



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD

MINUTES

TUESDAY, FEBRUARY 21, 2012

Planning Board members present: Robert Best, Alastair Millns, John Segedy, Nelson Disco, Tom Koenig, and Michael Redding.

Community Development staff: Planning and Zoning Administrator Nancy Larson, Assistant Planner Jeff Morrissette, and Recording Secretary Zina Jordan.

1. Call to Order

Robert Best called the meeting to order at 7:31 p.m.

2. Planning & Zoning Administrator's Report

None.

3. **Parker Village Condominium Association** – Review for consideration for Final Approval of a request to modify a condition of a previous site plan approval regarding de-icing operations at Parker Village. Parcel is located off of Front Street in the R (Residential) Zoning District and the Elderly, and Planned Residential Overlay Districts, Aquifer Conservation Districts and the Well-Head Protection Area. Tax Map 5D-2, Lot 004. **This agenda item is postponed from the January 3, 2012, meeting.**

Nancy Larson referred the Board to a letter written by Tracey Madden, Senior Property Manager, The Commons at Merrimack Condominium Association, stating that the Association has agreed to limit salt usage during snow removal season.

Stanley Bonislowski, President, Parker Village Condominium Association, 16 Stearns Lane, noted that too much road salt is not good for the underground water system. A note disallowing salt use was put on the Parker Village site plan after the Merrimack Conservation Commission (MCC) recommended it and the Planning Board approved it. Safety is the biggest concern for this over-55 community. Contractor Lambert Brothers was using sand. The Commons used salt and had clean pavements while Parker Village's still had snow. The Association wants the same treatment as the Commons across the street. Parker Village residents asked Lambert Brothers to use liquid salt. No one at Parker Village knew about the salt restriction. Salt used across the street flows to Parker Village. According to previous Community Development Director Walter Warren, the policy of automatically banning salt may change. He agreed to run a test, but no action was taken after he died. Parker Village has volunteered to be part of the Merrimack Village District (MVD) study and is requesting a modification of the site plan condition from "no salt use" to "temporary salt use" during the test period. The test would be controlled by MVD and Lambert Brothers.

Nelson Disco asked who would run the test, who would study the results, and what criteria would be used to decide whether the experiment was successful. Stanley Bonislowski said that MVD and Lambert Brothers would run the test, for which the State gave MVD a grant and special machinery was bought. The State requires a report every month. The MCC will track the test and submit a report. A new technology will be used, not the same salt as previously.

Nelson Disco asked whether it would be the same salt but applied in a different manner, whether it would go into the wells, what the effect would be on groundwater, and what would be measured. Stanley Bonislowski replied that there would be a reading every quarter and the salt would be measured each time it is used. Because of the liquid spray that is applied initially, much less tonnage is used. Emery and Garrett are the engineers and set the groundwork. They are also involved as the Town water engineers. Much less salt was used in October 2011 than in any other snowstorm.

Nelson Disco wanted the Board to know more about the experiment.

Alastair Millns, noting that the Commons uses 105 tons and Parker Village uses 84 tons of salt on walks and parking lots, for a total of 189 tons, suggested that the Planning Board work with 105 tons, since Parker Village salt use was not approved. A 30% savings means the Commons would save 35 tons, but Parker Village would add more to that amount by using the salt Commons would save. There is no guarantee that it would work based only on handwritten figures. It looks as though it would just about break even. Alastair Millns asked what control there would be if the Commons wants to use more salt and how to prevent a net increase. The figures do not prove the Town would be better off. Stanley Bonislowski replied that no one would know anything without a test. The MVD insisted on figures. They cannot compare to last year without more data. He himself knows nothing about the technical aspects of the test.

John Segedy said the total square footage of walks and parking lots does not add up. Stanley Bonislowski said the square footage was measured. There are shut-offs on the sprayers; they are only used on the driveway half of the time. Chairman Best clarified the figures.

