

FINAL

PLANNING BOARD
Monday, April 27, 2020 – 6:30pm
REMOTE VIA MICROSOFT TEAMS
LebanonNH.gov/Live

ROLL CALL OF

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Jim Winny (Council Representative), Joan Monroe, Kathie Romano, Laurel Stavis, Sarah Welsch, Karen Liot Hill (Alt. Council Representative), and Gregorio Amaro (Alt.)

MEMBERS ABSENT: Matthew Cole and Tom Martz (Alt.)

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer), and Marc Morgan (Solid Waste Manager)

1. **CALL TO ORDER:** Chair Garland called the meeting to order at 6:33 PM.

Chair Garland appointed Gregorio Amaro for the absent member. Mr. Amaro introduced himself to the Board members and attendees.

A. Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.

Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams. All speakers identified themselves.

2. **CONTINUED APPLICATIONS – Public Hearings continued from April 13, 2020:**

A. BETTIS FAMILY REVOCABLE TRUST, 407 DARTMOUTH COLLEGE HIGHWAY (Tax Map 112, Lot 1), zoned RL-2 & RL-3: Request for a two-lot Minor Subdivision of an existing +/-10.2 acre parcel. #PB2020-10-MIN

Mr. Corwin stated that no additional public input had been received and recommended closing the public hearing.

Gerald Bettis attended the meeting remotely.

There were no additional comments from Board members.

Mr. Corwin explained the waiver requests for wetland delineation and soil testing, with wetland delineation provided prior to recording of the plat. There is a need to understand where the wetlands are, and the work must be done by a certified wetland scientist. Current weather prohibits doing that delineation. It is suggested that this could be done after approval but before recording of the plat.

Matthew Hall MOVED that the Lebanon Planning Board **APPROVE** waivers for the application of **BETTIS FAMILY REVOCABLE TRUST** for a Minor Subdivision, #PB2020-10-MIN, from the following sections of the Subdivision Regulations:

- Section 9.5.A.7 – requiring wetlands to be delineated by a Certified Wetlands Scientist, whose seal and signature shall appear on the plat
- Section 9.5.C.2 – requiring soil tests in compliance with the requirements of Section 13.4

Seconded by Joan Monroe.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano, Mr. Hall

**The MOTION was approved (8-0).*

Matthew Hall MOVED that the Lebanon Planning Board **APPROVE** the application of **BETTIS FAMILY REVOCABLE TRUST** for a 2-lot Minor Subdivision of **407 DARTMOUTH COLLEGE HIGHWAY (Tax Map 112, Lot 1)**, #PB2020-10-MIN, as shown on a plat titled “Subdivision Survey, Land of Bettis Family Revocable Trust, 407 Dartmouth College Highway”, prepared by Holt Gilmour Survey Associates, LLC, dated February 27, 2020, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The wetlands on the property shall be delineated by a Certified Wetlands Scientist.
2. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning & Development Department:
 - a. Depict the wetlands on the property as delineated by a Certified Wetlands Scientist, whose seal and signature shall appear on the plan. (Section 9.5.A.7)
 - b. Provide the license number and seal of the surveyor. (Section 9.5.A.3)
 - c. Identify plat revision dates. (Section 9.5.A.1)
 - d. Depict the names and mailing addresses of the holders of any easements or other restrictions. (Section 9.5.A.2)
 - e. Identify a shared access easement over the proposed shared driveway, and add a note indicating that such shared access easement shall be recorded at the time of transfer of ownership of either parcel.
3. The applicant shall provide a digital record drawing (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City’s GIS Coordinator).
4. If required by the New Hampshire Department of Transportation (NHDOT), a driveway permit shall be obtained from NHDOT and a copy of such approval shall be provided to the Planning & Development Department. (Section 9.5.C.3)
5. The applicant shall provide verification that the septic design for Parcel B complies with all applicable regulations of the Lebanon Zoning Ordinance including without limitation Section 401 (“Wetlands Conservation District”) and Section 410 (“Riverbank Protection District”), to the satisfaction of the Planning & Development Department.

