



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK PLANNING BOARD

### MINUTES

**TUESDAY, JUNE 5, 2012**

Planning Board members present: Robert Best, Alastair Millns, John Segedy, Tom Koenig, Lynn Christensen (arrive 7:33 p.m.), and Alternate Stanley Bonislowski.

Planning Board members absent: Nelson Disco, Michael Redding and Alternate Pete Gagnon.

Community Development Staff: Assistant Planner Jeff Morrisette and Recording Secretary Zina Jordan.

#### **1. Call to Order**

Robert Best called the meeting to order at 7:30 p.m. and designated Stanley Bonislowski to sit for Michael Redding.

#### **2. Planning & Zoning Administrator's Report**

None.

- 3. JPM Real Estate, LLC (applicant/owner) – JPM Real Estate, LLC (applicant/owner)** – Review for consideration of Final Approval to construct a 3,456 s.f. building consisting of a 23-seat 1,956 s.f. Dunkin Donuts restaurant with drive-thru and 1,500 s.f. of retail space. Parcel is located at 80 Continental Boulevard in the R (Residential) and Aquifer Conservation Districts. Tax Map 3C, Lot 040-1. **This agenda item is continued from the May 15, 2012 meeting.**

Lynn Christensen arrived at 7:33 p.m.

James Petropulos, Vice President/Principal Engineer, Hayner-Swanson, again gave an overview of the project. (See April 3, 2012, minutes) At the Planning Board's request, he added six spaces on the north, an increase from 23 to 29. Merrimack Village District (MVD) is an abutter. Other changes are: four areas to accommodate stormwater (three rain gardens and a small retention basin in back), a sewer new lighting, and new landscaping. There would be no increase in runoff. A traffic study was done, but it is unclear who is responsible for the right-of-way: the NH Department of Transportation (NHDOT) or the Town. The former controls access at the signal. James Petropulos showed a color architectural rendering. The building will have a flat roof, cement board, an entry feature, and traditional Dunkin Donuts colors.

Parking waiver The regulations are confusing but conservative. A combination restaurant requires 57 spaces; however 65% of Dunkin Donuts business is drive-

through. James Petropulos read out how many spaces there are in John Motta's other Dunkin Donuts. One snow storage area was eliminated to make room for the six new parking spaces. Snow would be removed off-hours if the piles were in the way. If he had to choose between parking spaces and snow storage, Stanley Bonislowski would choose the latter. Tom Koenig was not convinced there is enough parking and asked for the maximum number of cars. Franchisee John Motta said that, during morning peak hours, there is a maximum of 8-10 people inside or 10-12 cars. James Petropulos noted that retail space is not open between 6:00-10:00 a.m. There would be dedicated spaces in back for 4-6 employees. Tom Koenig asked why 23 seats are needed for a peak of 10-12 customers. John Motta explained there would be 5-6 tables plus a long counter. Tom Koenig noted the undefined retail spaces in a high use area and doubted a low intensity use would go in there. John Motta said it might be a dry cleaner or a pick-up and drop-off business. Lynn Christensen never saw a similar parking lot/restaurant that was full. People take out food rather than stay inside. It is not reasonable to require as many seats as for a regular restaurant. The tenant would not require much parking because it is not available. Robert Best said that, when he goes to a table on weekend mornings, there is plenty of room to sit. People do not spend a long time at the tables. This model is different from a regular restaurant. Tom Koenig was curious why the applicant would build and pay for a business based on square footage for space that would not be used. John Motta said that many customers are single people. He would rather spend money for a comfortable and roomy place. Lynn Christensen noted that small groups/organizations of 8-10 people might sit for an hour for casual meetings. 3-4 other tables would be needed for single customers. It is reasonable and a community service to provide extra space. Tom Koenig asked how that would affect parking. Lynn Christensen replied that there are 1-2 people per car, using perhaps 18 spaces, which is not a heavy use. Robert Best said he meets clients at Dunkin Donuts at spaces removed from other customers. Alastair Millns added that people conduct job interviews and have sales review meetings at Dunkin Donuts. It is always easy to park at John Motta's Dunkin Donuts.

