

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: May 22, 1984
Council Chambers
Municipal Building
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Stephanie Faria, James Beckingham, Jr., Harold Preston, Pierre Bouchard, Robert Steele, R. Craig Williams.

Alternate Members Present: James McAdams, H. Les Elder, Robert Weisner.

Other: Planning Director Timothy C. Sheldon.

Chair Maglaras called the meeting to order at 7:10 p.m.

ITEM #1: Public Hearing on the minor subdivision of land owned by the Estate of Donald W. Gordon, Nora Jean Gordon, Executor, (applicant Martin and Vicky Ready), Assessor's Map M, Lot 95, zoned R-40, on Middle Road.

- Martin Ready, 124 Middle Road, explained the minor subdivision. He presented the Board with the test pit and perc test results for Lots B and C, dated May 19, 1984.
- Mr. Sheldon, in response to a question by Mr. Maglaras, stated that a deed restriction prohibiting further development (in the form of subdivision) would still require a court action to remove, regardless of the fact that this would be a private right-of-way and not a City street.
- Public Hearing Opened -- No one spoke in favor or in opposition to the proposal.
- Public Hearing Closed.
- The Board discussed the conditions that they wished to place on the approval of the subdivision.
- Mr. Sheldon, in response to a suggestion by both Mr. Steele and Mr. Bouchard that the Board require the development of a turn around/ cul-de-sac for emergency vehicles, stated that this would fall within the jurisdiction of the Public Works Department, under the Driveway Ordinance.
- Mr. Maglaras noted the need for a workshop session for the Board, regarding private roads.
- Upon questioning by Mr. Williams, Mr. Ready stated that the roadbed would be gravel, and that an asphalt turn around does currently exist at the top corner of Lot D "and on down".
- Mr. Williams reiterated the fact that an emergency vehicle may have trouble turning around, as well as the fact that the Board was not provided specs regarding the construction of the roadbed.

- Mr. Maglaras stated that although the Board may have concerns regarding the construction of the road, they did not have jurisdiction over the matter.
- In response to Mr. McAdams, Mr. Maglaras noted that a site review was not necessary in this instance.
- Mr. Bouchard, in response to Mr. Maglaras, stated that the Public Works Department has not imposed restrictions/conditions regarding road construction (under the Driveway Ordinance) upon any other applicant.
- Moved by Mr. Preston, seconded by Mrs. Faria, to approve the minor subdivision, contingent upon the following conditions:
 - 1) Receipt of WSPCC approval.
 - 2) Receipt of City Septic approval.
 - 3) Receipt of City driveway approval.
 - 4) No City services shall be provided along the right-of-way until such time as it is constructed to City street specifications.
 - 5) Waiver of Section 155-51 (Driveways) of the Code of the City of Dover, prohibiting access by more than two lots on a private right-of-way.
 - 6) All conditions stated above shall be placed on the mylar.

- U.A.

ITEM #2: Public Hearing on the site review of land owned by Jamar Investments Inc., Assessor's Map K, Lot 24, zoned B-3, on Dover Point Road.

- Mr. Williams abstained from the Public Hearing and was replaced by Mr. Weisner.
- Jay Lyons, a consultant for the applicant, explained the proposal.
- Mr. Sheldon read the recommendations of the site Review Screening Committee, Police Chief Reynolds, and Fire Chief Bibber.
- Mr. Lyons commented on the traffic on Dover Point Road and stated that a 1983 Report by the State of NH Highway Department indicated that approximately 11,300 cars per day use the road. He stated that the proposed 34 units would pose no traffic problem. In addition, Mr. Lyons noted that a drainage agreement was being discussed with Eliot Rose Company.
- Mr. Lyons requested that, if an on-site review should occur, the Board pay special attention to the plans for drainage.
- Mr. Lyons, in response to a request from Mr. Maglaras, presented a rendering of the proposed buildings to the Board, as well as explained the intended construction style.
- Mr. Lyons stated that a landscaping plan would be presented to Mr. Sheldon for his approval. Mr. Sheldon suggested that this be made part of the conditions of approval.

