



Town of Hubbardston

Planning Board Meeting Minutes

Location: 7 Main Street, Slade Building, Hubbardston, MA 01452

Date: Wednesday, December 4, 2019

Members Present: Alice Livdahl (Chair), Craig Boissoneau, Francois Steiger, John DeMalia, Josh DuBois (Associate Member)

Members Absent: Bill Homans

Other Attendees: Christina Sutcliffe (Admin), Roland Jean (See Attachment #2 for full attendance sheet)

NOTE: The first two minutes of the video recording of this meeting were not captured due to technical error. The information recorded below for “Call to Order” and the recitation of the meeting “being broadcast live and digitally recorded” is taken from the minutes recorded by the Admin.

CALL TO ORDER (6:30 pm) “This meeting is being broadcast live and digitally recorded.”

NOTE: Call to Order and Adjourn times are specific times of the meeting start and end times. Any times listed as “Time Stamp” within the minutes are those taken from the YouTube video of the meeting.

Orders of Business:

1. Public Comments – Chair asks those present if any are here for any non-agenda matters. Danielle Gardenia states she wishes to speak to Action Item “C” – Mr. Christopher’s presentation, and the Chair states she will be permitted to do so when that matter is discussed. No other attendees express a desire to comment during the Public Comments session.
2. Minutes Approval
 - a. November 6th – Francois Steiger makes a **MOTION** to “approve the minutes of November 6th as submitted.” John DeMalia **SECOND’S. ALL IN FAVOR.**
 - b. November 20th – Francois Steiger makes the MOTION to “submit for approval the minutes of November 20th.” John DeMalia **SECOND’S. ALL IN FAVOR.**
3. Action Items
 - a. Chair announces that their next order of business (245 Gardner Road Special Permit)

- John DeMalia announces that he must recuse himself and leaves the Slade Building with the intention of returning after the Public Hearing is concluded.
- Chair announces that John DeMalia is the husband of one of the applicants, Meg DeMalia, and that all board members were reminded to recuse themselves if they felt they had a conflict of interest.
- Francoic Steiger makes a **MOTION** to enter Public Hearing. Craig Boissoneau **SECOND's. ALL IN FAVOR.** (NOTE: Once the board is in Public Hearing for the Special Permit, Josh DuBois, Associate Member, will vote, but he did not vote to enter Public Hearing).
- Chair reads Public Hearing Notice and Admin states when the notice was posted and that it was sent to all abutters within 300 feet of the property.
- Chair announces a statement of facts and history with regards to this application.
- Petitioners, Meg DeMalia and Debbie Lindsay, are invited to the table. Meg DeMalia reads a prepared statement with attachments – which she has provided to the board in paper copy (See Attachment #3) including information on how long the previous business was in operation, what was going on, and containing information signed by the previous owners
- Chair and board ask about the matters of: parking at the business, the storage containers on site, the septic being installed
- The Chair then invites Roland Jean, ZEO, who is present at the request of the board, to speak to this permit. Mr. Jean states that he has no opposition to the project. He notes that if the applicants had provided him with proof of lack of abandonment, then they wouldn't have needed a special permit (instead he points to the permit and it stating it had been abandoned for 4 years (which was countermanded by evidence provided in the statement read by Ms. DeMalia)).
- Chair asks Mr. Jean about Parking Plan and its requirement for this special permit. Chair inquires if Mr. Jean would be willing to review the final Parking Permit as a condition of this approval and Mr. Jean agrees.
- Carol Brown (233 Gardner Road) is recognized and states that she went by “every day” and saw the carpet people there and conducting business (saw rolls of carpet outside) within the last two years
- Ed Blanchard (23 East Comet Pond Road) is recognized and states he has lived in town since 1971 and that, before the carpet store was retail, it was a call-up carpet warehouse for approximately 10 years; that it only became a retail store when it expanded to providing tile
- Katie Young (Ragged Hill Road) is recognized and states that she grew up “down the street” and knew the business when it was a tackle and bait shop, before it became a carpet store. Ms. Young also confirms that the carpet business was operational during the last two years. Furthermore, Ms. Young adds, as a member of the Economic Development Committee, that she is excited that the new owners are willing to put some money into improving the building. Finally, she points out that the Tiny Toes business has been supportive of the community, donating money and time.

