

**MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA**

**September 14, 2015
5:30 p.m.**

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL Alfred Monteleone, Member
 William Sigurdson, Vice Chairperson/Member
 John Gauder, Chairperson

Member Absent: Michael McKenzie, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Kris Kollgaard, Town Manager; and Nancy Slaton, Deputy Town Clerk

Also Present: Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.

NEW BUSINESS:

1. **Approval of Minutes** – August 10, 2015 Regular Meeting

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of August 10, 2015 as presented by a vote of 3-0.

2. **Resolution No. 2015-108 – Kevco Builders for Cezary & Patricia Fronczak – Requesting an After-the-Fact Variance Pursuant to the Provisions of Chapter 5, Section 5-4).C).4), to Increase the Maximum Impervious Surface Area from 35% to 42.8% of the Lot Size to Retain Concrete Improvements Already Made Such as Rear Patio Concrete Slab, Driveway, and Connecting Sidewalk – Located at 510 Dowling Circle (Wendy Then)**

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk’s Office) and read the ordinance by title. She stated that the applicant, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Fronczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which

states that the maximum impervious surface within the RS-3 Zoning should not exceed 35%. She stated that the applicant proposes the impervious surface area to be increased from 35% to 42.8% to be allowed to retain concrete improvements already constructed as rear patio concrete slab, driveway, and sidewalk constructed at 510 Dowling Circle (Alternate Key 3682904). Aerial views and photos of the property were shown, along with the zoning of the property and adjacent parcels.

Ms. Then reported that during the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 sq. ft. within the 15,499.87 sq. ft. lot, yielding 42.8% of impervious surface area (concreted area) in the lot. At this time, the applicant is requesting an increase of 7.8% of what is currently allowed under the RS-3 Zoning District.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. She reported that the applicant stated that the concrete flatwork was an oversight during construction; it is mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements bring a new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 sq. ft. of concrete; which would have to be redone with pavers and the finish would not be the same. Lastly, the Homeowners Association (HOA) is aware of the variance and has provided a letter of support/approval for the concrete improvements. A copy of the letter from the HOA was shown.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 05, Township 18, Range 24, in Lady Lake, Florida. The property is zoned “RS-3” - Single Family Low Density (up to three dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD

East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

Ms. Then reported that notices to inform the surrounding property owners (9) within 150’ of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that six of nine notices have been returned as received, and there have been no objections and the one letter of support from the homeowners’ association.

Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-108 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-108 for first/final reading at their regular meeting on Monday, October 5, 2015.

Ms. Then stated the property owners are present if there are any questions.

Chairperson Gauder asked if anyone on the Board or anyone in the audience has any questions or comments.

Commissioner Paul Hannan stated that this property is in his ward, and he is aware of what is going on with the property.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-108 to the Town Commission for consideration by the following roll call vote:

<i>MONTELEONE</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

3. Resolution No. 2015-110 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Southeast Elevation of the Building Referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk’s Office) and read the ordinance by title. She stated that on August 26, 2015, Town staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441, referenced as Retail Tenant Space 1, located within the Lady Lake Crossing Plaza. The applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441.

Ms. Then stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations, which only allows wall

signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3" X 6' or 193.5 sq. ft. in copy area. She stated staff recommends approval. Aerial views of the subject property were shown.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Boulevard would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation. Renderings of the building were presented showing the façade with and without the proposed signs, and photos of the building under construction and the area from US Hwy 27/441 were shown.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was posted this same day. She stated there have been no objections or letters of support received thus far.

Ms. Then noted that a second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-110 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for

Resolution No. 2015-110 for first/final reading at their regular meeting on Monday, October 5, 2015. She stated Mr. DelleBovi is present if there are any questions.

Member Monteleone asked if the resolution is only for a secondary wall sign.

Ms. Then clarified that the Town's sign code does not allow for secondary wall signs if there is not a public entrance, and this application requests a variance for that.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-110 to the Town Commission for consideration by the following roll call vote:

<i>MONTELEONE</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

7. Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2. to Increase Wall Sign Copy Area an Additional 187 Sq. Ft. from the Maximum 200 Sq. Ft. Allowed for a Secondary Wall Sign for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office) and read the ordinance by title. She stated that the applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located at Retail Tenant Space 1 at the Lady Lake Crossing Plaza, for property addressed as 456 North Highway 27/441. She stated that pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 sq. ft. per tenant. SteinMart has already installed a wall sign approximately 193.5 sq. ft. on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.