Sidewalk waiver James Petropulos is concerned that it is dangerous not to have other sidewalks to which to connect along the frontage. There is no pedestrian crossing on Continental Boulevard. It is a safety issue not to have a receiving sidewalk on the other side. Chairman Best said some sidewalk is better than none. James Petropulos noted that it is unknown whether the State Department of Transportation (DOT) or the Town of Merrimack owns the right-of-way. What if DOT does not want a sidewalk? A comprehensive plan for linking a sidewalk to Merrimack Premium Outlets and 40 Continental Boulevard is needed. Alastair Millns said that there might be a new owner or tenant when MVD leaves its office. He suggested linking some part of the site to Greens Pond Road so that 40 Continental Boulevard customers can reach the facility. James Petropulos recognizes the need for a sidewalk, but this is only one small piece on a busy street.

Alastair Millns wanted a commitment that the applicant would be willing to build a sidewalk after getting final approval. James Petropulos said that other towns ask

for a contribution toward a future sidewalk. He recognizes the need for one if others install one also. He would put money in escrow, but there is still an ownership issue. Alastair Millns said that is why the sidewalk cannot be built now. When ownership is known at a later date, the escrow money could be used to build a sidewalk. John Segedy said the need is now. Lynn Christensen does not want a sidewalk on a road that is not conducive to pedestrians. She does not want to encourage anyone to walk along that too heavily traveled road. This is a destination site to which people will drive. No one will walk there from the Premium Outlets. Stanley Bonislowski countered that runners are on that road all the time. The Planning Board made the State install a sidewalk on D.W. Highway only for runners. A sidewalk is needed. Although MVD does not want a curb to impede water runoff, it could be a safety issue. A curb is best for the community. Chairman Best agreed with John Segedy that people walk to Dunkin Donuts. The Subdivision Regulations call for a sidewalk at every commercial development with roadside frontage. Waivers are the exception. If the MVD site becomes a commercial site, a sidewalk will be needed and the remaining Premium Outlets parcel will need a sidewalk when it is developed. So there will be other sidewalk pieces to which to connect in the near future. Merrimack has more sidewalks/pedestrian ways without curbs than with curbs. Although he favors a sidewalk, Chairman Best is most concerned about who owns the property.

James Petropulos said it is a unique situation: the right-of-way is not parallel to the road. A paved 5' wide walkway could be built on the applicant's property to the north, but it would lead to a stormwater area and culvert. He questioned whether that would be a meaningful/valuable sidewalk and asked how to build a one in a side slope area. The two issues are right-of-way ownership and a meaningful location.

Chairman Best asked how long it would take to resolve the ownership issue. James Petropulos replied that the Town and the State are discussing it now. Jeff Morrisette said they have disagreed for two years. PWD contacted the State. He has no idea how long discussions could take. Each party claims the other has jurisdiction. The State will not hold up the applicant's approval process and would give him the right-of-way, but that would leave him in limbo for some time. If the State is the owner, it may want to relinquish it to the Town, but it would ask the Town to make improvements under State supervision.

Alastair Millns noted that the sidewalk from Camp Sargent Road near Thorntons Ferry School is some distance from the road. He likes the suggestion of putting a sidewalk on the applicant's property rather than on Continental Boulevard. Stanley Bonislowski cited the precedent of a walkway in the woods at Reeds Ferry School. Alastair Millns added that the new Kingdom Hall has one also. James Petropulos said there are few options, but Stanley Bonislowski disagreed.

Jeff Morrisette said the applicant volunteered to give the Planning Board as much flexibility as possible, but in a place that makes sense when jurisdiction is settled. An escrow/bond could be based on the worst-case scenario. The Planning Board could require a sidewalk now. If there were ever a pedestrian crossing, it would be there. Sidewalk placement should make sense. Chairman Best said there is no

structure for escrow funds for a sidewalk elsewhere. Jeff Morrisette said that escrow would allow the option for the applicant to build a sidewalk once jurisdiction is settled. If another option makes sense, it would still be linked to the frontage/site. He does not know whether a sidewalk in the right-of-way is an option. If not, there could be a sidewalk easement.

Alastair Millns suggested building a parapet to cover the mechanicals on the roof, but James Petropulos said none are showing. A 5½' tall parapet would be set in back. John Motta added that it would not be seen.