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- Mr. Lyons, upon questioning by Mr. Bouchard, stated that an application had been submitted for a State highway permit.
- Mr. Lyons, in response to Mr. McAdams, explained the plans regarding the illumination of the parcel.
- Mr. Foster, the applicant, stated that the acreage of the lot was 2.5.
- Mr. Preston stated his concerns regarding the drainage of the parcel.
- Discussion among the Board followed.
- Mr. Lyons explained the rendition of the proposed buildings to the public.
- Public Hearing Opened.
- Arthur Grimes, 250 Dover Point Road, directed questions to the Board regarding the type of occupants proposed for the building. Mr. Maglaras noted that the Board was not in a position of imposing restrictions on the applicant with regard to this matter.
- Mr. Lyons and Mr. Steele clarified the fact that these units are proposed as office space for small to medium sized businesses.
- Matt Williams, Eliot Rose Company, stated that he was not for or against the proposal, however a drainage agreement would need to worked out between his company and the applicant.
- Kevin Mone, Hanson Avenue, appeared as a Council member representing Mr. Graf, an abutting property owner. He stated that Mr. Graf was opposed to the proposal and that Mr. Graf was concerned because he did not receive proper notification of this Public Hearing. Finally, Mr. Mone noted that he did not believe that this application was consistent with the character of the neighborhood.
- Jack MacLatchy, Dover Point Road, directed another question to the Board regarding the intended use of the building. Mr. Maglaras stated that the application was strictly for office space.
- Public Hearing Closed.
- Mr. Bouchard raised his concerns regarding the notification of the abutting property owners. Mr. Sheldon explained the policies and procedures of the Planning Department and noted that they had been followed in this instance.
- Mr. Sheldon did note that Mr. Graf was in opposition to the proposal.

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- Mr. Maglaras suggested that the Board hold an on-site review of the property on Monday, May 28, 1984.
- Moved by Mr. Steele, seconded by Mr. Preston, that the on-site review be waived in this case.
- Mr. Sheldon, in response to Mr. McAdams, noted that the plan meets all the zoning requirements.
- In response to Mr. McAdams, Mr. Sheldon and Mr. Lyons explained the proposed parking spaces.
- Mr. Sheldon further explained the parking requirements outlined in the ordinance.
- Moved by Mrs. Faria, seconded by Mr. Preston, to move the question.
- U.A.
- Mr. Maglaras called for the question: 8-1 (McAdams).
- Moved by Mr. Preston, seconded by Mr. Bouchard, to approve the application for a site review, contingent upon the following conditions:
 - 1) It is stated that the construction will take place in stages:
 - Stage 1 - units A-1 thru A-18
 - Stage 2 - units B-1 thru B-7 & AB1
 - Stage 3 - units C-1 thru C-7 & AC1The plan shows water entering at Stage 3 and sewer service leaving from Stage 1. If stages 1 or 2 are to be occupied before Stage 3 is complete, water service must be provided to the first two stages of the buildings.
 - 2) Drainage should be provided on the southeast side of the site plan. (Along Graf property line).
 - 3) At the drainage outlet in the rear of the building a note should be added that states specified rip-rap shall be used to prevent erosion.
 - 4) A drainage easement/agreement will need to be secured from the Eliot Rose Company of Dover, Inc., for drainage to the brook.
 - 5) Receipt of State sewer and water permits.
 - 6) Receipt of State Highway approval.
 - 7) Receipt of State drainage permit, if required.
 - 8) Receipt of a landscaping plan which has received the approval of the Planning Director.
 - 9) All Life Safety and Fire Prevention Codes of the City must be met.
 - 10) A second fire hydrant shall be installed during Phase 1 of the construction, with 8' rather than 6' ductile iron pipe.
- U.A.

ITEM #3: Public Hearing on the major subdivision of land owned by Dorothy Prescott, (applicant Charles B. Mutrie), Assessor's Map M, Lot 92, zoned R-40, on Back Road.

- Mr. Mutrie explained the proposal and noted that since approval was granted from the Zoning Board of Adjustment, he changed his proposal to permit only four lots near the waterfront instead of five.
- Mr. Mutrie, in response to questions by Mr. Sheldon, explained the plans relative to the site access.
- Mr. Sheldon, in response to Mr. Bouchard, stated that no City services shall be provided on the private right-of-way until such time as it is constructed to the City street specifications.
- Mr. Preston brought the recent action of the Zoning Board of Adjustment regarding a similar proposal by Mr. Mutrie (to compliment this request) to the attention of the Board.
- In response to a question by Mr. Elder, Mr. Mutrie read the conditions set forth by the ZBA when approval of the variance for this parcel was granted.
- Mr. Sheldon explained that these conditions were originally proposed by the applicant and that the ZBA was merely suggesting that they be recorded on the mylar.
- Mr. Sheldon read the recommendations of the Site Review Screening Committee.
- Public Hearing Opened.
- Louise Chamberlain, Back Road, spoke in favor of the proposal and noted that the plan would preserve the rural atmosphere of the area. In addition, she stated that the proposal would benefit the Dover tax base.
- Arthur Thomits, Back Road, spoke in favor of the proposal.
- No one spoke in opposition to the proposal.
- Mr. Maglaras, in response to a question from Bill Wilson, Dover Point Road, noted that the applicant proposed that a deed restriction be a condition of the approval.
- Mr. Magalaras explained to Mr. Wilson that a deed restriction required a court action to remove.
- Paul Unglaub, Back Road, raised concerns that emergency vehicles may get stuck in the clay if a high quality road is not constructed.
- Public Hearing Closed.
- Mr. Maglaras, on behalf of the Board, thanked Mr. Mutrie for proposing the high quality road depicted in his plans.