Ms. Then stated that the requests is to allow an additional 187 sq. ft. from the maximum 200 sq. ft. allowed, for a total of 387 sq. ft. of wall sign copy area, since each sign would be 193.5 sq. ft. She stated that staff recommends approval of this request. Aerial views, photos of the site and the posting, and zoning of the property and adjacent parcels were shown.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned “PUD” Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150’ of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted on this date.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-111 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-111 for first/final reading at their regular meeting on Monday, October 5, 2015.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chairperson Sigurdson commented that this request for signage large enough to be viewed from the road is understandable.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-111 to the Town Commission for consideration by the following roll call vote:

<i>MONTELEONE</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

7. Ordinance No. 2015-11 – David Springstead – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441 (Alt. Key #1282594, #1282608, #3374916) (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk’s Office) and read the ordinance by title. She stated that the applicant, David Springstead, on behalf of the property owner Elijah Bailey, Jr., has filed an application to amend the zoning designation for property being 49 +/- acres, located north of Lake Ella Road and west of Hwy 27/441, referenced by Alternate Key #1282594, #1282608, and #3374916.

Ms. Then stated the subject property is currently vacant and the applicant is requesting to rezone the property to Planned Unit Development (PUD) to allow the following uses: General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Exhibit “C” was included in the packet and detailed the proposed uses and buildings in their foreseen locations on the property. She stated the property was formerly zoned Planned Unit Development (PUD) under Ordinance No. 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance No. 2011-19. The intent of Ordinance No. 2011-19 was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner as potential developers would have had to adhere to the PUD Ordinance No. 2005-20.

Ms. Then stated that at this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments, which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 2011-19. She stated that staff recommends approval of this ordinance.

The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property was reviewed as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Photos and aerial views of the property were shown with an overlay of current and proposed zoning maps.

Ms. Then reviewed the highlights of the proposed changes to include property setbacks as follows:

- All structures erected on the Property shall have zero (0) foot lot setback lines from lot lines located within the Property.
- All structures erected on the Property shall have a ten (10) foot minimum setback from contiguous property not zoned residential.
- All structures erected on the Property shall have a twenty (20) foot minimum setback from contiguous property zoned residential.
- All structures erected on the Property shall have a minimum fifty (50) foot setback from the right of way for U.S. Highway 441/27. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

- All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right of way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
- No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

A rendering of the proposed master plan for the site was shown.

Ms. Then reported that notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that 24 of the 26 notices have been returned as received and no objections or letters of support have been received, although there have been three general inquiries about the proposal.

Ms. Then noted the following comments:

- The PUD may be developed in phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-11, provided comments on September 1, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2015-11 for first reading on Monday, October 5, 2015 at 6:00 p.m. The second and final reading will be held on Monday, October 19, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-11 to the Town Commission for consideration by the following roll call vote:

<i>MONTELEONE</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

8. Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 21, 2006, in the Manufactured Home High Density (MH-HD) Future Land Use Designation (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office) and read the ordinance by title. She stated that this is a housekeeping item that staff

has brought forward; the Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. She stated that this amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Ms. Then reviewed the background for this amendment as follows:

Orange Blossom Gardens has been in existence since the 1960's and began as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the Orange Blossom Gardens/Hills areas of The Villages were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (eight dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (nine dwelling units per acre), at this time, the Town is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Ms. Then reported that the Local Planning Agency is scheduled to consider Ordinance No. 2015-13 on Wednesday, September 16, 2015, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2015-13 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chair Sigurdson asked if this ordinance effects anything voted on in the last meeting.

Growth Management Director Thad Carroll stated that this ordinance will be submitted concurrent with the rezoning and comprehensive plan amendment for the annexations. He stated that although the property has had the correct zoning since 1994, the language was not incorporated into the comp plan to allow both housing types, and this ordinance corrects that oversight.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-13 to the Town Commission for consideration by the following roll call vote:

<i>MONTELEONE</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>YES</i>

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: *With nothing further to discuss, the meeting was adjourned at 6:01 p.m.*

Nancy Slaton, Deputy Town Clerk

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk