

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

August 9, 2010

MEMBERS PRESENT:

Phil Carter, Chairman	Julie Nicoll	Rose Goings, Zoning Administrator
Richard Harrison	Linda Petty	

OTHERS PRESENT:

Andrew Becker	George McNaughton	Larry Slason
Mike Doran	Alice Nitka	Richard Whitham
Micky Gelineau	Ted Reeves	Dave Guerrero, LPC-TV
Craig Jewett	Robin Reilly	Lisha Klaiber, Recorder

SPECIAL MEETING – REORGANIZATION

1. **CALL TO ORDER**

- A. Meeting opened at 6:00 p.m. by Chairman Phil Carter. Phil Carter advised that the board is currently down one member and that the Select Board will appoint a new member at their September meeting. All board members present.

2. **ELECTION OF CHAIRPERSON**

- A. **MOTION by Julie Nicoll and seconded by Richard Harrison to elect Phil Carter as chairman. Motion passed unanimously.**

3. **ELECTION OF VICE-CHAIRPERSON**

- A. **MOTION by Phil Carter and seconded by Linda Petty to elect Julie Nicoll as vice-chairperson. Motion passed unanimously.**

4. **ELECTION OF CLERK**

- A. **MOTION by Julie Nicoll and seconded by Phil Carter to elect Rose Goings as clerk. Motion passed unanimously.**

5. **APPOINTMENT OF RECORDING SECRETARY**

- A. **MOTION by Phil Carter and seconded by Richard Harrison to appoint Lisha Klaiber as recording secretary. Motion passed unanimously.**

6. **DESIGNATION OF NEWSPAPER OF RECORD**

- A. Previous newspapers of record were THE VERMONT JOURNAL and THE RUTLAND HERALD (as back-up).
- B. **MOTION by Richard Harrison and seconded by Julie Nicoll to keep this the same. Motion passed unanimously.**

7. **ESTABLISH MEETING DATES AND TIMES**

- A. Previous DRB meeting schedule was to hold regular meetings at 6:00 p.m. on the second Monday of each month.
- B. **MOTION by Linda Petty and seconded by Julie Nicoll to keep the schedule the same. Motion passed unanimously.**

8. **ADOPT RULES OF PROCEDURE**

- A. Phil Carter advised that the DRB has, in the past, adopted a set of Rules of Procedure. He asked if anyone had any changes or suggestions. There were none.
- B. **MOTION by Julie Nicoll and seconded by Linda Petty to re-adopt the Rules of Procedure as written. Motion passed unanimously.**

9. **ADJOURN**

- A. **MOTION by Julie Nicoll and seconded by Linda Petty to adjourn this special meeting. Motion passed unanimously.**
- B. Meeting closed at 6:04 p.m.

REGULAR MEETING

1. **CALL TO ORDER**

- A. Meeting opened at 6:04 p.m. by Chairman Phil Carter. All board members present.

2. **OPEN THE PUBLIC HEARING FOR MATTHEW GRADER**

- A. Phil Carter advised that this is an application to allow for a 3-lot subdivision. Property address is Nelson Road in the Town Residential District.
- B. Rose Goings advised that this is application SUB11-001. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010. She said that letters have been received from the Ambulance, Police and Fire departments.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Richard Whitman advised that the applicant wishes to divide one parcel in the Town Residential district into 3 lots. There had been a mobile home on one parcel, but it had burned down. He indicated on a drawing, that the access to the lots would be a

continuation of the driveway. Test pits will be approved by September for all 3 lots. The ROW will be 50 feet wide and serve all 3 lots.