- Mr. Sheldon, in response to Mr. Bouchard, noted that the Board would be required to waive the restriction which prohibits more than two houses on a private road.
- Moved by Bouchard, seconded by Mrs. Faria, to approve the major subdivision, contingent upon the following conditions:
 - 1) Receipt of WSPCC and City Septic approval.
 - 2) Receipt of City Driveway permit.
 - 3) No City services (sewer, water, snowplowing, etc.) shall be provided until the private right-of-way is constructed to City street specifications.
 - 4) All Dover Fire Chief's recommendations shall be met.
 - 5) Waiver of Section 155-51 (Driveways) of the Code of the City of Dover, prohibiting access by more than two lots on a private right-of-way.
 - 6) All conditions stated above shall be placed on the mylar.
- Mr. Mutrie raised concerns about installing a fire hydrant in an area not serviced by City water. He noted that he had spoken with Mr. Bibber regarding the possibility of placing sprinklers in the homes.
- Mr. Steele, in response to Mr. Maglaras, stated that the Board was not in the position of requiring a sprinkler system in single-family homes.
- Mr. Williams, as a point of information, noted that the Soil Conservation Service does have hydrants which can be used by pumping water out of a pond.
- Mr. Mutrie expressed his reservations regarding the feasibility of placing sprinkler systems in the homes.
- The Board further discussed their reservations regarding this as a condition for approval.
- In response to a suggestion by Mr. Williams that the motion be resubmitted without that condition, Mr. Maglaras explained parliamentary procedure relative to this situation.
- Mr. Sheldon reread the recommendation of Chief Bibber and noted that it did not cite a specific ordinance.
- Mr. Maglaras stated that he did not believe that the code required the installation of a fire hydrant or sprinkler system.
- Mr. McAdams requested that the Board be sure that the City would not be liable for the cost of installing the hydrant. Mr. Maglaras stated that the City would not be liable.
- Moved by Steele, seconded by Preston, to amend the original motion to include the condition as follows;
The Dover Fire Chief shall review the proposal for a second time and suggest possible fire prevention provisions, in accordance with City codes.

- U.A.

- Vote on main motion, as ammended: U.A.

ITEM #4: Public Hearing on the site review of land owned by William P. Valliere, (applicant Bellamy Builders), Assessor's Map 34, Lot 13, zoned RM-12, on SixtheStreet.

- Mr. Maglaras noted that this proposal was a new application, although it was similar to another request made by the same applicant.
- Kerry Forbes, appplicant, noted that the proposal addressed both drainage and traffic concerns.
- Ed McArthur, project engineer, explained the drainage plan.
- Mr. McArthur further explained the proposal, upon questioningfby Mr. Bouchard and Mr. Williams. Concerns were raised regarding the retention capacity and flow rate.
- Mr. McArthur, in response to Mr. Steele, explained that the proposed rip-rap drain would drain onto abutting properties. However, he did note that the flow was designed so as not to exceed the present drainage on the site.
- Mr. Steele raised concerns reagrding the difference between the proposed drainage and the natural drainage on the site.
- Mr. Forbes, in response to Mr. McAdams, noted that the parcel was four acres.
- Mr. Williams addressed additonal questions to Mr. McArthur.
- Mr. Bouchard and Mr. McArthur noted that the plan had been reviewed by City Engineer, Jay Stevens; and that it was determined that it met all the Public Wörks specifications.
- Mr. Kimball, of Kimball-Chase in Portsmouth, presented the Board with the results of a traffic study conducted by his firm. He proposed that the slight widening of the pavement on the southernly side of the street, to provide for a turning lane, was an option determined by the study.
- Mr. Kimball, in response to Mr. Maglaras, stated that the City did own a right-of-way large enough to accomodate the expansion.
- Mr. Forbes stated that this study was undertaken because of the previous concerns expressed by the members of the Board.
- In response to Mr. Maglaras, Mr. Forbes stated that the proposal without the turning lane would meet the standard. If a turning lane

- were to be developed, the traffic situation would be "even better".
- Mr. Maglaras noted the site distance report presented to the Board.
 - Mr. Forbes, in response to Mr. Elder, stated that the applicant would pay for the expansion, should the Board approve the proposal with this condition.
 - Public Hearing Opened:
 - Richard Hayes, 102 Sixth Street, questioned the legality of the Public Hearing because there were no copies of the plan available for public review. He also stated that the proposal had not been reviewed and commented upon by the various department heads within the City.
 - Mr. Sheldon noted that the plans were not available for public review during a three day period because they were being reviewed by the Engineer.
 - Mr. Maglaras attempted to clarify the procedures of the Planning Department relative to the public's concern.
 - Mr. Sheldon stated that action by the department heads had been deferred because the only difference in this proposal was the drainage plan.
 - Mr. Hayes reiterated his concerns and stated that the traffic study submitted to the Board this evening was not available for review prior to the meeting.
 - Mr. Maglaras stated that the Board did not require that the applicant provide the traffic study; this was a decision made by Mr. Forbes.
 - Mr. Steele stated that he believed that because the two plans presented this evening, drainage and traffic, were the basis for previous denial by the Board, these plans should have been available for review prior to the Public Hearing.
 - Mr. Maglaras reminded the Board that this was not a reconsideration of a former application, but that this was submitted as a new application.
 - Mr. Williams raised some concerns about the inconsistency of the Board's actions.
 - Mr. Sheldon restated that the traffic plans were not required as part of the application process.
 - Mrs. Faria suggested that the Board consider the remarks made by Mr. Hayes and consider the Public Hearing void because proper procedure had not been followed.
 - Mr. Mc Adams concurred with the suggestion made by Mrs. Faria.

- Mr. Bouchard also agreed with the comments made by Mrs. Faria.
- Mr. Beckingham stated that he was against a postponement of the Public Hearing, as he believed the Board's actions were consistent with past behaviors.
- Mr. Sheldon stated that it was not desirable to proceed with the Public Hearing as long as there was a question of a procedural error.
- Mr. Forbes requested that the Board withdraw his application from consideration. He stated that the new plan being offered to the Board is the drainage plan and that the traffic plan was only presented as an alternative.
- Public Hearing Closed.
- Mr. Maglaras expressed his concerns regarding the outcome of the application. He noted that the applicant did present the Board with an alternative traffic plan that was not given proper consideration by the members.
- Mr. Sheldon stated that the applicant did have the option to submit the original plan with the application and present the new drainage plan to the Board as an alternative. He did note that the plan was not available for the public to review.
- Mr. Sheldon, in response to Mr. Preston, explained the procedures regarding deadlines for the submission of plans to the Planning Office.

ITEM #5: Old Business

1) Review of Williams ADS application.

- Mr. Williams abstained from the action and was replaced by Mr. Weisner.
- Mr. Maglaras allowed for general discussion by the Board members, regarding the plan. Mr. Maglaras and Mr. Sheldon reminded the Board that they were considering only the concept of the plan, and not the technical aspects.
- Mr. Williams, in response to Mr. Maglaras, stated that, for the present, he wished to propose the right-of-way to be built as a City street. Any change to a private right-of-way would be the result of a change in width.
- Mr. Maglaras again reminded the Board that they were concerned solely with the concept and purpose of the proposal.
- Moved by Mrs. Faria, seconded by Mr. Steele, to deny the application for and ADS because the proposal is not consistent with the intent of the ADS ordinance, as it is encroaching on environmentally sensitive areas of property.