- Danielle Gardenia (237 Gardner Road) is recognized and states that she feels it would be wonderful to have a functioning business there
- Admin asks to be recognized and then reads into the record from the Land Use Office which states an anonymous resident is concerned about the tree cutting going on behind the business building. The applicants reply that the only trees being cut are those that have been designated in the approved septic plan.
- Francois Steiger asks which plots (on the provided plans) belong to who and if they are merged. The applicants reply that the DeMalia's own the house and middle plot (between the house and business) and that the business lot is separately owned by the DeMalia's and Ms. Lindsey.
- Ed Blanchard is recognized and states that he has served the town in official capacities and he is in favor of new business being in town and asks this to weigh with the board's decision.
- Francois Steiger asks what the business's hours of operation will be. The applicants reply that they have 2-3 photo sessions per day (usually totaling 4 hours) and do work weekends. They also state that they mainly work during the day.
- Roland Jean asks why they work mostly during the day and the applicants reply that they mostly work outside (some inside pictures).
- Craig Boissoneau asks if the applicants develop the pictures on site. The applicants reply that they do not. They only take the pictures at the studio.
- Francois Steiger makes a **MOTION** to close public hearing. Craig Boissoneau **SECOND's. ALL IN FAVOR.**
- The Chair announces that they must not vote on the findings for this special permit.
- The Chair makes a **MOTION** that the board find that "the proposed photography studio will not be substantially more detrimental to the neighborhood than is the prior non-conforming use as a carpet and flooring sales shop." Francois Steiger **SECOND's.** The board discusses supporting facts:
 - i. Based on the hours of operation / customer scheduling and the fact that most customers are local, it will not cause a significant in traffic.
 - ii. Roland Jean's opinion, stated earlier, that it will not increase traffic is mentioned.

The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**
- The Chair makes a **MOTION** that the board find that "the property was not abandoned or discontinued for a period of two years or more or replaced by a non-conforming use." Craig Boissoneau **SECOND's.** The board discusses supporting facts:
 - i. The letter from the Archambeault's attesting to the continued use (part of Attachment #3).
 - ii. Testimony from neighbors / community members.

Francois Steiger notes that he wishes the information regarding non-abandonment had surfaced earlier so the board could have moved ahead. Alice Livdahl notes that the testimony was persuasive that it was a shop/store. The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

- The Chair makes a **MOTION** that the board find that “the proposed use, as approved or modified, will have an acceptable environmental impact.” Francois Steiger **SECOND’S**. The board discusses supporting facts:

- i. Clarification of the tree cutting.
- ii. That no photo development will be done on site.

The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

- The Chair makes a **MOTION** that the board find that “the proposed use will be consistent with the land use objectives of the town.” Francois Steiger **SECOND’S**. The board discusses supporting facts:

- i. The business meets requirements for continued non-conforming business (by going through this process)
- ii. That they are, by community admission, a community-based business.

The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

- The Chair makes a **MOTION** that the board find that “the proposed use will comply with Zoning Bylaws and, in particular, Section 1.2, Purpose.” Francois Steiger reads Section 1.2 Francois Steiger **SECOND’S**. The board discusses supporting facts:

- i. Their vote is not that it will accomplish the objectives set forth in the purpose, but that it will comply and not be adverse to the town’s objectives.

The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

(Time Stamp 1:02:13)

- The Chair makes a **MOTION** that the board find that “the proposed use will comply with bylaws and regulations of the town and applicable laws and regulations of the Commonwealth.” Francois Steiger **SECOND’S**. The board discusses supporting facts:

- i. This process has ascertained that the business has discussed and shown that the business is in general compliance.
- ii. Also resident comments have shown that the business gives back to the community.

The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

- The Chair discusses that they need a motion to “waive site plan review” as requested by the applicants. Discussion is had regarding the following conditions:
 - i. That the applicants present their septic plan to the board for review.
 - ii. That the applicants submit a Parking Plan for approval by the ZEO.
 - iii. That the applicants not enlarge the building
 - iv. That the applicants provide screening for or remove the large containers located on their property.
 - v. That the applicants remove the large containers when and if they are no longer in use.