General Condition

6. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building

Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

Seconded by Kathie Romano.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano, Mr. Hall

**The MOTION was approved (8-0).*

Matthew Hall MOVED that the Lebanon Planning Board authorizes the Chair to sign the plat for **BETTIS FAMILY REVOCABLE TRUST** for a 2-lot Minor Subdivision of **407 DARTMOUTH COLLEGE HIGHWAY (Tax Map 112, Lot 1)**, #PB2020-10-MIN, as shown on a plat titled “Subdivision Survey, Land of Bettis Family Revocable Trust, 407 Dartmouth College Highway”, prepared by Holt Gilmour Survey Associates, LLC, dated February 27, 2020 as such plan may be amended in accordance with the Board’s approval dated April 27, 2020.

Seconded by Joan Monroe.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano, Mr. Hall

**The MOTION was approved (8-0).*

B. ADIMAB, LLC and THE HITCHCOCK CLINIC; 7 LUCENT DRIVE (Tax Map 10, Lot 11, Plot 2600 and 0 NH ROUTE 120 (Tax Map 10, Lot 10), zoned IND-L: Request for a Boundary Line Adjustment. #PB2020-12-BLA

Matthew Hall recused himself.

Mr. Corwin noted that there is no additional information or public comment received by the Planning Department.

Chair Garland closed the Public Hearing.

Joan Monroe MOVED that the Lebanon Planning Board **APPROVE** the application of **ADIMAB, LLC and THE HITCHCOCK CLINIC** for a Boundary Line Adjustment of lands located at **7 LUCENT DRIVE (Tax Map 10, Lot 11, Plot 2600) and 0 NH ROUTE 120 (Tax Map 10, Lot 10)**, #PB2020-12-BLA, as shown on a plat titled “Adimab, LLC and The Hitchcock Clinic”, prepared by Fuss & O’Neill, dated October 25, 2019, last revised March 24, 2020, Project No. 20191028.A20, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

1. Prior to the signing and recording of the final plat, the applicants shall provide to the City a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.

2. Prior to the signing and recording of the final plat, the applicants shall provide a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

Seconded by Laurel Stavis.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano

**The MOTION was approved (7-0). Mr. Hall was recused.*

Joan Monroe MOVED that the Lebanon Planning Board authorizes the Chair to sign the plat for **ADIMAB, LLC and THE HITCHCOCK CLINIC**, #PB2020-20-BLA, as shown on a plat titled “Adimab, LLC and The Hitchcock Clinic”, prepared by Fuss & O’Neill, dated October 25, 2019, last revised March 24, 2020, Project No. 20191028.A20.

Seconded by Sarah Welsch.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano

**The MOTION was approved (7-0). Mr. Hall was recused.*

Mr. Hall returned to the Board.

- C. CITY OF LEBANON, 370 PLAINFIELD ROAD (Tax Map 157, Lot 3), zoned IND-H:** Request for Site Plan Review and a Conditional Use Permit per Section 612.3 of the Zoning Ordinance to install a bio-gas energy system together with associated site improvements. **#PB2020-13-SPRCUP** (*NOTE: The Site Plan Review component of this application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54.*)

Marc Morgan, Solid Waste Manager, attended online. Chris Rivet of Dubois & King also attended online.

Mr. Corwin stated that a letter was submitted in response to a Planning Board member question. No other comment was received, and he recommended closing the Public Hearing and entering deliberation.

Mr. Morgan addressed the concerns regarding disposal of hazardous waste. The spent media from cleaning the gas using the turbines and creating electricity may require hazardous waste disposal. There are a number of facilities in New England, but they don’t know what the waste will look like at the end of the process. He reiterated that the landfill is not allowed to accept hazardous waste, and the staff will be trained and protected while managing the turbine process.

There was no public comment.

Mr. Corwin stated that the Planning Board can authorize the Conditional Use Permit per Section 12.3 of the Zoning Ordinance since it meets those criteria.

Matthew Hall MOVED that the Lebanon Planning Board **APPROVE** the application of the **CITY OF LEBANON** for a Conditional Use Permit per Section 612.3 of the Zoning Ordinance to install a bio-gas energy system together with associated site improvements at **370 PLAINFIELD ROAD (Tax Map 157, Lot 3), zoned IND-H, #PB2020-13-CUP.**

In support thereof, the Planning Board makes the following findings of fact based on testimony given during the public hearing held on April 13, 2020 and April 27, 2020, application materials presented, and supporting documents submitted:

1. The subject property is owned by the City of Lebanon and is utilized as a solid waste management facility including a landfill and recycling center.
2. The City requests a Conditional Use Permit pursuant to Section 612.3 of the Zoning Ordinance to allow a bio-gas energy system to be constructed on site. The proposed renewable energy system will allow the methane gas produced by the landfill to be converted to energy.
3. A bio-gas energy system is a type of renewable energy system that is allowed in the IND-H District by Conditional Use Permit pursuant to Section 612.3.A and Table 612.3 of the Zoning Ordinance.
4. The Planning Board may grant a Conditional Use Permit for a renewable energy system pursuant to the criteria set forth in Section 612.3.C of the Zoning Ordinance and the general criteria set forth in Section 612.3.B.
5. The City of Lebanon is subject to the requirements of the Zoning Ordinance pursuant to Section 214 of the Zoning Ordinance and, therefore, a Conditional Use Permit for the use is required.

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes that the proposal satisfactorily demonstrates compliance with the applicable review criteria set forth in Section 612.3.C of the Zoning Ordinance and the general criteria set forth in Section 612.3.B.

The Planning Board approves the requested Conditional Use Permit with the following condition:

1. The applicant shall obtain a building permit, and shall comply with all applicable local, state, and federal regulations in the construction and use of the proposed facility.

Seconded by Jim Winny.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano, Mr. Hall

**The MOTION was approved (8-0).*

D. 21 AGUA STREET, LLC; 21 WATER ST (Tax Map 91, Lot 257), zoned LD: Request for Site Plan Review to convert an office space to three apartments within an existing building. **#PB2020-08-SPR**

Mr. Corwin stated that the applicant is in compliance with Section 6.10 LDD requirements and Staff has no more concerns. No additional comment was received, and it is recommended that the Public Hearing be closed.

Ms. Monroe commented that the current landscaping plan is sufficient.

Ms. Romano inquired about the railing along the retaining wall. Mr. Corwin confirmed that it was included in the draft motion.

Tim Sidore of Ledgeworks, Inc. thanked the Board for their consideration.

Chair Garland closed the Public Hearing.

Matthew Hall MOVED that the Lebanon Planning Board **APPROVE** the application of **21 AGUA STREET, LLC** for an Amendment to an approved Site Plan (#PB2019-29-SPR) for Site Plan Review to convert an office space to three apartments within an existing building at 21 Water St (Tax Map 91, Lot 257), #PB2020-08-SPR, as shown on a plan set titled “21 Water Street Renovation” prepared by Studio Nexus, dated February 24, 2020, revised March 20, 2020, Project No. 1913, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall schedule and hold a pre-building permit application meeting with the Planning Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
2. The applicant shall obtain approval from the City Council or the City Manager’s office for any additional water and/or sewer flows per Chapters 136 or 182.
3. The applicant shall address the comments set forth in the attached memo from Brian Vincent, P.E., dated February 28, 2020, to the satisfaction of the City Engineer.
4. The applicant shall provide two (2) revised plans sets depicting the following revisions, to the satisfaction of the Planning & Development Department and the City Engineer:
 - a) Any changes made pursuant to Condition of Approval #3.
 - b) The sidewalk leading to the first floor front entry stairs dead ends at the top of the retaining wall and presents a fall hazard for anyone exiting the first floor and turning the wrong way. Therefore, the applicant shall add a railing along the top of the retaining wall next to the double glass doors on the bottom level of the front entry.
 - c) Amend Sheet A0-1 to update “CBD” to “LD”, to note that the property is located within the Riverbank Protection District, and to update the setbacks for existing and proposed buildings.
 - d) Insert original plan date of February 24, 2020, and add revision date of March 20, 2020 with a description of the revision.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

5. The creation of dwelling units shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

6. All water and sewer fees shall be paid.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

7. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Subdivision Regulations.
8. The impact fee calculated pursuant to Condition of Approval #5 shall be paid.
9. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the plan, to the satisfaction of the Planning and Development Department and the Reviewing Engineer.

Seconded by Laurel Stavis.

Mr. Brooks suggested a change in the wording regarding the railing, to add “the applicant shall” install the railing. The suggestion was accepted and incorporated within the Motion.