Chairman Best asked whether the Board prefers a peak roof rather than a flat roof. Stanley Bonislowski said the Board does not want to encourage large buildings with flat roofs. Jeff Morrisette explained that Building Design Standards do not apply to residentially zoned properties. They do not apply to Dunkin Donuts because it is in an area that is zoned residential. Tom Koenig said the Board encourages softer rooflines. Since this is a commercial building in a residential area, the Board has little control. MVD has a flat roof. It is hard to know whether to ask that Dunkin Donuts have a residential or a commercial look.

MVD/Wells James Petropulos said that, even though the building would be in the Aquifer Conservation and Wellhead Protection Districts, the Merrimack Conservation Commission (MCC) supports the application. MVD went to two consultants, one for stormwater and one for water systems. MVD drainage review comments can be readily addressed. The water review was concerned with sodium and nitrates going into groundwater to a well 1,000' to the southwest. The applicant asked MVD's consultants to reconsider. No de-icing compounds would be used, thus alleviating the sodium concern and no fertilizers or pesticides would be used, thus alleviating the nitrates concern. The consultant suggested installing two rather than three monitor wells. The applicant is aware of the sensitivity and submitted a responsible site plan. Why install a well if there are no sodium or nitrates? If some are found in the future, how could MVD determine who caused it? The origin could be local roads or another site. Jeff Morrisette said the MCC made a condition of approval not to use salt or de-icing compounds. They appreciate the installation of rain gardens and decentralized use of stormwater and echo MVD about sodium and nitrates. Stanley Bonislowski noted that this site has been used; it is not new. The sodium and nitrate numbers are rising in all Town wells. MVD suggests investigating where runoff comes from and what causes it. There is no need for new testing wells and readings. Why didn't MVD request that years ago? Alastair Millns agreed. How could the source of an increase in the test wells be determined? There is heavy traffic on Continental Boulevard. The State uses de-icing compounds. Perhaps this is a way to get someone else to pay for new wells and testing. Testing in areas not on the applicant's property would set a precedent. MVD did not make a case in the paperwork it submitted. Tom Koenig is concerned that there was a study and now the Planning Board must make a judgment without expert explanation or time to review the material, which just arrived tonight. He is loath to go against MVD's wishes. Perhaps the Board should seek more MVD testimony. Proximity to MVD wells is a sensitive issue.

Stanley Bonislowski noted that MVD's letter asks for a postponement until experts answer questions if the Board disagrees with its recommendations. How many times can the Board ask the applicant to return? It should make a decision tonight. Chairman Best agreed with everyone and favors the application. Although MVD should monitor, there are many projects in the Aquifer Conservation District and wellhead areas. If no salt or fertilizer were used and this is a commercial use, the only issue is the development of one acre within the Wellhead Protection District. It would be a policy shift for the Town if that is the only reason for making an applicant put in test wells. The site is on sewer rather than a septic system, which is an improvement. There is a good drainage plan and no change in traffic. MVD must ask for wells all over Town, not just on this site. MVD should be invited to participate in the Master Plan process about its policy to monitor a well project, but not in this venue. Chairman Best supports what MVD wants, but it must be done fairly.

Tom Koenig predicted that traffic volume would be substantially higher, making a difference in the use of the property. Chairman Best countered that the Wellhead Protection District stretches much farther, but MVD does not require testing wells there. The policy should be discussed in isolation, not when an applicant is before the Planning Board. Alastair Millns noted that, although there would be much more traffic flow to Route 101A, MVD did not ask the Premium Outlets to put in wells. Chairman Best said MVD should have a well monitoring plan. Dunkin Donuts is 1½ acres in a Wellhead Protection Area of hundreds of acres.

There was no public comment.

Jeff Morrisette said that CLD reviewed the traffic study. James Petropulos said there are no outstanding comments. Traffic Consultant Rebecca Brown, TEC, said the traffic study is about safety and operations at the intersection and driveway. She explained how she did the study. She did a worst-case analysis, including the Premium Outlets and the vacant property at 40 Continental Boulevard. Traffic capacity can be easily accommodated without modifying the signal timing or increasing the queue by more than two vehicles. There is no real accident occurrence there. The sightlines exceed ASHTO guidelines, even if there were no signal. DOT's were almost identical to CLD's and have been addressed. There would be minimal increases in the delay at the intersection. DOT asked her to provide a sensitivity analysis about split phasing on the side streets. All movement would operate well below capacity to 2023. This is a conservative analysis with multiple reviews. There would be limited traffic impact from this project. Alastair Millns asked whether a pedestrian section was considered. Rebecca Brown replied in the negative. It is the NHDOT's jurisdiction and their policy is not to have one. James Petropulos said a DOT permit is needed only because of the change of use.

