**MEETING MINUTES**

 **Thursday, October 12, 2023, at 7:00 pm**

 **Bellingham Municipal Center**

 **Arcand Meeting Room and Via Zoom**

**MEMBERS PRESENT:**

William F. O’Connell, Jr. Chairman

Brian T. Salisbury Vice Chairman

Dennis J. Trebino Member

Philip M. Devine Member

Nick Mobilia Member

Robert Lussier Alternate Member

**ADDITIONAL OFFICIALS PRESENT:**

Amy Sutherland, Assistant Town Planner

Tim Aicardi, Building Commissioner

Tina Griffin, Recording Secretary – via Zoom

The Chairman called the meeting to order at 7:00 pm.

**CONTINUATION OF PUBLIC HEARING**

**SNETT Trail:**

The applicant and owner, Michael Burr, proposes a 6-lot residential subdivision on approximately 26.4+/- acres of land on the west side of Lake Street in Bellingham, shown on Assessor’s Map 80-09-01 zoned Agriculture.

Dan Merrick from Legacy Engineering was present on behalf of the applicant and let the Board know that since the last meeting, they have obtained more information regarding the town’s ladder truck template to make sure the cul-de-sac can accommodate it. The Fire Department provided the template and Mr. Merrick said that if that’s the town’s standard requirement then the cul-de-sac area is actually a little too small. However, if the paved radius is increased by just 1’, it will accommodate the Fire trucks. The applicant is asking if the Board could include that as a condition of approval, and that minor change will be included on the endorsed plan.

Board members will sign the amended decision at the end of the meeting, and it will then be provided to the Town Clerk’s Office for 20 days, for anybody to appeal.

**Mr. Salisbury made a motion to accept the final draft decision as written. Motion was seconded by Mr. Devine and the motion passes unanimously.**

**Mr. Trebino made a motion to close the Public Hearing for SNETT Trail Estates. Ms. Salisbury seconded, and the motion passes unanimously.**

**DISCUSSION**

**186 Solar Project Correspondence:**

Just about a month ago, the site was visited by the Board to address some of the maintenance issues. There was broken fence, which has now been replaced by the applicant, as well as some general maintenance of the site that needed to be taken care of. The area has been cleaned up, mowing of the site has been completed, and some signs on the property have been fixed.

Ms. Sutherland will make contact with them regarding the gate issue that needs to be discussed. The Board had previously spent a considerable amount of time discussing the details of a gate. The applicant will be made aware that the Board would like to see the gate put back up. The applicant could then come into a meeting to discuss recent concerns that were mentioned by the Board.

**CONTINUATION OF PUBLIC HEARING**

**Maple Street, LLC.**

The applicant, Maple Street Solar, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 65+/- acres of land to be redeveloped for a proposed solar array of which only 3.77 acres is in Bellingham (Parcel 3). The current access road is located through Parcel #2 and Parcel #1 located to the North, and services the existing golf course located through the Bellingham parcel

26-0009 and is proposed to remain and function as the primary access drive for the Solar Array Project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000=/- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor’s Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

The Chairman let members present know that this is a continued Public Hearing for Parcel 3. As stated at the last meeting, the Board is in receipt of an opinion from Town Council that recommends the applicant seek a Use Variance from the Zoning Board of Appeals. The Planning Board is going to continue their process, if and when the applicant seeks the opinion from the Zoning Board of Appeals.

The applicant’s attorney, Peter Brown, was present and gave members a status update on information he has for some questions that came from the public at the last meeting.

However, he first read a statement regarding the sale of the golf course, as follows:

It is important for the public to understand exactly where this project property stands. To be very clear for the public that the permitting of this project is not about a choice between a solar project on the Franklin side of the property and the golf course continuing to operate. This property is being sold. That decision was made on September 2, 2019. The fact that the property was up for sale

 and that the property owner was looking for the best price, and best project, was not a secret. Meetings were held with the Administrator in Franklin and Bellingham over the years. There was a residential deal with Toll Brothers, but Bellingham did not want it, as well as industrial opportunities. The owner sought out solar. The owner sought out a Solar Company with an excellent reputation, and the owner

 entered into a Purchase and Sale” agreement with this Solar Company “NextGrid”. Prior to this deal