- E. Rose Goings asked about state approvals.
- F. Richard Whitman said the engineer said that he would complete the paperwork this week, and then send them into the state.
- G. Phil Carter asked the grade of the road at the cul-de-sac.
- H. Richard Whitman said less than 8%.
- I. Phil Carter noted that in his letter, Fire Chief Kolenda mentioned that the grade should not exceed 12%. This will be okay. The letter also mentioned that the cul-de-sac should have a radius of no less than 75 feet.
- J. Richard Whitman said they would stick to that.
- K. Phil Carter said that the chief also would like to have the access road and cul-de-sac completed before any construction begins.
- L. Rose Goings said that the access road must conform to town highway standards and would have to be named.
- M. Phil Carter advised that it will be a private road and the town will not maintain it. He asked the location of the well shields.
- N. Richard Whitman said he would provide the board with the state septic design permit.
- O. Phil Carter said that this board does not want well shields to carry over onto and encumber other peoples' properties.
- P. Richard Whitman said it would not happen with these lots.
- Q. Rose Goings said this is a preliminary plat hearing. The applicant will need to come back with the final plat after they receive state permits. They would need to show well shields on the final plat.
- R. Phil Carter noted that there is a power line easement going through the property. He asked if there are any wetlands or streams on the parcels.
- S. Richard Whitman said there is a small brook on the north side.
- T. Richard Harrison asked to have the house sites on the final plat.
- U. Richard Whitman said they would indicate suggested house sites on the final plat.
- V. Phil Carter said that the 3 lots would be serviced by a 50-foot wide ROW off Nelson Road and that ROW would end at a cul-de-sac with a minimum 75-foot radius. He advised, for the record that the lots sizes would be as follows:
 - i. Parcel #1 – 13.2 acres
 - ii. Parcel #2 – 10.49 acres
 - iii. Parcel #3 – 13.07 acres
- W. **MOTION by Linda Petty and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**
- X. Phil Carter said that the applicant should show well shields locations when they return with the final plat.
- Y. Rose Goings said that they have 6 months to submit the final plat.
- Z. Richard Whitman asked if they could submit a waiver letter if they don't have state approvals by the September meeting.
- AA. Phil Carter said that this board usually waits for state approvals and permits before approving a final plat. He would prefer to stick that traditional approach.
- BB. Richard Harrison said to also include house sites on the final plat.
- CC. Phil Carter said the applicant might bring back what they have for the September meeting.

3. **OPEN THE PUBLIC HEARING FOR LUZENAC AMERICA**

- A. Phil Carter advised that this is an application for a Local Act 250 Review to allow for the demolition of the Verd Mont Woolen Mill. Property owner is Green Mountain Talc and property is located at 41 East Hill Road in the Industrial District.
- B. Rose Goings advised that this is application 325-10-Act 250. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010. She said that letters have been received from the Ambulance, Police and Fire departments.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Robin Reilly advised that the company is actually US Talc. She said that the mill is in disrepair and the applicant would like to demolish and deconstruct it. They filed for and received their State Act 250 permit. She said that they want to deconstruct the building and have filed a recycling plan with Act 250. Renew Salvage in Brattleboro wants to take much of the materials for recycling. They would like to start work around September 1st. There is a small amount of asbestos in small components. The floor has about 5% petro-hydrocarbon and will be removed as hazardous waste.
- E. Phil Carter asked what is under the floor.
- F. Robin Reilly said they are not sure. There may be small amounts of lead and arsenic. They will work with a water truck on-site. The state wants to know what is there and the only way to find out is to remove it.
- G. Phil Carter asked about security and safety measures for children who may get onto the site.
- H. Robin Reilly said they will keep it barricaded. There are workers there until 2:00 a.m. There will also be roadside barriers. They have spoken to both MSHA and OSHA. MSHA says they are far enough away from the site, but OSHA wants an engineering review and US Talc will do that.
- I. Phil Carter asked what they will do with the site after the building is gone.
- J. Robin Reilly said they will backfill, seed and mulch. There will be a planting scheme for the front of the road.
- K. Phil Carter asked if the storage buildings in the back would remain.
- L. Robin Reilly said yes.
- M. Rose Goings asked about the 3 criteria for local Act 250 review.
- N. Richard Harrison asked about the other house.
- O. George McNaughton said that is not part of this project. Rose Goings said that Police, Fire and Ambulance have responded.
- P. Phil Carter said that he does not see any issues here and that this board can waive local Act 250 review. There is no impact on the schools.
- Q. **MOTION by Julie Nicoll and seconded by Linda Petty to waive the 3 criteria for Local Act 250 review. Motion passed unanimously.**