Lynn Christensen said a parking waiver for 29 rather than 57 spaces with a snow storage area is justified because of the specific circumstances and is not contrary to the intent of the Ordinance.

**The Board voted 5-1-0 to waive the requirements of Section 7.02 Table 1 - Required Number of Parking Spaces - of the Subdivision Regulations, on a**

**motion made by Lynn Christensen and seconded by John Segedy. Tom Koenig voted in the negative.**

Alastair Millns said installing a sidewalk is an unnecessary hardship and is inconsistent with the intent of the Ordinance.

**A motion to waive the requirements of Section 7.04(4)(r) - Sidewalks - of the Subdivision Regulations, failed, by a vote of 1-5-0, on a motion made by Alastair Millns and seconded by Lynn Christensen. Robert Best, Alastair Millns, John Segedy, Tom Koenig, and Stanley Bonislowski voted in the negative.**

Chairman Best preferred to give the applicant the choice of building a sidewalk on his property now or contributing money to an escrow account to build one later. Jeff Morrisette said the applicant could always bond sidewalk construction for the future, either when jurisdiction is settled or when a certain period of time has passed. Enough money would be needed for a more expensive option. PWD could be asked to estimate the amount of money. After two years, the applicant must return to ask for an extension. Tom Koenig said that forcing a sidewalk on this property is premature. He prefers that the Town and DOT settle jurisdiction. Chairman Best said that parking and drainage may change later, so it is problematic to push things aside on the property in order to build a sidewalk. James Petropulos could engineer that, although it is not a good solution. A pedestrian crossing is an important piece, but the DOT will not allow one. A long-term renewable bond is messy. He suggested either building a sidewalk on the site, although that is not functionally the best solution, or determining the value and contributing it to a Town sidewalk fund.

Stanley Bonislowski again urged making a decision tonight. Escrow money must be for a sidewalk on this property and not somewhere else in Merrimack. Chairman Best said there is no plan for impact fees in Merrimack, but an escrow account specific to this site (e.g., a performance bond) is okay. Attorney Brad Westgate, Nashua, said there is no prohibition against establishing an escrow account fund with a larger scope. If the purpose is to deal with the sidewalk issue related to this site, the Planning Board can establish an escrow account without an impact fee option. There are no other sidewalks in the area, DOT probably will not create a signal for crossing Continental Boulevard, the use of 40 Continental Boulevard is uncertain, there is nowhere to connect a sidewalk, and pedestrian use is not encouraged. So escrow funds should be based on what is logical for sidewalks in the area rather than just for this site. The applicant would pay the equivalent cost of building a sidewalk on the property and give the Town flexibility to use it for what makes sense in this area. Chairman Best said the applicant rather than the Town must decide what improvement to make. He agreed the Board should make a decision tonight. Brad Westgate also wanted finality, but an escrow/bond for a location yet to be determined would not do that, especially when government agencies disagree over jurisdiction. The only finality is to build on the property, but it would not be a sensible solution. Alastair Millns read out the Ordinance about establishing an escrow fund/contributing to a fund for a sidewalk “related to the needs created by the project”.

**A motion made by Alastair Millns and seconded by Stanley Bonislowski that the applicant build a sidewalk entirely on his own property rather than in the right-of-way was withdrawn.**

John Segedy wanted to build for the present rather than the future even if it means building a sidewalk on the property. Lynn Christensen noted that the Board never had a sidewalk escrow fund before. It should discuss having one first, not only in relation to this project. Alastair Millns said it would not be an escrow fund, but a sum contributed to the Town's pooled cash account. Lynn Christensen noted that the Board chose not to do that with the Madden's site. Stanley Bonislowski asked who would build the sidewalk. The Town does not want to do it. He opposed an escrow account. Tom Koenig said that, if the jurisdiction is in question because no one wants it, the Town should facilitate development and find a way to make the project happen. Because he wants to understand the ownership issue better, he prefers putting money into an account, but only for 1-2 years. If the Town cannot act by then, it should forget a sidewalk. A sidewalk on the applicant's property is not best use. Lynn Christensen preferred a two-year time limit with money in Town funds for sidewalks in this area. If not, the money should be returned to the applicant. Chairman Best said that was never done before. The Town has no process/system for this. He is not confident that this would work as of now. Alastair Millns said the problem is that the Board does not know where to put the sidewalk.

**A motion made by Alastair Millns and seconded by Tom Koenig that the applicant make a contribution in lieu of building a sidewalk, the amount to be determined by the Public Works Department and deposited with the Town of Merrimack as restricted revenue for needs created by this project was withdrawn.**

Stanley Bonislowski did not want to set a precedent. There are more projects in the works for Continental Boulevard. Chairman Best said the Board should not be partners of the applicant to improve the site rather than be the approval body.

**A motion that the applicant deposit money into Town funds to be restricted to building a sidewalk on this site within two years or the money be returned to the applicant failed, by a vote of 3-3-0, on a motion made by Lynn Christensen and seconded by Tom Koenig. Robert Best, John Segedy, and Stanley Bonislowski voted in the negative.**

**A motion made by Lynn Christensen to reconsider the motion to waive the requirements of Section 7.04(4)(r) - Sidewalks - of the Subdivision Regulations, failed for lack of a second.**

Attorney Westgate noted that the Ordinance says the monetary contribution is for a sidewalk "related to the needs created by the project". That means it does not necessarily have to be on this site, but where it is necessary in the area. He said no one would walk to the intersection. John Segedy replied that people do that today. Chairman Best said that, even if there were a 200' sidewalk, that would be 200' where people would not walk in the road. Attorney Westgate said this site does not induce anyone to walk on Continental Boulevard. People will walk a

different way to get there from 40 Continental Boulevard. The Board should not get hung up on a sidewalk on land whose control is unknown. A broad usage should be allowed. Alastair Millns said the biggest problem is not knowing who owns the right-of-way. The Board has an obligation to the applicant, who has the right to an answer tonight so he can start the project. Tom Koenig said a sidewalk on the property is not useful to the Town. Stanley Bonislowski said the danger of an escrow account is that circumstances could change.

**A motion that the applicant build a sidewalk on his property rather than in the right-of-way, failed, by a vote of 3-3-0, on a motion made by John Segedy and seconded by Alastair Millns. Alastair Millns, Tom Koenig, and Lynn Christensen voted in the negative.**

John Segedy said the Board is trying to build a sidewalk for people who are already on Continental Boulevard rather than one “related to the needs created by the project”.

**The Board voted 4-2-0 that the applicant deposit money into Town funds to be restricted to building a sidewalk in this area within two years or the money be returned to the applicant, on a motion made by Lynn Christensen and seconded by Tom Koenig. John Segedy and Stanley Bonislowski voted in the negative.**

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

**The Board voted 5-1-0 to grant final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Tom Koenig voted in the negative.**

1. Final plans and mylars to be signed by all property owners. The Licensed Land Surveyor and Professional Engineer (as appropriate) shall also sign and seal final plans and mylars;
2. The applicant is responsible for all fees (including \$25.00 LCHIP fee, check made payable to the Hillsborough county Treasurer) associated with recording the plan and any related documents at the Hillsborough Country Registry of Deeds;
3. Unless granted a waiver from Section 7.04(4)(r) of the Subdivision and Site Plan Regulations, the plan shall be revised to provide for a paved pedestrian way or sidewalk along all existing streets;
4. Any waivers granted shall be listed and fully described on the Final Plan set on a recordable sheet;
5. The Applicant to receive a Driveway Permit from the NHDOT and/or a Right-of-Way Permit from the Merrimack Public Works Department as appropriate. If NHDOT review is required, the Driveway Permit Number and expiration date shall be added to a recordable plan sheet;



6. As the parcel lies within the Aquifer Conservation District and Wellhead Protection Area, the applicant shall satisfactorily address any forthcoming comments from the Merrimack Conservation Commission;
7. The applicant shall satisfactorily address any forthcoming comments from the Merrimack Fire Department;
8. The applicant shall satisfactorily address any forthcoming comments from the Merrimack Health Inspector;
9. The applicant shall satisfactorily address any peer review comments from the town's review consultant, CLD;
10. The applicant shall satisfy MVD comments except for installing and monitoring wells;
11. The applicant shall amend the plan to show there will be no salt or fertilizer use;
12. Address the Planning Staff Technical Comments (see below).

#### General Conditions

1. Completion of As-Built plans by a Licensed Land Surveyor or Professional Engineer as a condition of the release of any financial surety or prior to issuance of the certificate of occupancy, if financial surety is not necessary to guarantee completion of on-site improvements;
2. The Limit of Work (presumed to be edge of tree clearing and proposed silt fence location unless otherwise indicated) to be staked in the field by a Licensed Land Surveyor, and orange construction fencing and erosion control measures shall be installed at said Limit of Work prior to the issuance of any Building Permit.

#### Planning Staff Technical Comments

- I. The Applicant to revise the final plan to correct or provide for the following additional information:
  - i. The plan shall indicate the street status of Continental Boulevard (Road Classification) in the vicinity of the project site with respect to the nature of control, i.e., state versus town right of way;
  - ii. Revise Note 2 Sheet 1 of 16 to indicate the correct rear yard zoning setback value of 60 feet (and add "(R-4)" to the "Present Zoning" line of same note) and correct reference to section 2.02.11 of the Zoning Ordinance. Also replace "service is" with "services" in last sentence of Note 2;
  - iii. The plan shall indicate how access to the proposed recharge basin is provided to ensure for proper long-term maintenance;
  - iv. If signage is intended to identify the area designated for employee parking, the plan set shall be revised accordingly and to include an appropriate detail;

- v. Staff *recommends* a minimum separation distance of 2 feet from the front of the concrete light pole base (see light poles near TP-2, CB 21, and the guard rail) to the edge of pavement;
- vi. The Applicant shall verify spot elevation information provided in the Handicap Parking Detail on Sheet 8 of 18, and to provide stall (length x width) dimensions;
- vii. The plan Directional Signs Detail on Sheet 9 of 16 and the Building Elevations (Sheet A8A) shall be revised so as to include only signage proposed for this site. The Project Sign Detail (same sheet) shall be revised so as to include the address number as required by Section 17.10(3) of the Zoning Ordinance. The Applicant shall also confirm the dimensions and area of the proposed project sign;
- viii. A note shall be added to the recordable plan sheet indicating that relief is required from the Zoning Board of Adjustment prior to installing directional, ground and wall signage at the site;
- ix. Staff suggests that the Applicant evaluate utilizing White spruce in lieu of White Pine;
- x. In keeping with Section 11 - Outdoor Lighting Standards - of the Subdivision and Site Plan Regulations, the Applicant shall amend the plan to provide the Color Rendering Index (CRI) and Uniformity Ratio for the proposed lighting fixtures, and the hierarchy of site lighting (See Section 11.04(2)(c). The revised plan shall also confirm compliance with the full cutoff fixture requirement for parking lot lighting (see Section 11.05). The Applicant shall also confirm that the photometric information provided on Sheet 16 of 16 (see light fixture near pick-up drive-thru window) complies with lighting requirements;
- xi. Due to the location of the project within the Aquifer Conservation District and Wellhead Protection Area, notes regarding the use and restrictions of low-salt fertilizers and pesticides shall be incorporated into the recordable plan sheet;
- xii. The Applicant to confirm that the text on the recordable sheet meets Registry standards.

#### **4. Discussion and possible action regarding other items of concern**

Chairman Best noted that the term of Nelson Disco, who is the Board's representative to the Town Center Committee, will end this summer. He asked for another volunteer.

Chairman Best said that volunteers are wanted to fill openings on the Planning Board and ZBA.

Neither Chairman Best nor Alastair Millns could see the Premium Outlets sign from any place in the neighborhood. Lynn Christensen did not see the new plantings and wanted them to be installed before issuance of a certificate of occupancy.

**5. Approval of Minutes**

**The minutes of May 1, 2012, were approved, with changes, by a vote of 6-0-0, on a motion made by John Segedy and seconded by Alastair Millns.**

**6. Adjourn**

**The meeting adjourned at 9:58 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by John Segedy.**