Stanley Bonislowski said that anyone in the area of D.W. Highway can dump any amount of salt. Other areas in Merrimack that use salt are across the street from no-salt-use areas. This test will lead into the larger situation in Town. Lambert Brothers uses the water supply and does not want the liability for it or for older residents slipping and falling. Chairman Best said the calculations about the amount of savings shows that the Commons' use of 105 tons a year is a 30% savings. He wanted Parker Village's savings to fall into that 30% savings, so that there would be a net savings for both condos lower than for the Commons alone. Stanley Bonislowski said the first results show 55% less salt use. Chairman Best asked whether the Planning Board could cap the amount of salt used by the two properties per year. Stanley Bonislowski said that liquid salt is much more expensive than regular salt. Test results might change the Town's use of salt. He has no problem with a cap.

Chairman Best said the Commons has the right to use an unlimited amount of salt. Parker Village wants to use some salt, but there must be no net increase in the use of salt by the two properties combined. Stanley Bonislowski said that Parker Village used salt

for two years without knowing about the restriction, during which time there were readings. The developer never told the management company or the Association about the restriction. Now Parker Village is trying to correct both its and possibly the whole Town's situation.

Chairman Best wanted to ensure that Wells 4 and 5 would not be inundated with more salt than in the past. Stanley Bonislowski said that, if Parker Village cannot use salt, it must have an alternative. The MCC is in favor of the test and is eager to learn whether there will be a benefit from the use. If something is bad, the use would be stopped.

The Board voted 6-0-0 to **accept** the application for review, on a motion made by Alastair Millns and seconded by John Segedy.

There was no public comment.

Alastair Millns referred to Merrimack Village District (MVD) Superintendent Ron Miner's February 17, 2012, letter. It states that the "data collected will provide valuable information to the MVD engineers in the preparation of a mitigation plan as required under the grant" and that the "approval is temporary and the applicant should be required to reapply on a yearly or seasonal basis. The approval should also be contingent on participation by the Commons as the study will be inconclusive without the participation and cooperation of both developments". Because there was very little snow so far this winter, Alastair Millns would like to hear from Emery and Garrett about the test. He wanted to table the matter until the Board gets technical knowledge.

Michael Redding said it is a matter of public safety vs. the environment. Public safety on walkways and protecting residents is important. The Planning Board can encourage the use of sand on roadways until it gets technical information. Stanley Bonislowski noted that the Commons is participating in the test because MVD wanted to add them. The test is not only for Parker Village. Both sides of the street must participate to see if salt use affects water flow.

Alastair Millns said that, if the Board gives permission to use salt and it becomes a problem, Parker Village will have used more salt than before. Stanley Bonislowski repeated that he is trying to legalize Parker Village's salt use. His job is only to talk about one line on the site plan. Monthly reports since October 2011 are available.

Tom Koenig agreed with Chairman Best's suggestion to allow liquid salt use only this winter and to learn the technical details before using it next winter, since there was so little snow this year. Stanley Bonislowski said a lot of information would be reported at the March 8, 2012, MVD meeting. He would agree to Alastair Millns's suggestion to table the item.

Chairman Best applauded trying to legalize the situation and to stop the non-compliance. Stanley Bonislowski said that 100% salt use is not good. If everyone reduces it by 50%, that would justify the test and would be a good start. The test would discover whether there is a possibility of using something between all salt and no salt. Chairman Best noted that other de-icing compounds are also restricted at Parker Village. He suggested that the Board review the technical details in August 2012. Nelson Disco agreed with Alastair Millns that the Board should see experiment details/criteria for success before granting the waiver. Michael Redding added that Parker Village could do its own test to

demonstrate that there is no significant effect on groundwater rather than having the Board rely on the Commons study to decide about Parker Village.