Francois Steiger makes a **MOTION** to waive the site plan “based on the five criteria that were mentioned earlier and that they be conditions of the special permit.” Craig Boissoneau **SECOND’S**. The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

- Francois Steiger makes a **MOTION** to “approve the special permit to allow the land and building located at 245 Gardner Road to be used as a photography studio, subject to the terms and conditions set forth in the waiver of the site plan.” Craig Boissoneau **SECOND’S**. The Board Votes: Livdahl (In Favor), Francois (In Favor), Boissoneau (In Favor), DuBois (In Favor). **ALL IN FAVOR.**

(John DeMalia re-enters the room. All following votes include Mr. DeMalia. Mr. DuBois is no longer voting).

- b. Request for Agenda Inclusion Regarding Solar and Marijuana - Ed Blanchard. Chair invites Mr. Blanchard to the table to speak.
 - Mr. Blanchard has provided a packet of information about solar and marijuana for the board to read in advance of his presentation (Attachment #4).
 - He begins his presentation stating the people move to Hubbardston for its rural character and he is concerned that solar and marijuana can “go anywhere” in town and it will decrease the appeal and property values of neighboring properties.
 - He continues that he understands that solar is a source of revenue for the town, but he asks the Planning Board to review the bylaws and plan where these establishments can go.
 - He suggests an overlay district for solar and states that is coming before the board (rather than doing a citizens petition) because he would rather the Planning Board push for this change.
 - Chair states that she would consider a moratorium on solar while the board completes an analysis.
 - Craig Boissoneau states that only 2 years ago the Planning Board reviewed and put screening into the solar bylaw.
 - Chair mentions that the board will be having Zoning Overlay District training with the CTPC.
 - Ed Blanchard continues by stating that he has some of the same objectives to the marijuana “going anywhere in town.

- Chair mentions that the board plans to review the Marijuana bylaw for technical modifications.
- Ed Blanchard suggests “another vote” on whether the town actually wants marijuana or to vote on an overlay district
- Craig Boissoneau states that the bylaw was voted by the town and it was to set some boundaries
- Chair makes a **MOTION** to “put reexamination of these two bylaws on our next agenda.” Craig Boissoneau **SECOND’s. ALL IN FAVOR**

(Time Stamp 1:26:32)

- c. Request for Agenda Inclusion Regarding Camper Placement -Thomas Christopher – The Chair invites Mr. Christopher to the table to explain the history of the Falline LLC property and what he intends.
- Mr. Christopher explains he is the caretaker of the property and that the owner is Dr. Edsall and she trains dogs there for competition.
 - Mr. Christopher explains that what he is looking to do is drill a well and create a dump station so that Dr. Edsall’s friends with dogs could come and stay on the property when they are training their dogs. Also states these friends coming in will be for temporary stays and non-commercial.
 - Craig Boissoneau asks for clarification. Will the guests stay all summer? Mr. Christopher answers “no.”
 - Francois Steiger asks how the RV’s that are coming in disposing of their refuse now? Mr. Christopher states they are carrying out their refuse for disposal at a dumping facility off-site.
 - Mr. Christopher mentions there is no set timeline for this to go forward. He was merely querying the board. The board responds that there are no current objectives but states that the plan outline has no physical plans or definitive and Mr. Christopher is invited back when he has either of these.
 - The restoration of the property gravel pit is brought up and Mr. Christopher states that the property has plans to restore it. The Chair mentions that a plan must be submitted.
 - Carol Brown (233 Gardner Road) asks to speak. She is recognized and mentions the past damage done to that property by previous owners. She gives history about how she was affected by the gravel pit and the reclamation.
 - Ms. Brown then states that she is concerned that overnight guests would disturb her because the entrance to the Edsall property abuts her property. The Planning Board asserts that they can not regulate temporary, non-commercial RV’s (guests) on private property.
 - Ms. Brown also brings up whether, for power, Mr. Christopher intends to run electrical poles. Mr. Christopher responds that he intends to put in one or two poles, but then he intends to bury the lines.
 - Francois Steiger asks where the trailers / RV’s will be parked and Tom Christopher provides an possible map.