4. **OPEN THE PUBLIC HEARING FOR LUZENAC AMERICA**

- A. Phil Carter advised that this is an application for to amend a Conditional Use permit to allow for the use of a portable crusher. Property owners are Robert and Jean Smith Property location is Luzenac America Argonaut Mine and property is located at 751 East Hill Road in the Industrial District.

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- B. Rose Goings advised that this is application 319-07-CU, Amendment #2. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010. She said that this is the same as what has been requested in the past.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing.
 - D. Robin Reilly said they have an Act 250 permit for this. They wish to bring in a portable crusher and the work will be done within 20-day period. Bolie Sluka at Act 250 has approved this.
 - E. Rose Goings suggested that this board do what Act 250 has done. They bring the crusher in 2 times per year and Act 250 has given an open-ended permit.
 - F. Phil Carter said that as long as it is always the same, he is okay with that.
 - G. Rose Goings asked that this board be notified when this will occur.
 - H. Phil Carter said it would be the same crusher and located in the same place.
 - I. **MOTION by Richard Harrison and seconded by Julie Nicoll to approve the portable crusher to come in on an open-ended basis as long as it is the same and located in the same place. Motion passed unanimously.**

5. **OPEN THE PUBLIC HEARING FOR OKEMO LLC – JACKSON GORE**

- A. Phil Carter advised that this is an application to amend a Planned Unit Development to change the building dimensions of a commercial building for the alpine mountain coaster located in the Jackson Gore Recreational Area. Property address is Jackson Gore Road/Development.
- B. Rose Goings advised that this is application 152-00-PRD, Amendment #22. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Ted Reeves advised that at the June meeting, he presented the coaster project to this board. He described the storage building as being 14' b 28'. The manufacturer has advised them that the actual dimensions are 16' x 40'. He showed drawings of the building and the color. Nothing else would change, the building will have clapboard sides and asphalt roof and be the same color as the Adams building, Relaxed Khaki. The majority of the building would be unheated except for a small area to be used as operator space.
- E. Linda Petty asked if the position of the building would be the same.
- F. Ted Reeves said yes. It would be in the same location.
- G. Phil Carter asked about the height of the building.
- H. Ted Reeves said it would be the same.
- I. Phil Carter asked if there would be any changes to the lighting.
- J. Ted Reeves said no.
- K. Linda Petty asked if there would be water in the building.
- L. Ted Reeves said there would be no plumbing in the building.
- M. **MOTION by Linda Petty and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

NOTE: PHIL CARTER ADVISED THAT DUE TO THE COMPLEXITY OF DEALING WITH THE NEXT 5 HEARINGS INDIVIDUALLY, THE BOARD WILL OPEN THEM ALL TOGETHER. THEY ALL DEAL WITH THE SAME ISSUES, SUBDIVISION OF PARCELS AT THE GOLF COURSE, SNOWMAKING PONDS AND LOT LINE CHANGES. THIS BOARD WILL LOOK AT ALL 5 AS ONE HEARING. THERE WILL BE ONE DECISION THAT WILL SPEAK TO EACH HEARING.

6. **OPEN THE PUBLIC HEARING FOR OKEMO LLC – DUG ROAD/SNOWMAKING POND/BROAH**
 - A. Phil Carter advised that this is an application to amend a Conditional Use permit and allow for a subdivision of two parcels in the Snowmaking Pond and Black River Overlook Affordable Housing. Project is located at the Snowmaking Pond, BROAH and Dug Road in the Village Residential and Town Residential Commercial Districts.
 - B. Rose Goings advised that this is application 87-88-202-CU, Amendment #4 and 097-95-PUD, Amendment #6. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing.

7. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**
 - A. Phil Carter advised that this is an application to allow for a subdivision creating 2 lots in the Village Residential and Town Residential Commercial Districts. Property is located on Route 103 and Dug Road.
 - B. Rose Goings advised that this is application SUB11-004. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing.

8. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**
 - A. Phil Carter advised that this is an application to allow for a subdivision creating 4 lots in the Town Residential Commercial Districts. Property is located on Fox Lane.
 - B. Rose Goings advised that this is application SUB11-002. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing.

9. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**
 - A. Phil Carter advised that this is an application to amend a Conditional Use permit allow for a subdivision of 2 parcels comprising the Okemo Valley Golf Club, creating 6 lots in the Town Residential Commercial Districts. Property is located on Fox Lane.
 - B. Rose Goings advised that this is application 81-55-CU, Amendment #3. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing.

10. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**

- A. Phil Carter advised that this is an application to allow for a subdivision creating 4 lots in the Town Residential Commercial Districts. Property is located on Fox Lane.
- B. Rose Goings advised that this is application SUB11-003. Posted in the Town Hall bulletin boards July 15, 2010, advertised THE VERMONT JOURNAL on July 21, 2010, and the abutting property owners were notified on July 20, 2010.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.

HEARINGS #6 through 10 ABOVE DISCUSSION

- A. Ted Reeves advised that in December 2008, CNL Lifetime and Okemo entered into a purchase lease back agreement. Okemo sold some of its assets to CNL and took a 40-year lease. We transferred the operating assets to CNL. Now, we need to transfer some of the real property to CNL, but we need to retain some of the property. He referred to 2 drawings.
- B. Phil Carter asked Ted Reeves to point out the location of the affordable housing development.
- C. Ted Reeves showed the locations of the affordable housing, Irving property and Route 103. He said that the property in yellow would be transferred to CNL and Okemo would keep the property in green. He indicated the various parcels. Starting at the north end, he showed the golf course, clubhouse and Willie Dunn's. He showed the 23.5 acres that would stay with Okemo. He pointed to Fox Lane, Fox Run and the condos. He advised that the driving range and golf maintenance would go to CNL. He said that ½ of the snowmaking pond would go to CNL. He said they already own the other half.
- D. Rose Goings asked how many lots are being created.
- E. Ted Reeves said the old Costanza lot will become 2 and the old Davis lot will become 4.
- F. Richard Harrison said that Okemo can still develop the land they own.
- G. Ted Reeves said there are no plans to develop the land at this time.
- H. Phil Carter asked Ted Reeves to point out the 50' ROW.
- I. Ted Reeves said they will retain the ROW along the edge of the road. The existing ROW will access the back. The water supply for the clubhouse is a utility easement.
- J. Mike Doran said that all of the parcels will have road frontage except one.
- K. Ted Reeves indicated that lot on the drawing and said they will need a variance for that one.
- L. Julie Nicoll asked about the cross-country skiing trails.
- M. Ted Reeves showed them on the map. He said he has never been on that part, but part of it does belong to Okemo. He said that Okemo's cross-country skiing operates out of Willie Dunn's.
- N. Rose Goings asked if the state wastewater permit is still pending.
- O. Ted Reeves said it was granted 10 days ago.
- P. Phil Carter noted that any existing or new conditions will always stay with the land.
- Q. Ted Reeves gave lot sizes and intended ownership
 - i. Drawing 1, Area A – 135.84 acres to CNL
 - ii. Drawing 1, Area E – 23.57 acres to Okemo
 - iii. Drawing 2, Area B – 18.22 acres CNL
 - iv. Drawing 2, Area C – 5.07 acres to CNL, lot has no frontage
 - v. Drawing 2, Area D – 16.78 acres to CNL
 - vi. Drawing 2, Area F – 28.06 acres to