Roll Call Vote:

In favor – Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano, Mr. Hall

****The MOTION was approved (8-0).***

- E. TRUSTEES OF DARTMOUTH COLLEGE (Property Owner) and MICHAELS STUDENT LIVING, LLC (Applicant); 401 MOUNT SUPPORT ROAD (Tax Map 24, Lot 2), zoned R-1, R-3 and RL-3: Request to construct a multi-family complex consisting of 309 units in four buildings, with associated access, parking, and other improvements. #PB2020-07-SPR**

Matthew Hall recused himself and left the meeting at 7:35 PM. Gregorio Amaro recused himself.

Mr. Corwin reviewed the April 13 meeting when the applicant gave a presentation, there were some questions from the Board, but there was no public comment at that time. The applicant submitted written responses to those questions, which were included with the agenda packet for this meeting. Staff had ongoing review and discussion of the project, and they updated the Staff Memo. Another updated Staff Memo was released today with the letter and other inclusions. They received an update from Mark Fougere on the fiscal impact analysis on the school district. An addendum was sent to the Planning Board. Staff received a memo from Phil Hastings regarding Section 12.2 of the Subdivision Regulations. All information will be available to the public. Mr. Corwin suggested it would be best to let the applicant explain the additional materials and comment on the waiver requests. Then the Board could ask questions.

Daniel Justynski, David Fenstermacher, Kristina Vagen, Erik Bednarek, Jason Plourde, Mark Muller, and Phil Hastings were present online.

Ms. Monroe stated that an email was sent this afternoon with a 16-page Staff memo covering many points of application. She asserted that there was not enough time to process that much information and be ready to discuss it. There was general agreement among the members that there was not enough time to process that much information in such a short amount of time.

Mr. Brooks appreciated the Board members' concerns but suggested that it is important to make progress on the application. There are site visit comments and questions could be asked and answered. The Board could consider a special meeting for this application.

Many items were discussed and/or clarified as follows:

- Erik Bednarek Landscape Architect with VHB reported on the invasive species investigation suggested at the previous meeting. The supplier was adamant that there were no invasives in the seed mixes. It would be possible to eliminate those not native to Grafton County to create a custom mix. It was suggested by Ms. Monroe that those who sell the mixes may not be the best source of information on invasive species. She added that the beautiful wetlands should not be planted.
- Mr. Fenstermacher stated that rentals would be targeted to graduate students and DHMC employees. If units are not rented by a certain time period, then employees of the college could rent. Undergraduates would not be eligible.
- The snow load was approved for the eyebrow windows, and Sachem Village is for families, and this one for singles.
- There is no blasting anticipated.
- Chair Garland and Ms. Monroe spent 2.5 hours on their site visit, and all Board members were encouraged to do a site visit. There was a general discussion of the site visit.
- Any stone walls on the property would remain.
- A small house was previously on the property. All foundation elements would be removed. The monitoring wells in the woods found no contamination and a clean bill of health was issued in 2000.
- Everything beyond the wildlife corridor will be left including the old hunting cabin on the pond. Impact on the wildlife will be studied.
- Trash will be handled with frequent pickups and strong enclosures. Residents will be educated regarding bears.
- There will be a private shuttle to both the medical center and college both days and evenings. Use of the shuttle will be encouraged. Parking needs in Hanover will be studied.
- An underground parking garage is not possible due to the water table level.
- Rents will be the same as Sachem Village or on campus to make them affordable.
- The breakdown of units includes
 - 73 one bedrooms
 - 188 two bedrooms
 - 3-three bedrooms
 - 45-4 bedrooms

Residents are charged by the bedroom.

- The revised traffic study information indicates no significant impact on the area intersections. All four developers in the area are coordinating for the best outcome and have met via conference call. Adaptive signal technology could be used. It was noted that emergency vehicles need consideration.
- Open space requirements of 15% would be met if the entire property were considered but not for just the building lot portion. There needs to be discussion of what the Board is willing to grant.
- Staff is concerned about the number of parking spaces being proposed. Applicant may provide 120% but is asking for a Conditional Use Permit for an additional 5%. The Board members were asked to look at the criteria. Staff prefers that less parking be provided, since it would be a large amount of surface parking for the lot.
- Staff discussed the proposed landscaping for the front of the lot, which doesn't meet the requirements of Section 6.2 for permanent landscaping and the number of trees. Rather than a waiver, Staff would rather see the landscaping revised by replacing the existing brush with more landscaping. Removing the row of parking along the front of the property and replacing it with landscaping would create a much more pleasing development. It would also eliminate headlights from head-in parking shining into any development across the street.
- City Engineer has a number of comments, which were sent for applicant comment.