Chairman Best said the grant is different from the test. It is about trends/Best Management Practices in Town. The Commons/Parker Village test will provide valuable information for a larger study, but is not necessarily an element of it. John Segedy asked how to get overall results from this study. Chairman Best said he and Nelson Disco have the same question.

Michael Redding said that testing several different wells would show where the concentration is. He asked how detailed this study would be about escalating concentrations of salt in Parker Village. Chairman Best wondered whether one could trace where liquid salt comes from.

Nancy Larson said that Walter Warren hoped that a positive result could be applied to other properties, especially to Merrimack Premium Outlets. It would encourage other properties to use the same method and therefore reduce salt use throughout Town. Jeff Morrissette said one could look at past data and compare the total tonnage of salt use with the new method, although one cannot know the effect on the Well. It is still useful information.

John Segedy asked what information the study would provide and how the Planning Board could approve it without identifying the methodology. Tom Koenig said the practice in the last two years was to use salt. One can study how much was used and compare it with the new method and gather data. That will provide more information before next winter. No salt use would impact safety at Parker Village and the good will of the Town. It would help if the Planning Board cooperates. Nelson Disco disagreed. The Board definitely needs more information to make the data mean something. He wants to see a science-based experiment designed to measure certain things, to correlate with salt use and to determine what the benefits are. He advised going slowly. Chairman Best agreed on a scientific test after August 2012, but said that, this month the Board will learn how much salt was used vs. the regular product for the same amount of snowfall. The Board needs to see numbers. He supports Michael Redding's motion (see below) because it balances public safety vs. the environment. A path is needed to give Parker Village a way to come back into compliance or no one who is not in compliance will ever come to the Board. Nelson Disco wanted to see a good experiment before approval. The site was always restricted, so denying the test would make no change. Chairman Best said that, without a waiver, the Community Development Department would have to enforce the restriction.

A motion made by Michael Redding and seconded by Tom Koenig to waive temporarily the restriction on de-icing compounds at Parker Village and to use liquid salt only according to the current application until August 12, 2012, then review the study and make a more informed decision on how to proceed after receiving additional data, **failed**, by a vote of 3-3-0. Alastair Millns, John Segedy and Nelson Disco voted in the negative.

The Board voted 6-0-0 to **continue** this item to May 15, 2012, in the Town Hall Meeting Room, at 7:30 p.m., on a motion made by Nelson Disco and seconded by John Segedy.

Nelson Disco wanted to know what would be tested, what results are expected, on what schedule, from whom, and what criteria would be used to continue the process

The Board voted 6-0-0 that Alastair Millns and Nelson Disco **meet** with MVD Superintendent Ron Miner and report back to the Planning Board after the March 8, 2012, MVD meeting, on a motion made by Alastair Millns and seconded by Nelson Disco.

4. RPy Eateries, LLC – Review for acceptance and consideration for Final Approval of an application requesting a waiver of full site plan review to permit a proposed a change of use to convert 1560 s.f. of retail space to a Café (take out/sit-down) with 36 seats. The parcel is located at 401 DW Highway and lies within the C-1, Limited Commercial District. Tax Map 4D-3, Lot 083.

Nancy Larson asked the Planning Board to consider hours of operation vs. those of other tenants when discussing the request for a parking waiver.

Chris Ross, 401 D.W. Highway, said a secondary unit downstairs from the Vision Center would be freed up. Unit 4 is 1,500 square feet. The applicant will appear before the ZBA on February 22, 2012, because the café requires a Special Exception in this zoning district. He is willing to make changes to Units 2, 3, and 5 to make it work. Units 2-5 total 7,250 square feet and require 36 parking spaces. With the café, the square footage shrinks to 5,000 square feet and requires 25 spaces. The café seeks a parking waiver to allow for nine rather than the required 39 spaces. The recently-approved self-storage building proposes to provide a total of 62 parking spaces whereas 56 spaces are required for the current mix of tenants and the self-storage, leaving a surplus of seven spaces on site.