- Ms. Brown states she is seeking restitution for the damage to her property by gravel operation. The Planning Board replies that restitution from previous owners is not within the jurisdiction of the Planning Board, but goes further to say she will be notified as an abutter when reclamation of the gravel pit takes place.
 - Tom Christopher states that he has had issues with local ATV's. Ms. Brown interjects that she obtained permission from the owner to use her ATV's on the property. Mr. Christopher states that there has been too much damage from ATV's and all such permissions are rescinded.
 - Danielle Gardenia (237 Gardner Road) has a question regarding boundary lines and old cart trails
- d. Request for Agenda Inclusion Regarding Gravel Pit Letter – James LeBlanc – Mr. LeBlanc is invited to the table
- Concerning parcel 03-197, Mr. LeBlanc states that he wants to sell because he can't build on it, since there is only 104 feet of frontage. He gives the history of the property and states that there used to be more frontage (before he owned it).
 - The board looks at the property and AXIS GIS and sees no cleared area or evidence of gravel pit. Mr. LeBlanc states that he has walked the site and hasn't seen evidence of it. The Chair asks for a letter that there was no excavation and the PB will take Mr. LeBlanc off the Earth Removal list.
 - Planning Board also refers Mr. LeBlanc to the ZBA for a variance if he is still interested in building.

(Time Stamp 2:13:45)

- e. Mr. Schmidt – Returning to the Planning Board regarding Cannabis Retail / Cultivation Details – Mr. Schmidt is invited to the table.
- Mr. Schmidt provides plans for their Royalston building, stating that the one in Hubbardston will be similar but possibly bigger.
 - There is discussion if processing will be done on site. Mr. Schmidt explains that extraction of oil will be done on site. Francois Steiger asks about the method of extraction. Mr. Schmidt states there will be no butane. It will be a resin press or alcohol extraction method.
 - Josh DuBois asks for an example of what Mr. Schmidt is proposing for the retail store and Mr. Schmidt points to Sanctuary in Gardner.
 - Discussion is had of the Community Outreach Hearing and the Planning Board states that the Planning Board leaves it to the Board of Selectmen to decide for a January date.
 - Mr. Schmidt gives the addresses of the two locations: 26 Gardner Road, which will be a retail store and 69 Gardner Road, which will be cultivation and manufacturing.
 - Board suggests Mr. Schmidt bring all applicable materials to the January Community Outreach Hearing.

- Francois Steiger asks Mr. Schmidt about the building permit requirements for Massachusetts for the type of greenhouse Mr. Schmidt is proposing. The board suggests that Mr. Schmidt speak with Roland Jean, the ZEO.
- Katie Young is recognized and speaks to Mr. Schmidt, asking why he hasn't been to the Economic Development Committee yet.

(Time Stamp 2:41:30)

- f. Sign Bylaw Discussion – There was no updated information on the sign bylaw draft / process.
4. New Business
 - a. Correspondence
 - None (other than those mentioned / listed in other topics)
5. Matters Not Reasonably Anticipated by Chair - None
6. Old Business
 - a. Gravel Pits
 - Discussion of Marinelli / Falline site walk which Craig Boissoneau, Alice Livdahl and Francois Steiger attended along with Josh DuBois, Bill Murray, Mr. Christopher, and Ms. Marinelli (and her guest). The restoration is discussed that was already done on that site. Ms. Marinelli and Mr. Christopher discussed that Mr. Christopher felt the entirety of the pit was on his land and the two parties may have the boundary surveyed.
 - Discussion of possible grant that the TA is submitting to see what could be put on town land (possibly combined with the Marinelli's land).
 - Replies to Intention Letter Sent – the board decides to allow gravel pit owners another month to reply to the letter
 - b. Affordable Housing
 - Email sent to Carolyn Read about evaluation of Lot 220 on Ragged Hill Rd
 - c. Associate Member Legal Opinion – Letter sent to TA to forward to KP Law
7. Administrative Matters
 - a. Special Permits Outstanding List – Still in progress
 - b. Training for PB Members – Still no word back from CTPC. Admin to follow up.
 - c. Chromebooks are In – Planning Board members are informed that all emails sent / documents created are a matter of Public Record. Admin also offers to train any board member who is unfamiliar with Chromebooks in their operation.
 - d. Planning Board Budget – Admin introduces that the budget is due Dec. 23rd and the TA has requested level funding. The board reviews the numbers from the October 22nd, 2019 budget. Francois Steiger makes a **MOTION** to level fund the budget as shown in lines 77 through 81 of the final budget as approved on October 22nd of the 2019 for a total budget of \$20,354. John DeMalia **SECOND'S**. Discussion is had that there was notice that the boards can not vote a change in the Admin's budget as that is determined as part of general payroll. **ALL IN FAVOR**
8. Public Comments - None