- vii. Drawing 2, Area G – 3.94 acres to Okemo
- viii. Drawing 2, Area H – 72.35 acres to Okemo
- R. Rose Goings asked if Overlook is part of the application.
- S. Ted Reeves said it is part of the PUD and CUP.
- T. Rose Goings asked who is the current owner.
- U. Ted Reeves said Rockingham Area Community Land Trust.
- V. Rose Goings asked if land was put into density for that.
- W. Ted Reeves said it was and is not being touched.
- X. **MOTION by Linda Petty and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

11. **OTHER BUSINESS - Timber Creek at Okemo II, LLC Informal Sketch Plan**

- A. Phil Carter advised that Timber Creek has requested an informal discussion to explain the concepts for their project. This will be a brief outline. Nothing that is discussed here will be appeal-able and this is not part of the permit process. This is not part of the hearing. He will not hear discussion that gets into deep details. This is only a brief discussion. The board may ask questions but they are to be kept brief. This is just an overview.
- B. Larry Slason said that the focus of this is to give the board a first view of the concepts. The applicants will return at a later time with a preliminary plat and candid discussion. They would like recommendations from the board, tonight.
- C. Andrew Becker said that he and Ted Rossi are the principals. The project will be located off Trailside, south of the condos and east of Okemo South Ridge Ski Lift.
- D. Larry Slason referred to a drawing and said that project will have 2 accesses. It will be comprised of 266 acres. There will be 2 ski lifts. One lift will be internal and the other will be a 2,600 foot long fixed Quad that will exit at the top of the South Ridge chair of Okemo. Timber Creek I is located on the west side of Trailside and the 2 parcels will be consolidated. This is a preliminary PUD concept on 266 acres. These will be vacation residences. There will be 22 single-family units, 72 duplex units and 114 condominium units. This will be a common interest ownership. There will be a base lodge, mostly for association members. The internal lift will be 1,500 feet long. Water will be on-site common wells and wastewater will be part of the Ludlow sewage system. There will be interior roads, residences in clusters and large areas of open space. A significant feature is the amount of land to be open space and habitat protection areas. They have had a number of meetings with ANR and also walked the site with ANR. The total amount of common lands is 230.8 acres and 11.23 acres for access use. The remainder for actual unit footprints. The commercial building will have its own density.
- E. Larry Slason said that there are Natural Resources and indicated the streams. There will be 50-foot buffers around the streams. All of the land in the Mountain Recreation District are greater than 15% and he indicated the slopes that are greater than 25%. He said that most of the buildings are located away from the steeper slopes. The project will span across the Mountain Recreation District and the Town Residential District. There will not be any development in the Town Residential District. They will deal with all of the PUD requirements in the Mountain Recreation District.
- F. Phil Carter asked the elevation of the South Ridge chair.
- G. Craig Jewett said about 2,000 feet.
- H. Richard Harrison asked how many buildings and how many people.