 numerous businesses entities and individuals have had the opportunity to try and buy the property. Lastly, I want to be very clear about the ownership of the property. Something that has not been in

 dispute at all since these applications were filed, and which is expressly documented on the applications submitted, the owner of the property is a Trust called “Maplegate Realty Trust”. Sally Winters is the Trustee of that trust. That Trust is what is referred to as a “nominee trust.” That means it takes directions from another person or entity. That entity is Maplegate Realty Associates, which is controlled

 by Sally’s mother, Shirley. The other interest holders and Maplegate Realty Associates do not get a say, but they are Shirley’s children, Sally, Julie, and Michael French. I represent Shirley, Sally, and Julie and I have done so for the past 5 years. Michael French is represented by his own lawyer, that is also based in Boston. All of them have reviewed the Purchase and Sale agreement with this Solar Company and consented to it. Michael's attorney reviewed it, made changes to it, and has been kept up to date on the permitting and the sale. Michael's attorney consented to the standard language in our sale agreement with the buyer that the seller would cooperate with the permitting of the sale, would not interfere with any permitting of the project, and would not provide support to any opposition to the permitting of the project. In the months that the permitting has been underway, neither Michael, nor his attorney have submitted anything to Franklin or Bellingham contesting the authority of the owner and the applicant to have submitted the application nor have they contested any of our permitting requests. Many statements

 and innuendos that have been run around about the family are flat out wrong. I'm not saying the Board

 has made any of those, but more importantly what I want the Board and the public to hear is they are

 hurtful. I therefore implore the Board to keep the public conversation tonight and going forward,

 focused on the merits and substance of the application and the legitimate areas of review by the Board.

 I appreciate the leeway that you're giving me tonight in addressing this point, and I hope we could all move on from it. A copy of this statement will be submitted as part of the record.

 Moving forward, the next point is that we did receive the verbal opinion at the last meeting, which the

 Chairman has alluded to, prior to the start of this. We do have a submission that we’ll be making to the Board, that the Board will review with its own Town Council. We are not looking to engage into a legal debate over those issues. The Board will review it and get whatever opinion and analysis needed in response. We obviously disagree with respect to what was heard, but we want to highlight for the Board the reasons why we disagree. We’ll submit it to the Board which can then go to Town Council and get

 your own input. Essentially what we heard from oral opinion that we received, as the written opinion was kept by the Board as Attorney/client privilege, was whether or not the Town of Bellingham can require the applicants to get a Use Variance before the Zoning Board of Appeals, in which the Board said, yes. The second part of the opinion is what effect does that have, if any, on this Board and the application before you - on both the North and South Parcels. The oral opinion was very clear that it does not have an effect, and that this process is reviewed on its own merits, on the criteria that is in the Town’s Zoning, and that if the Board decided that it agrees with the opinion it has received and wants to attach a condition to its approval, it can go forward and do that, but this is separate from what’s before the Board. Giving a brief highlight of why there is a disagreement is when we look at the property that was just described, the LMP property at 186 Maple Street. That property was approved and underwent development. It was in Suburban zoning, exactly like our property. That property did not have to go

 get a Use Variance and that property was subject to litigation in the land Court, represented by your Town Council where it was sent, and there's a court filing which we attached to our documents, that it

 doesn't need to undergo further review because of the Dover Amendment, as we have gone and alleged.

 We believe the view that’s being advanced here is treating another property in the same district, subject

 to the same zoning, subject to the same rules, and being treated differently.

 Board members commented that the first solar project that was submitted was grandfathered in before the Zone changed.

 Mr. Brown continued discussion on various cases in Massachusetts that had similar issues, with the property rights of an owner when you have adjoining properties in one community, and another where there’s an issue of access to the land.

 There were a number of questions from residents at the previous meeting that Mr. Brown and the applicant’s representatives have gathered answers for. Information for some of these questions and concerns was provided tonight and a copy will also be provided to the Board for more detailed information on some of the previous questions.

The Chairman had additional questions regarding how the 9 acres of trees that are being cut down will be transported off the property. The response was that they will be removed by a professional logging company, with the smaller stuff will likely be chipped. No trees will be cut down in the town of Bellingham. They are all located in the town of Franklin. The Chairman also asked about the burying of wires, in which the response was that some would be buried, but there wouldn’t need to be any widening of the access road for this, as there is already conduit there that goes back to feed the existing golf course buildings. It is not known if Eversource may require some widening, especially next to the 2 new poles, but that has not been determined as of yet. There was also a question regarding some of this land being covered by Chapter 61b, and how the applicant will deal with this issue. Mr. Brown responded that if the project moves forward they will begin the 61b process and provide the notification to both towns, in which both towns would have the Right of First Refusal.

Questions were raised about which town’s Fire Apparatus and Emergency Vehicles would respond to this site in an emergency situation, as the access road is in Bellingham but there are gates within the property. Mr. Brown replied that there would be access to Parcel 1and Parcel 3, and it will be written into the Order of Conditions that the Fire Department will have the ability to access the gate to gain entry to both Parcels.

The applicant shared his screen to show the plan with each Parcel listed separately, the gravel roads that will be used to access the property, as well as the entrance area. Mr. Trebino asked if the applicant could set up a time for the Board to walk the property with them and be able to see everything in -person. The plans do show the information, but with such a large area, a site walk will be scheduled for this property in order to clarify some of the questions.

If the project progress forward, the installation process is estimated to be approximately 3 to 4 months to complete. There will have to be the tree clearing, then site work, civil work, steel erection and then the panel installation with wiring, testing, etc. After those few months the site should be fairly quiet and wouldn’t involve big trucks anymore. However, more detailed information can try to be determined if the Board would like some research done on the number of panels that can be delivered on one vehicle, number of panels delivered daily, and the estimated number of panels to be installed daily.

As far as property maintenance, besides plowing, they would have a crew out a few times a year for mowing and maintenance of the site.

Ms. Sutherland stated that seeing the Operation and Maintenance Plan for this site, especially Parcel 3, is very important because it needs to be filed with the Conservation Commission relatively soon. There is another solar project in town that the Conservation Commission has set a good Order of Conditions on, and the Board needs to know what the Conservation concerns are, if any, for Parcel 3.

The applicant representatives stated that this area will remain as a scenic road in that area and wouldn’t have solar panels viewable while driving down Maple Street. A plan was shared with the Board to show what the current and future views from the road would be, and why it would remain as a scenic road. As far as noise generated from the solar array, it would most likely be less than the golf course. There would be CMU walls around the pads that would deflect any noise that would be coming from the equipment pads. Those walls would be facing towards the Bellingham side and are already proposed into the project.

The Chairman told members present that a lot of information has been provided this evening and it was a very informative meeting. However, he would like to have a checklist prepared to show what needs to be done, and what has already been done. This will help to work with the applicant through the process of each Parcel and keep everyone updated along the way.

Deputy Milot from the Bellingham Fire Department was present and asked if the roads would be maintained with vegetation during the growing season and during snowstorms in the winter months. The response was that there would be quarterly maintenance with regard to vegetation. The snow removal is contracted through a local company and would be maintained during snowstorms, just like a regular parking lot is maintained during a storm. A written narrative will be provided to the Fire Department and the Board to address any of these concerns and will be placed into the Operations and Maintenance manual for the Board to have on file.

Some members of the public were present and had additional questions and concerns regarding the property that were brought to attention of the Board and Mr. Brown. Members listened to the residents’ concerns and let them know they would try to get information for all questions in time for the next meeting, in order to provide them with the proper information and answers to their questions.

**Mr. Salisbury made a motion to continue the Public Hearing for Parcel 3, until Thursday,**

**November 9, 2023, at 7:00 pm. Motion was seconded by Mr. Mobilia and the motion passes unanimously.**

**PUBLIC HEARING**

**NextGrid Mescalbean, LLC:**

The applicant, NextGrid Mescalbean, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 74+- acres of land to be redeveloped for a proposed solar array of which only 9.8 acres is in Bellingham. The current access road is located through the Town of Bellingham at parcel 26-0009 and is proposed to remain and function as the primary access road for the Solar Array Project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000=/- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor’s Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

This Hearing is for Parcel 1 and the discussion for this item is regarding the scope for potential peer review. The applicant stated they are in receipt of the opinion from Bellingham’s Town Council for this Parcel.

Everything has been submitted for this Parcel already and this is the third Hearing for Parcel 1. There were some Public Safety items mentioned, such as some Fire Hydrants in that area being dry and what would need to be done in order to provide water access to all Parcels associated with this proposed project.

The applicant’s representatives said they will have an Operations and Maintenance Plan prepared for this Parcel, that is separate from the other Parcel O&M Plans. They also let the Deputy know that if he and the Fire Chief would like to walk the site and have any questions answered, they would be more than happy to meet with them and do that. In addition, the Board will still need to have their site walk completed before the next meeting with the Planning Board.

**Mr. Salisbury made a motion to continue the Public Hearing for Parcel 1, until Thursday,**

**November 9, 2023. Motion was seconded by Mr. Mobilia and the motion passes unanimously.**

**CONTINUATION OF PUBLIC HEARING**

**North & Blackstone Street:**

The applicant, Ravens Homes, Inc, and owner, Raven Homes, propose to construct (12) 3-unit townhouses with associated improvements at North/Blackstone Street in Bellingham, approximately 20.8+/- acres of land, shown on Assessor’s Map 59-Lot 60A, zoned Agriculture. This application falls under the Town of Bellingham’s Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings, §240-16, Development Plan Approval, § 240-54 and Stormwater Management, and §240-60.

The applicant’s representatives gave a brief summary of what they are proposing to do at this site. A community meeting was held at the library on June 14th in order to address some of the concerns that area residents had about this project.

Since that meeting, a revised concept plan has been established and was being shared with members present tonight. The new plan shows 18 two-bedroom Townhomes, in clusters of 3. That is half the density that was originally proposed. Also shown is that around the cul-de-sac on the concept plan, the development area is limited to the existing field, which would leave nearly all of the woods undisturbed, and that portion of the parcel will be subject to a conservation restriction.

Approximately 75% of the 20-acre parcel would be conservation land, and now all buildings would be located on the cul-de-sac. The plan no longer has any buildings coming off of the straightaway entrance driveway. That avoids an issue that was raised by the Fire Department with concern that the previously shown cluster of homes could block access to certain areas of the neighborhood. That concern has now been addressed with the relocation of buildings that are all off the cul-de-sac, and response equipment would now be able to get around the cul-de-sac. In addition, all of these homes would have fire suppression sprinkler systems that will significantly reduce the fire risk.

The closest building is set back 79’ from Blackstone Street, with approximately another 15’ from the lot line to the actual paved roadway. The plan shows Green Giant Arborvitaes along the Blackstone Street side in order to further screen the developed area.

The concept plan also shows sidewalks along both sides of the entire driveway in the cul-de-sac, running from the entrance and all the way around the cul-de-sac. This plan also pushes the mailbox area to just about 90’ away from Blackstone Street, which was a previous concern of traffic backups when they were proposed to be closer than now shown. Each of the units would have a 2-car garage, in addition to 2 parking spots that would be available in those driveways, making each unit have the potential for parking 4 vehicles per home.

Deputy Milot spoke of some concerns with maneuverability of emergency vehicles trying to exit the development and turn onto North Street. In addition, there needs to be additional discussion with the DPW regarding hydrant placements throughout the development for the Fire Department to review.

There was a traffic study done there that was based on the prior version of the development. This will be updated and submitted for peer review, and the intersection at North Street will also be updated as part of the traffic study. That data and impacts would be looked at from an emergency standpoint and will be provided to all members for review.

There was discussion between Board members and the applicant’s representatives regarding the proposed shared septic system. There is still a lot of information that needs to be collected and put together from DEP and the Board of Health in order to finalize the system design and details. These details are all still in their initial stages. More information will start to be put together regarding the septic system, as the plans and project have started to progress.

There would be 2 garage parking spaces per unit, as well as an additional 2 driveway parking spots per home. In addition, there is a separate visitor parking area that can be used for additional guests. Some Board members had concerns on the limited number of parking spaces and would like more information on what would be done to prevent random parking on the roadway or in the cul-de-sac area.

The applicant’s representatives said that they could put a Condition in with the Condo Association that would set limitations and parking restrictions if that is a concern of the Board.

There was also concern of the dumpster area and if people would be driving their trash down to the dumpster, or if they would have trash trucks pick up in individual totes from each property. More information will be provided to the Board at the next meeting, after they applicant can review more details of this item and see what the best options might be.

The meeting was opened up to the public, and there were additional questions and concerns brought to the attention of the Board. The applicant’s representatives made note of some of these concerns and will provide them with answers once they can research the requested information.

**Mr. Salisbury made a motion to continue this Public Hearing until December 14, 2023, at 7:00 pm. Motion was seconded by Mr. Trebino and the motion passes unanimously.**

**PUBLIC HEARING**

**Bungay Brook Inclusionary Housing Townhouse Dwelling:**

In accordance with the Town of Bellingham’s Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwelling Inclusionary Housing, the applicant, Elite Home Builders, LLC, and owner, TRG Family LTD Partnership, propose where the 11 affordable two-bedroom units will be on-site, by lottery with associated improvements at 30 Locust Street in Bellingham, approximately 57+/- acres of land, shown of Assessors Map 93-22, zoned Agriculture and Suburban.

This is a new Public Hearing. Motion to open the Hearing was made by Mr. Salisbury and seconded by Mr. Devine. Motion passes unanimously and the Public Hearing is opened.

Ms. Sutherland let members know that the Planning Board had rendered a decision on

December 17, 2020, to put in this development. They are now at the point where they have to do the inclusionary housing. That was part of the permit that was given to them in 2020 and is written within the Board’s current decision. They are now to the point to say where they are going to put these units, within the existing development that was already permitted. There will be 11 of these units to be dispersed within the site and a packet of information has been provided for all Board members to review.

The applicant’s representatives let the Board know that they did seek some off-site housing. He met with the Building Commissioner and was able to get a list of abandoned housing which was looked into, and some appeared to be in a state of disrepair. They also looked into the housing of people with disabilities, and all options that would be counted under the State’s subsidiary housing inventory.

Another option that was looked at a few years ago was to build some affordable housing on a piece of land that the Housing Authority had gone before Town Meeting for funding of. They have met with the Housing Authority many times over the past couple of years, and they do now have the piece of land. We are proposing to build 11 affordable housing units, free of charge, on the land owned by the Housing Authority, who would control who lives in these units based on their needs. They would be living in them for the set price that is based on their income.

The Chairman stated that the ownership of the land in question is by the State, and in partnership with the Town of Bellingham. It does sound like a very nice idea to developed the 11 inclusionary units on that property. However, much further information would be needed to review and discuss this option,

and the applicant is looking for the release of 27 Lots, which is 25% of the Bungay Brook Development. Lot releases are needed from the Board right away, as there are closings lined up within the next few days/weeks for some of the units already constructed.

Board members and the applicant discussed details of both options in detail. However, with not having enough information on the Housing Authority land option and this being just presented to the Board tonight and would have needed to be presented at a previous meeting. Additional meetings and information would need to be provided if the applicant is planning to pursue that option.

**Mr. Devine made a motion to Release 7 units, and for all inclusionary housing units to be on-site moving forward, with the Condition that the Board would release 7 additional units at the next meeting. Motion was seconded by Mr. Mobilia and the motion passes unanimously. This Hearing will be continued until Thursday, October 26, 2023.**

**PUBLIC HEARING**

**306 Maple Street:**

The applicant, 306 Maple Street LLC, and owner, Andrew Sacher, the project will consist of a single-story warehouse building containing 59,400 sq. ft. which includes approximately 4,950 sq. ft. of accessory office space at 306 Maple Street in Bellingham, approximately 11.5 acres of land, shown of Assessors Map 37, Parcel 6B Zoned Industrial. The plans were prepared by Allen Engineering & Associates, 140 Hartford Avenue, Hopedale, MA 01747.

Mr. Devine made a motion to open the Public Hearing for 306 Maple street. Motion was seconded by Mr. Salisbury and motion was unanimous.

The owner of 306 Maple Street and the project manager from Allen Engineering were present to discuss the construction of a warehouse building at 306 Maple Street.

The site is 11.5 acres and is located entirely within the Industrial district. Plans of the area were shown to the Board with information regarding what all the neighboring properties are. There are some Wetland Resources on the site, and in the northeast corner is a perennial stream, and there is a 200’ Riverfront area associated with that. All of the Resource areas have been approved by the Conservation Commission through the ANRAD process that occurred in April of this year, in which all Wetland Resource areas can be worked around.

The property currently has a dwelling, garage, a few small structures, and a driveway. All of that would be razed in order to make room for the new proposed 59,400 sq. ft. single-story building that would have 3 tenants.

Access to the property would be a single curb, cut directly across from the Campanelli Business Park driveway. This was configured in accordance with a traffic study that was completed by Chappell Engineering.

There has been a lot of discussion about prohibiting right-hand turns out of the property that is across the street, so the geometry is set to prevent that movement. There is a raised island there today with signs on it that makes a very tight radius and the trucks leaving the driveway will have to exit only to the south. A driveway was shown on the plan that is for emergency purposes only, with no use by regular vehicles. 119 parking spaces are proposed and shown in the plan, as well as 12 loading docks that would be in the rear of the building.

In terms of landscaping, there would be an outside storage area with a solid 6’ fence around it and would wrap around the corner of that area. That would transition into a 4’ chain link fence for the detention area. There is also a proposed stockade fence along the southern border where the residential dwellings are located, in addition to some landscaping to be placed in that area. Lighting areas were shown on the plan, with no lighting to be placed on the south side of the building for the sensitivity of the residential properties.

The Chairman stated that at some point the Board will need to look at peer review for the stormwater and traffic, and possibly noise level. Stormwater management and Fire Truck turning radius was also discussed with the applicant and it was stated that there would be 20’ access that goes all the way around the property, which open up to 24’ to the rear of the property. The applicant also let the Board know that he will gladly sit with the Fire Department and discuss their needs and what would be required if it's something different than being proposed.

This was just a fairly quick presentation to let the Board know what the applicant is anticipating doing with the property. More information will be provided about details of snow removal, hours of operation, selection of tenants, etc. as the project progresses forward. Meetings will have to be conducted between the applicant and Fire Department to discuss the apparatus turning radius and what is needed in that area. The applicant and representatives have also had a meeting with the residential abutters, in which some were present tonight to discuss additional concerns regarding noise, stormwater management, snow storage, traffic, and some additional items. The applicant is open to all suggestions from the Board and residents and are willing to come to the next meeting with more information and possibility of options that might be more accommodating to some of the residents’ concerns.

**Mr. Salisbury made a motion to continue this Public Hearing until Thursday, January 11, 2024, at 7:00 pm. Motion was seconded by Mr. Mobilia and the motion passes unanimously**

**GENERAL BUSINESS**

**Bellingham Shores – Performance Bond and Lot Release Phase 3b & 4**

Ms. Sutherland let the Board know that they have the paperwork from the DPW, in regard to the Bond that’s been set. That has been provided, along with paperwork for the additional Lots that are to be released, which are Lots 25, 26, 27, 28, 29, 30, 21, 32, 33, 34, 35, 36, 37, 38, 39, and 96.

The applicant let Board members know that they have been making excellent progress and are proceeding through the subdivision rather quickly. He stated that the pace of construction has been moving quickly and the house sales have been supporting the pace of construction.

**Mr. Salisbury made a motion to release the Lots listed above. Mr. Devine seconded, and the motion passes unanimously.**

**ANR Plan – Bungay Brook**

An application was provided to the Board which was for the old farmhouse that was part of the Bungay Brook project. It was sold to one of the workers of Elite Home Builders. This will be workforce housing. A 40,800 sq. ft. Lot has been cut out for this project. It will have a separate driveway cut out onto Locust Street and will remain a single-family home.

**Mr. Trebino made a motion to approve and sign the ANR Plan for this property. Motion was seconded by Mr. Mobilia and the motion passes unanimously.**

**Approval of Minutes**

**Mr. Salisbury motion was made to approve the minutes from the August 10, 2023, Planning Board Meeting, as presented. Motion was seconded by Mr. Trebino and the motion passes unanimously.**

**Mr. Salisbury made a motion to adjourn the meeting at 11:51 pm. Motion was seconded by**

**Mr. Devine and the motion passes unanimously.**

**NEXT MEETING**

Thursday, October 26, 2023, at 7:00 pm.

Thank you,

Tina M. Griffin

Tina M. Griffin

Recording Secretary