9. Announcement of Next Meeting – The board discusses meeting the third week in January and decides to meet December 18th first to discuss possible bylaw changes.

MOTION to ADJOURN (9:31 pm): John DeMalia

- **SECOND:** Francois Steiger
- **ALL IN FAVOR**

Action Items:

- 1- Admin to follow up with CTPC regarding training.

Minutes Recorded by: Christina Sutcliffe (Planning Board Administrative Assistant)

These minutes were approved by vote of the board on December 18, 2019.

Attachments:

1. Agenda
2. Attendance Sheet
3. DeMalia Prepared Statement (page 1 only, for entire document see Planning Board Office during normal business hours)
4. Ed Blanchard Presentation (page 1 only, for entire document see Planning Board Office during normal business hours)

NOTE: Attachments are digitally inserted representations of available files. For original documents, see Planning Board Office.



Planning Board Agenda

Wednesday, December 4th, 2019

6:30 PM

Main Street, Hubbardston, Slade Building

Updated 11/29/19

Planning Board meetings are broadcast live and digitally recorded

1. Call to Order
2. Public Comments
3. Minutes Approval
 - a. November 6th
 - b. November 20th
4. Action Items
 - a. Public Hearing: "Pursuant to the provisions of MGL Chapter 40A, Section 9, the Hubbardston Planning Board will hold a Public Hearing on Wednesday, December 4th, 2019, at 6:30 pm, in the Town Offices, 7 Main Street, Slade Building, to review the Special Permit application of Megan DeMalia and Debbi Lindsey with regards to 245 Gardner Road, Hubbardston, MA and a proposed photography studio at that location. The application for this Special Permit may be viewed at the Planning Board or Town Clerk's office during regular business hours."
 - b. Request for Agenda Inclusion Regarding Solar and Marijuana - Ed Blanchard
 - c. Request for Agenda Inclusion Regarding Camper Placement -Thomas Christopher
 - d. Request for Agenda Inclusion Regarding Gravel Pit Letter – James LeBlanc
 - e. Mr. Schmidt – Returning to the Planning Board regarding Cannabis Retail / Cultivation Details
 - f. Sign Bylaw Discussion – Todd Miller
5. New Business
 - a. Correspondence
 - None (other than those mentioned / listed in other topics)
6. Matters Not Reasonably Anticipated by Chair
7. Old Business
 - a. Gravel Pits
 - General
 - Replies to Intention Letter Sent
 - Kataisto – No New Information

- b. Affordable Housing
 - Email sent to Carolyn Read about evaluation of Lot 220 on Ragged Hill Rd
 - c. 147 Williamsville Road
 - d. Associate Member Legal Opinion
- 8. Administrative Matters
 - a. Special Permits Outstanding List
 - b. Training for PB Members
 - c. Chromebooks are In
 - d. Planning Board Budget
- 9. Public Comments
- 10. Announcement of Next Meeting – January 1st
- 11. Adjourn

Attachment #2: Attendance Sheet (2 pages)



**Town of Hubbardston
Planning Board Meeting**

LOCATION Slade Building
7 Main St.

DATE December 4, 2019

Sign In - Please Print

NOTE: If you wish or intend to speak during the initial "Public Comment" period of the meeting please mark the "Public Comments" column. Those who do not check this box may still address the Planning Board during this period, but they will be asked to wait until those below have spoken. Also, if the period of Public Comment runs longer than ten minutes, the Chair may ask petitioners to hold their comments until the "Public Comment" period designated at the end of the meeting.