Chris Ross said an alternative would be to re-work the upper parking lot and add five more spaces (which he does not need) and to allow a man door into the third floor self-storage.

Alastair Millns noted that the café would be open before the self-storage is built and while there would be construction vehicles on site. Until the self-storage is built, the short-term waiver would be for 22 or 43 spaces (see below). Chris Ross wants 55 spaces, but he has only 33. He will be in compliance when the building is finished in 8-10 months.

Co-Manager of Rpy Eateries Pauline Yates, 6 Marcia Drive, Nashua, said eight spaces are required for the current retail use and one more for the common area, for a total of nine. She wants to waive approximately 30 spaces. The café would be open in the morning when other businesses are not at highest volume. Mirabella's is closed Saturday and Sunday, Tax Associates are open three days a week, and the Vision Center is closed Sunday. They open at 9:00 a.m., several hours after the 6:30 a.m. café opening. Breakfast will account for the café's heaviest traffic between 6:00 a.m.-8:30 a.m. Chris Ross said only the Vision Center is open full-time from 9:00 a.m.-5:00 p.m. Their employees can be moved (Ross did not say where) to free up parking. Chairman Best noted that 33 rather than the required 54 spaces are provided because the Planning Board granted a waiver previously. The change is for 55 spaces, which is a difference of only one space from what the Planning Board agreed. Alastair Millns said 39 are required for the café; 76 are required because of the change-of-use. Chris Ross wants 43, which is 22 more spaces (see above). Chris Ross summed up that the café would not need 18 or 39 spaces because employee vehicles can be moved and other businesses have different hours. Merrimack's parking calculations are unique. If the requirement were based on number of seats, which is typical, he would need only 18 spaces for the café.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

The Board voted 6-0-0 to accept the application for review, on a motion made by John Segedy and seconded by Nelson Disco.

Chairman Best noted that he likes the plan Chris Ross presented to the Board. Chris Ross could plan new spaces if there is a problem. He wanted the tax business to sign an agreement. Tenants, hours, and needs can change over time. Chris Ross said he would police parking and that Vision Care has agreed to move employee parking.

Nancy Larson read out how many spaces are required in seven different communities in the Southern Tier. Their requirements are far less stringent than Merrimack's.

Chairman Best noted that there would be less paving, which is better for storm water management. Chris Ross said he has a contingency plan to add additional parking and redesign the approved site plan for the self-storage building to gain five more spaces next to the new building.

Chairman Best said either 39 seats or 18 seats are required, depending which calculation you apply. Although there is an exception for smaller restaurants, this one would be too big. If the café had less than 1,300 square feet, nine spaces would be required and no waiver would be necessary. It is a quirk of the Ordinance. Café Co-Manager Raymond Paul, 54 Temple Street, Nashua, said the café would close at 2:00 p.m. Monday-Thursday; 8:00 p.m. on Friday-Saturday; and be open 1:00 p.m.-8:00 p.m. on Sunday, with small plate dinners on Fridays and Saturdays.

There was no public comment.

Staff supports a waiver from the parking requirements.

Alastair Millns said that a waiver would not be contrary to the spirit and intent of the regulations and the specific circumstances would carry them out.

The Board voted 6-0-0 to **waive** the requirements of Section 7.02 Table 1 - General Parking Standards - of the Subdivision Regulations, with the following condition, on a motion made by Nelson Disco and seconded by Alastair Millns: that the future parking expansion of the lot by five spaces be added to the site plan for the self-storage building.

Chris Ross stated that he would implement the expansion right away.