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- I. Craig Jewett said 66 residential buildings and one commercial building.
 - J. Rose Goings asked how many bedrooms.
 - K. Craig Jewett said they will ask for permits for 4 bedrooms for the single-family homes, the duplexes will have 3,4 or 5 bedrooms and the condos will have 3 and 4 bedrooms.
 - L. Rose Goings said to calculate 2 persons per bedroom.
 - M. Larry Slason said that preliminary calculations estimate 145 additional vehicles will exit from West Hill Road at peak hours on Sunday afternoons and 90% of them will turn right and head south. They have collaborated with Okemo regarding traffic mitigation and maybe will have a traffic control person at the base of West Hill. This will incorporate into the existing traffic flow. There have been studies of the Route 103 corridor by South Rutland Regional and Okemo and our consultants are comfortable with those projections. They have walked West Hill and Trailside and said that the roads have travel ways of 20 feet or greater all the way through. There are places where they may need to enhance with additional signs and speed signs, Stop signs and Yield signs. This is all outlined in the summary. When they come in for the actual hearings, they will bring a traffic expert.
 - N. Phil Carter said that the DRB will look at traffic very hard and will bring in its own expert. They look at Regional and Chester. There has always been a traffic problem coming down the Okemo access road. West Hill is a different road and will have separate issues. Traffic will be a really big issue.
 - O. Larry Slason agreed that traffic is a big issue for Ludlow. The problem goes from Killington to Chester. Rutland Regional has some good recommendations.
 - P. Phil Carter agreed that Killington is a big part of the issue.
 - Q. Larry Slason said there are 1,000 vehicles at peak hours during ski season and the question is how much Timber Creek will add to that.
 - R. Richard Harrison voiced his concern over the number of gallons of water to be allocated for this project from the Waste Water facility. He added that the facility is a Village facility and they will have input on this.
 - S. Craig Jewett said that each unit will be allocated 210 GPD. There are 208 units at 210 GPD and that amounts to about 50,000 GPD, including infiltration. They have a preliminary study and the municipal lines end at Trailside Road. From their initial calculations, this project will not have an adverse impact. Initially, there are no large sticking issues.
 - T. Phil Carter asked about lighting and cutting.
 - U. Larry Slason said that they will have visual impact, growth analysis and site plans.
 - V. Phil Carter asked about the lift to Okemo.
 - W. Andrew Becker said people would be able to ski down to Okemo. They will be in the South Face area.
 - X. Rose Goings noted that the single-family unit lots are smaller than lot size requirements. A minimum of .92 acres is required.
 - Y. Larry Slason said that for a PUD there is the overall density and cluster concept to consider. They may need to ask Ludlow to modify the zoning regulations to accept cluster development. They usually do not meet the regulations. The density calculations are for 208 units at 40,000 square feet per unit for a total of about 191 acres. The commercial building is about 80,000 square feet so that the amount of required acreage for residential and commercial is 192.84 acres. They have 266 acres. That meets Ludlow zoning regulation requirements. They will also provide a Yield Plan Concept that describes the theoretical traditional lot size at 40,000 square feet or greater. In Trailside it is 120,000 square feet. If you laid this project out traditionally, you would ask for 241

units (240 residential and 1 commercial. This project does conform to the Ludlow Town Plan and permit and conditional uses for the Mountain Recreation District. The commercial acreage is not included in the density. The amount of commercial land is 11.23 acres or 4.86% of the total. We have tried to protect natural resources and set aside land to habitat protection. We understand that traffic will be a concern.

- Z. Rose Goings asked if the buildings conform to building height requirements.
- AA. Larry Slason said they would provide building elevations at the hearings.
- BB. Craig Jewett said they would bring an architect.
- CC. Larry Slason said the final plat will show building footprints.
- DD. Phil Carter asked about the economic side of this. Ludlow is having difficulty filling its rooms now, how will this project benefit the town.
- EE. Andrew Becker said that they do not plan to build all of the units at one time. They will build over a period of 8-10 years and do not plan to start until 2012 or 2013.
- FF. They thanked the board for this meeting.

12. **REVIEW AND APPROVE MINUTES**

- A. The board reviewed the minutes of the June 14, 2010 and July 12, 2010 meetings.
- B. **MOTION by Julie Nicoll and seconded by Linda Petty to approve the minutes of June 14, 2010 as written. Motion passed unanimously.**
- C. **MOTION by Richard Harrison and seconded by Julie Nicoll to approve the minutes of July 12, 2010 as written. Motion passed unanimously.**

13. **DELIBERATIVE SESSION**

- A. **MOTION by Phil Carter and seconded by Linda Petty to enter into Deliberative Session. Motion passed unanimously**
- B. Board entered into Deliberative Session at 7:42 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

Richard Harrison

Linda Petty