did not know. M. LeClair asked if the property was being purchased sight unseen. Mr. Greenwood declared he visited the site to make sure it was useable. He didn't look in every nook and cranny. W. Peterson suspects the bathroom for the garage is located in the residence, which would likely be why there is a requirement that the residence be owner-occupied. R. Ball confirmed that when Mr. Chuccariello purchased the property, the Town processed a Change of Tenant with the conditions from the last plan. It was a condition that it could not be rented. D. Sassan announced that he was told it would be owner-occupied during his conversation with Mr. Greenwood. Mr. Greenwood said he would like to retire there but he doesn't know if he can have two residences at the same time. W. Peterson warned that the house and business cannot be rented out. Mr. Greenwood needs to live there or it is wasted space. R. Ball will email the conditions of approval from the last site plan to Mr. Greenwood. D. Sassan said he will put the application on hold until Mr. Greenwood determines if he wants to go forward or not. Mr. Greenwood said he has no choice but to proceed. It was the consensus of the Board to allow an administrative approval for the same approval and conditions.

Village Image Salon – 137 Main Street – Map/Lot 122-124-000-000:

D. Sassan reported a Change of Tenant application was submitted for this property to relocate the hair salon. The building has previously been used for hair care but the most recent use has been dwelling unit space. He is asking the Board if site plan review will be required.

R. Ball explained the location used to be the hair salon and they are just moving back there. There is a residential rental on the second floor and the first floor would be used for the hair salon. D. Sassan

said they are downsizing. R. Ball noted that parking may be eliminated along the road if NHDOT takes the selectmen's recommendation. The intersection has eroded because of the 90 degree turns to avoid the parking. A more gradual turn would help the area. M. LeClair asked if members of the Board have granted approval for a business without parking other than public parking. W. Peterson said it is the Village. There are many businesses without their own parking. M. LeClair asked if any parking has changed. Have there been any changes in the last 15 years that would make it no permissible or altered? R. Ball said that process happens with the Change of Tenant. There was more discussion about the parking concerns but the consensus of the Board was to handle the application with an administrative approval.

Winnisquam Marine – 12 Sunset Drive – Map/Lot 104-064-000-000:

D. Sassan is looking for a determination on whether site plan review will be required if the Zoning Board approves two variances for a sign that exceeds the permitted square footage and which will be situated less than 200 feet from a residence. The applicant has submitted an application for a new sign on the 2014 showroom addition. The sign includes a 96sf electronic message board where only 32sf is permitted. Is this a major change because of the size of the sign? P. Harris asked if variances will be needed. D. Sassan explained two variances would be required for the size and distance from a residence. P. Harris talked about the negative effects of these types of signs and the education the Board received when the ordinances were put in place. M. LeClair said he would be curious to know how many accidents occurred on the bridge in the last year because of distraction. W. Peterson said this would make it worse. P. Harris said we are alerted to this ahead of time and our lighting ordinance is up to date. W. Peterson said that is why the sign ordinance was created. M. LeClair stated the applicant needs to be notified it is not allowed. D. Sassan maintained that he is not looking for a yes or no on the project, but he does need to know if the Board would require site plan review for this change if the variances are approved. It was the consensus of the Board to require site plan review. P. Harris remarked that he will find some of the old documents regarding electronic signs. W. Peterson said a previously installed sign on Route 3 had to have the bulbs adjusted because the sign was too bright. P. Harris said the speed of the signs can be changed making them even more distracting. W. Peterson expressed concern that the ZBA should understand this is a big problem. If they need something from the Planning Board, W. Peterson would be willing to testify. Comments could be submitted to the ZBA. D. Sassan will inform that applicant that site plan review will be required if the variances are approved.

Outdoor Seating:

D. Sassan reported there is proposed legislation to extend the temporary expansion of outdoor dining. The Land Use office is looking for the Board's approval to continue approving outdoor seating requests administratively using the special events application process, as long as the Governor's orders remain in place. The special events application process includes oversight from the Fire Department and Code Enforcement. Last year all tents were required to be removed the week after Columbus Day, so the expectation is the same would be required this year.

P. Harris said if last year was successful it should be kept in place. D. Sassan noted there was a special Planning Board meeting last year to approve the outdoor seating under the Special Events application. M. LeClair asked if this is the Planning Board's jurisdiction or if it belongs with the Selectmen. D. Sassan said it falls under site plan review authority. M. LeClair asked whether this is a change of use. D. Sassan answered no, it is a special events application process. D. Sassan confirmed that the Fire Department and Code Enforcement perform inspections, and they work for the Selectmen. M. LeClair said he wants Belmont to be pro-business and wants them to come here and succeed. It was the consensus of the Board to support continuing the special events application process as long as the Governor's orders remain in place.

Elections:

MOTION: M. LeClair moved to elect Peter Harris as Chairman.

The motion was seconded by K. Sturgeon and carried on a roll call vote by W. Peterson, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (5-0-1) P. Harris abstained.

MOTION: M. LeClair moved to elect Ward Peterson as Vice Chairman.

The motion was seconded by K. Sturgeon and carried on a roll call vote by P. Harris, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (5-0-1) W. Peterson abstained.

NEW BUSINESS:**In Person Meetings:**

K. Sturgeon asked when in person meetings would be held again. D. Sassan replied that the Selectmen have been reviewing opening things on a week-by-week basis.

ADJOURNMENT:

MOTION: M. LeClair moved to adjourn at 7:45 pm.

The motion was seconded by P. Harris and carried on an affirmative roll call vote by P. Harris, W. Peterson, M. LeClair, G. Grant, R. Pickwick, and K. Sturgeon. (6-0)

Respectfully submitted:

Colleen Akerman
Building & Land Use Clerk