Staff recommends that the Board vote to grant Final Approval of the application, with conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

The Board voted 6-0-0 to **grant** final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Nelson Disco:

1. Final plans to be signed by the Applicant and Property Owner;
2. Any waiver(s) granted shall be listed and fully described on the Final Plan;
3. Applicant to receive a Special Exception from the Zoning Board of Adjustment for the café use as proposed;

4. That the expansion of the lot by five spaces be added to the site plan for the self-storage building;
5. Address planning staff technical comment. (Below)

Planning Staff Technical Comment

1. The Applicant to work with staff to prepare a Final Plan that clearly describes the proposed use, lists the total square footage, the location of the proposed use, the maximum number of employees per shift, detailed parking calculations, and any waivers granted by the Board.

5. Presentation and Discussion of Merrimack School District Capital Improvement Program

Superintendent Marge Chiafery introduced those who would present the Plan.

Business Administrator Matt Shevenel described the process of developing the CIP. All items deal with infrastructure. He explained the rationale for each item. Although roofs have a 25-30 year warranty, they are used five years past the warranty's expiration. The new roofs cost more up front, but will not have to be replaced as often. There will be no asbestos in any school after 2017-2018. Paving will be a warrant article.

School Board Chairwoman Jodi Vaillancourt explained how recommendations for schools were arrived at and addressed the issue of parent parking and engineering advice. Alastair Millns opined that it would take major engineering to make parents comply rather than park wherever they want.

Matt Shevenel explained that a committee studied consolidating Special Services/SAU Offices last year. School District Planning and Building Committee Chairman Rich Hendricks explained how the Committee arrived at the cost, based on a preliminary architectural estimate. The new report includes environmental savings suggestions and places the cost at \$1.4 million-\$1.5 million, rather than \$1.8 million (the previous estimate). The building and the HVAC system will be energy efficient. Grant funding will be sought. This will be a warrant article next year. Matt Shevenel said the major change is that a pre-engineered framed building will cost less while still providing good quality and materials and longevity. It would be located on the diagonal between the High School and Masticola School on one acre that the Town donated to the School District.

Jodi Vaillancourt reminded the Board that saving money for a capital reserve fund failed last year. The School District has since explained and promoted the project. The reason for the failure is that people prefer bonding to supporting a capital reserve fund. Therefore it will be a warrant article in 2013-2014 rather than this year. The School Board does not want a tax spike or a huge impact on the tax rate in any given year from the consolidation or the entire CIP plan.

Matt Shevenel noted that 30%-40% State building aid for new projects was suspended. The answer should be known in 2013-2014.

Rich Hendricks explained the High School track upgrade and why it is needed.

Matt Shevenel explained drainage and redirecting/reconnecting pipes for roof drainage.

He said the Office Upgrade is for security during the school day. Alastair Millns submitted a letter of complaint about security during early release days.

Matt Shevenel said that Technology Infrastructure Upgrade is a placeholder. A plan will be devised to keep computers in the classrooms current. Protocols were changed so there will not be another failure. Data are sent to another server and disaster recovery drills are now held.

6. Swan Chocolates (applicant) and Anderson Sweet Properties, LLC (owner) – Review for acceptance and consideration for Final Approval of an application requesting a waiver of full site plan review to convert previously approved second floor storage space for Swan Chocolates to an additional seating area for the first floor café. The application also includes modifications to the existing café comprising a walk-up ice cream service window and outdoor seating area. The property is located at 436 DW Highway and lies within the C-2 (General Commercial), Aquifer Conservation, Town Center and Elderly (Overlay) Districts. Tax Map 5D-4, Lot 007.

Nancy Larson explained that, without the parking lease with Buckley's, the applicant would have adequate parking on site for the change-of-use and no parking waiver would be necessary. Proposed Condition #3 is to renew the lease, which expired last September. However, if the parking lease were renewed, the applicant would require a parking waiver to allow for 14 parking spaces whereas 19 spaces are required.