NOTE: While the Planning Board appreciates the attendance and interest of all public parties, they ask that those present do not offer comment except during the "Public Comment" period of the meeting (or unless the Board requests public opinion or the party has requested a space on the agenda). The board wants to complete all meetings in a timely manner.

Name	Address / Email	Public Comments
Meg DeMolia	243 Gardner Rd Hubbardston	
Ed Blanchard	23 K. COWLEY FORD ROAD	
Danielle Giardina	237 Gardner Rd, Hubbardston	
Carol Brown	233 Gardner Rd.	
Pete Giannard	32 Ragged Hill	
Kellianne Tacaboni	210 Gardner Road	
Debi Lindsey	31 Bems Road	
Jim LeBene	513 Derry Spring Rd.	
Alicia Matting	129 Williamsville Rd	
Walt Gaby	7 High St	
Katie Gaby	86 Ragged Hill Rd	
David Correia	107 Hale rd.	
Morgan Bowler	3 Rollingwoods Rd	
Demar Schmidt	110 S. Royalton Rd Royalton MA	

Attachment #3: DeMalia Prepared Statement

Madam Chair, Members of the board,

Thank you so much for allowing us to come before you today. We are here today to ask that you grant us a special permit to allow us to run our photography studio out of a property we just purchased here in town, 245 Gardner Rd, which some of you may know as the previous location of Archambeault Floor Covering.

We do understand that this property currently resides in Hubbardston's residential/agricultural zone, and that normally running a commercial business inside this zone would not be permitted. But as many of you are already aware, there is a little more backstory to this property. This particular property was built to be a commercial building and had been running as a commercial property before the rezoning in 2011, and so because of this Hubbardston Zoning Bylaws Section 4.9 states that "any structures or uses lawfully existing on the effective date of these zoning bylaws may be continued in accordance with the provisions of General Laws Chapter 40A Section 6. Section 4.10 goes on to specify that if one of these "Non-Conforming use" properties has been abandoned for more than 2 years that it will lose its "grandfathered protection".

So even though this property is in the residential/agricultural zone, this property was grandfathered, and allowed to remain as a commercial property provided that it was not abandoned for more than 2 years.

This special permit request needs to be looked at in two separate parts. First being the grandfathered status of the property, and the second being the actual approval of the special permit allowing us to run a photography studio out of the grandfathered location.

Our first step is to provide evidence that even though the Archambeault Floor Covering ceased regular operations in 2014, the property was never "abandoned", and therefore should not lose its grandfathered status.

I will now give a brief timeline of events in regards to this property. For the full timeline, and a detailed letter from the previous owners, please see (Exhibit A) in your packets.

- The property was purchased by the Archambeault's in October of 1994.
- The Archambeault's ran their Business known as Archambeault Floor Covering out of this property from 1994 - 2014.
- In 2014 Roger Archambeault decided that he no longer wanted to run his own business, and instead just wanted to be an employee. So he sold his business to

Attachment #4: Ed Blanchard Presentation

COMPLEX ISSUE

SOME COMMUNITIES NOT ALLOWING IS IN THEIR
COMMUNITIES - NOT MANDATORY - MORATORIUMS
EXTENDED

OUR ^{ZONING} BYLAWS STATE - IF IT IS NOT IN THESE
BYLAWS THEN IT IS NOT ALLOWED

REQUEST THE PLANNING BOARD TAKE ACTION TO
NOT ALLOW MARIJUANA GROWTH OR SALES IN
HUBBARDSTON, PUTTING IS ON THE NEXT
TOWN MEETING, FOR THE PEOPLE OF HUBBARDSTON
TO VOTE ON IT OR NOT

SY IS VOTED TO ALLOW IN MASS, BUT PERHAPS
NOT IN HUBBARDSTON.

YOU WOULD BE SERVING THE TOWN'S
PEOPLE WELL TO GIVE THEM THIS
OPPORTUNITY

OR A CITIZEN'S PETITION COULD DO THE
SAME, WOULD RATHER HAVE THE PLANNING
BOARD LEAD

THANK YOU

COMMENTS