Mr. Corwin noted that there are several decisions to be made regarding the Conditional Use Permit, Major Subdivision approval, and Subdivision Section 10.3.C regarding scattered and premature.

Mr. Corwin invited Board members to contact Staff with any questions about the additional material sent out today.

Mr. Winny MOVED to extend the meeting to 9:40PM.

Seconded by Joan Monroe.

Roll Call Vote:

In favor – Mr. Garland, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano,

****The MOTION was approved (6-0).***

Kathie Romano MOVED to schedule a Special Meeting for TRUSTEES OF DARTMOUTH COLLEGE (Property Owner) and MICHAELS STUDENT LIVING, LLC (Applicant); 401 MOUNT SUPPORT ROAD (Tax Map 24, Lot 2), zoned R-1, R-3 and RL-on May 18, 2020 at 6:30PM.

Seconded by Sarah Welsch.

Roll Call Vote:

In favor – Mr. Garland, Mr. Winny, Ms. Monroe, Ms. Stavis, Ms. Welsch, Ms. Romano,

****The MOTION was approved (6-0).***

3. COMMITTEE REPORTS:**A. Planning Board Subcommittees:**

- Planning Board Capital Improvement Program (**VACANT**/S. Welsch/ B. Garland/M. Cole)
- Planning Board Development Regulations Update (M. Hall/K, Romano/T. Martz/ J. Monroe)
Mr. Hall stated that the committee met for their first meeting on April 24. They looked at the regulations and changes, and their report would be forthcoming.

B. City Council Subcommittees:

- Class VI Roads Advisory Committee (J. Monroe)
- Lebanon Energy Advisory Committee (J. Monroe)

Ms. Monroe attended the first online meeting last week, and was impressed by the number of projects underway. Clif Below is spearheading them, and his experience past and present provides an excellent knowledge resource. The Committee is considering a digester for refuse. It is a very engaged and active committee.

C. City Council Representative (J. Winny/K. Liot Hill)**D. Heritage Commission (**VACANT**)****E. Pedestrian & Bicyclist Advisory Committee (**VACANT**)****F. Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)****G. UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)****H. Upper Valley Transportation Management Association (S. Welsch)****I. Mascoma River Local Advisory Committee (K. Romano)****J. Steering Committee for the Implementation of the Master Plan (B. Garland/**VACANT**/S.Welsch/J. Monroe)****K. Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)**

Chair Garland noted that the positions held by Mr. Schwarz need to be filled and asked interested Board members to please call David Brooks.

4. OTHER BUSINESS:

Chair Garland asked that the Board members watch a number of recommended webinars.

Chair Garland inquired about the receipt of requested documents associated with the Kish application on Bank Street. Mr. Corwin noted that a number of documents were received today by Staff, and they will confirm if the submissions are complete.

5. APPROVAL OF MINUTES:**A. November 25, 2019 Planning Session**

P. 8, line 9, change to “Brian” Vincent.

***A MOTION by Laurel Stavis to approve the November 25, 2019 minutes as amended.
Seconded by Joan Monroe.***

Roll Call Vote:

Members voting in favor included Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Welsch, Ms. Stavis, Ms. Romano, Mr. Hall

***The vote on the MOTION was (8-0).**

B. February 24, 2020 Planning Session

A MOTION by Kathie Romano to approve the February 24, 2020 minutes as presented.

Seconded by Laurel Stavis.

Roll Call Vote:

Members voting in favor included Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Welsch, Ms. Stavis, Ms. Romano, Mr. Hall

***The vote on the MOTION was (8-0).**

6. ADJOURNMENT:

A Motion by Joan Monroe to adjourn the meeting.

Seconded by Laurel Stavis.

Roll Call Vote:

Members voting in favor included Mr. Garland, Mr. Amaro, Mr. Winny, Ms. Monroe, Ms. Welsch, Ms. Stavis, and Ms. Romano.

***The vote on the MOTION was (7-0).**

The meeting was adjourned at 9:33 PM.

Respectfully submitted,
Holly Howes
Recording Secretary