Theresa Anderson, 436 D.W. Highway, said she needs more floor space for new confections she added to the business, such as fudge, Italian gelato, coffee and pastries and a very large clientele. The previously-approved upstairs storage space is 727 square feet, which was redone to reflect the period of the original historic building. There would be 28 seats upstairs and eight downstairs. The change-of-use is to convert the upstairs storage area to a seating area for the existing café. She requests a waiver of five parking spaces and will renew the agreement with Buckley's. They have different busy hours. There will probably not be 28 people at one time. Theresa Anderson wants to legitimize an existing outside deck and walk-up ice cream service window for summertime use. Traffic flow would not change.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

The Board voted 6-0-0 to **accept** the application for review, on a motion made by John Segedy and seconded by Alastair Millns.

Staff recommends that the Board grant the waiver of full site plan review.

The Board voted 6-0-0 to **waive** full site plan review, on a motion made by Alastair Millns and seconded by Nelson Disco.

Alastair Millns said that the waiver carries out the spirit and intent of the regulations.

The Board voted 6-0-0 to **waive** the requirements of Section 7.02 Table 1 - General Parking Standards - of the Subdivision Regulations, with the condition that the lease with Buckley's be renewed, on a motion made by Alastair Millns and seconded by John Segedy.

There was no public comment.

Staff recommends that the Board vote to grant Final Approval of the application, with conditions to be fulfilled within six months and prior to plan signing, and prior to issuance of a certificate of occupancy for the second floor seating area, unless otherwise specified.

The Board voted 6-0-0 to **grant** final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Nelson Disco:

1. Final plans to be signed by the Owners/Applicants;
2. Any waiver(s) granted shall be listed and fully described on the Final Plan;
3. A reciprocal parking lease(s) of nine spaces on the site of Buckley's for the benefit of Map 5D-4 Lot 007 (Swan Chocolates) with the owner of Map 5D-4 Lot 008 (Buckley's) to be formally executed and submitted to Community Development. Should the lease(s) not be "renewed", any parking waiver granted by the Board this evening shall become null and void.

General Condition

1. Prior to issuance of a certificate of occupancy for the second floor seating area, the Community Development Department to confirm that all parking spaces (including the accessible parking space and corresponding loading zone) as well as the crosswalk between Buckley's and Swan Chocolates have been striped according to the approved site plan. If the weather conditions prohibit striping prior to issuance of a certificate of occupancy, the applicants to submit a financial surety with a contractor's estimate to guarantee completion of the work, prior to issuance of a certificate of occupancy for the second floor seating area;
2. Prior to occupancy of the second floor seating area, final signoff from the Building and Fire Departments must be secured in writing.

7. Discussion and Recommendations for the Merrimack School District Capital Improvement Program by the Planning Board

The Board voted 6-0-0 to **rank** Roofing as "Necessary", on a motion made by Nelson Disco and seconded by Alastair Millns.

Nelson Disco said asbestos removal is not a safety issue because the School Department is trying to level-fund the project over a five-year period. He recommended a ranking of "Necessary". Tom Koenig agreed. There is annual inspection and patching, but when it is bad it must be fixed. He recommended a ranking of "Urgent" for health reasons. Chairman Best agreed. Alastair Millns noted that the entire project would be complete in 2017-2018. Nelson Disco agreed to a ranking of "Urgent".

The Board voted 6-0-0 to **rank** Asbestos Removal as "Urgent", on a motion made by Alastair Millns and seconded by Tom Koenig.

Chairman Best wanted even more to be paved annually.

The Board voted 6-0-0 to **rank** Paving as "Necessary", on a motion made by Alastair Millns and seconded by Michael Redding.

Alastair Millns suggested ranking Consolidating Special Services/SAU Offices as “Exploratory”. Because there are fewer students and teachers, space can be shuffled around and current school buildings can accommodate this item.

The Board voted 5-1-0 to **rank** Consolidate Special Services/SAU Offices as “Desirable”, on a motion made by John Segedy and seconded by Tom Koenig. Alastair Millns voted in the negative.

Nelson Disco said drainage should have been done correctly the first time. Unnecessary fluids are going into wastewater treatment.

The Board voted 6-0-0 to **rank** MUES Drainage as “Necessary”, on a motion made by Nelson Disco and seconded by Alastair Millns.

Alastair Millns said student safety requires ranking MUES Entrance/Office Upgrade as “Urgent”.

The Board voted 6-0-0 to **rank** MUES Entrance/Office Upgrade as “Urgent”, on a motion made by Alastair Millns and seconded by Michael Redding.

Alastair Millns wanted Track Upgrade to be done together with Athletic Fields. Merrimack’s fields are the worst in the area. All sports would be on one field. John Segedy agreed with Tom Koenig’s suggestion to rank it “Exploratory” because the plan is not fully figured out and is a placeholder. Chairman Best said that is how the Board treated similar proposals in the past. Alastair Millns suggested “Desirable”. It cannot be “Exploratory” because it would fail before six years. Chairman Best suggested that the Board combine “Exploratory” with other rankings in the future.

A motion made by Nelson Disco and seconded by Michael Redding to rank MHS Track Upgrade as “Necessary”, **failed** by a vote of 3-3-0. Robert Best, Alastair Millns, and Tom Koenig voted in the negative.

The Board voted 4-2-0 to **rank** Track Upgrade as “Desirable”, on a motion made by Alastair Millns and seconded by Nelson Disco. Tom Koenig and Michael Redding voted in the negative.

Chairman Best noted that Technology Infrastructure Upgrade is a placeholder.

The Board voted 5-1-0 to rank Technology Infrastructure Upgrade as “Necessary”, on a motion made by Nelson Disco and seconded by Alastair Millns. Michael Redding voted in the negative.

8. Discussion and Recommendations for the Merrimack Village District Capital Improvement Program by the Planning Board

Since the blending of Wells 6, 7, and 8 and CIP Planning studies are ongoing, no vote is needed.

Chairman Best said that water demand requires increased production.

The Board voted 6-0-0 to **rank** Increase Production in Well #2 as “Urgent”, on a motion made by Alastair Millns and seconded by Nelson Disco.

The Board voted 6-0-0 to **rank** Preliminary Design for Iron and Manganese Treatment as “Necessary”, on a motion made by Nelson Disco and seconded by Alastair Millns.

Michael Redding said land purchase is “Necessary” to maintain a basic level of services.

The Board voted 5-1-0 to **rank** Land Purchase - Site TBD as “Desirable”, on a motion made by Tom Koenig and seconded by Alastair Millns. Michael Redding voted in the negative.

The Board voted 6-0-0 to **rank** New MVD Office as “Desirable”, on a motion made by John Segedy and seconded by Nelson Disco.

Michael Redding said combining Wells 7 and 8 is “Necessary” because it is a problem. Treatment must be provided to meet water standards. John Segedy countered that MVD does not know the water problem; it is “subject to verification”. Chairman Best said the Board would have two more chances to vote on this item before 2014-2015 and suggested a ranking of “Necessary”.

The Board voted 4-2-0 to **rank** Treatment Facility for Wells #7 & #8 for Iron and Manganese, Including Electrical Upgrades, as “Desirable”, on a motion made by John Segedy and seconded by Alastair Millns. Robert Best and Michael Redding voted in the negative.

9. Discussion and possible action regarding other items of concern

None.

10. Approval of Minutes

The minutes of December 13, 2011, were **approved**, with changes, by a vote of 5-0-1, on a motion made by John Segedy and seconded by Alastair Millns. Tom Koenig abstained.

The minutes of January 17, 2012, were **approved**, as submitted, by a vote of 6-0-0, on a motion made by John Segedy and seconded by Alastair Millns.

The minutes of February 7, 2012, were **approved**, by a vote of 5-0-1, on a motion made by John Segedy and seconded by Alastair Millns. Nelson Disco abstained.

11. Adjourn

The meeting **adjourned** at 10:55 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by John Segedy.