- Mr. Beckingham stated that he was in strong opposition to the motion because he believed the proposal to be a good example of ADS.
 - Mr. Steele raised concerns regarding the large area of the parcel in excess of the suggested 15% slopes.
 - Mr. Sheldon and Mr. Maglaras noted that there was no regulation prohibiting development on slopes greater than 15%. However, Mr. Sheldon did remind the Board of the intent of the ADS ordinance when it was approved.
 - Mr. Maglaras stated that the applicant did have the right to return to the Board with a plan for a regular subdivision which would permit development regardless of the steep grade. (This would be applicable only if the Board were to deny the application.)
 - Mr. Steele reiterated his concerns.
 - Moved by Steele, Seconded by Faria to limit debate.
 - U.A.
 - Vote on original motion: 5-3 (Preston, Elder, Beckingham).
 - Mr. Williams questioned the reasons for the denial by the Board.
 - Mr. Steele stated that he did not believe that the proposal was in keeping with the section of the ADS ordinance dealing with acceptable grades.
 - Mr. Maglaras stated that the proposal did not meet the purpose and concept outlined in the ADS ordinance.
 - Mr. McAdams explained the appeal process to Mr. Williams.
- 2) Review of James Coughlin's site review.
- Mr. Williams returned to the meeting and Mr. Weisner was dismissed.
 - Mr. Maglaras stated that, with regard to the previous application, the Board did not suggest alternative plans to the applicant.
 - Eric Mitchell, engineer, updated the application for the Board. He requested that the Board grant final approval of Phase II of the plan (72 units) and in a separate consideration, approve Phase III of the plan subject to sewer allocation and completed improvements on Knox Marsh Road.
 - Mr. Maglaras questioned Jay Stevens regarding the sewer capacity in the area. Mr. Stevens stated that 72 units could easily be accommodated.
 - Mr. Maglaras stated that the second concern of the Board was the traffic situation. He questioned the reasons for the City Council's denial

of Mr. Coughlin's application for a City Street.

- Mr. Coughlin stated that he believed that the denial was based on the fact that the Council was concerned with the off-street parking and the size of the proposed right-of-way.
- Mr. McAdams and Mr. Coughlin noted that there were no possible alternative plans for parking.
- Mr. Sheldon read a letter from Jay Stevens, City Engineer, dated May 21, 1984, regarding the proposed alterations to Westgate Drive. He then read a letter from Police Chief Reynolds, dated January 7, 1983, regarding the dangerous traffic conditions connected to the site access.
- Mr. Coughlin reviewed the three alternatives, pertaining to site access, suggested by the Board. He stated that the first two had been found to be impossible to implement. The third alternative, the development of a third lane on Route 155, was presently being reviewed by the State.
- Mr. Maglaras clarified the request made by Mr. Coughlin.
- Mr. Coughlin, in response to Mr. Bouchard, stated that Martha's Way would be completed in Phase III of the proposal.
- Mr. McAdams requested that Mr. Coughlin clarify the request pending before the State Highway Department.
- Mr. Sheldon noted that Police Chief Reynolds had not yet responded to the third alternative proposed.
- The Board clarified the proposed change to Route 155 and noted that the development would be subject to all customary approvals.
- Moved by Mr. McAdams, seconded by Mr. Williams that the site review be approved for Phase II (72 units), contingent upon the following conditions:
 - 1) Receipt of a lighting plan which meets the approval of the Planning Director and the Public Works Director.
 - 2) Receipt of a plan depicting street trees and landscaping, subject to the approval of the Planning Director.
 - 3) Review of the traffic situation by the Police Chief and approval of the final proposal for site access.
 - 4) Receipt of a Performance Bond for a City Street.
 - 5) Receipt of WSPCC approval.
 - 6) Receipt of City water, sewer and drainage approval.
 - 7) Receipt of State highway approval for access to Route 155.
 - 8) Receipt of State water, sewer and drainage permits, when required.
- Mr. Sheldon, in response to Mr. Bouchard, stated that the road would be constructed in accordance to City specifications.

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- Mr. Coughlin raised concerns regarding the condition requiring approval of the site access by Chief Reynolds.
- Mr. Sheldon stated that Chief Reynolds was not adverse to a constructive way of dealing with the traffic problems.
- Mr. McAdams stated that it was not the intention of the board to inhibit the progress of Mr. Coughlin.
- Moved by Mr. Bouchard, seconded by Mrs. Faria to limit debate.
- U.A.

Vote on main motion: U.A.

- Mr. Maglaras reviewed the request by Mr. Coughlin regarding Phase III of the proposal.
- Moved by Mr. Bouchard, seconded by Mr. Preston to deny the application for Phase III, until approval of the site access has been received from Chief Reynolds.
- Mr. Coughlin requested that the application relative to Phase III be withdrawn from the Board's consideration.
- Bouchard and Preston withdrew the motion.

Mr. McAdams was excused from the meeting at 9:40 p.m. by Mr. Maglaras, due to the late hour.

3) Growth Management Program/North End

- Mr. Sheldon gave a brief explanation of the proposed zoning amendment and the proposed Master Plan amendment. He presented a copy of the amendment to the Board: 170.28-2 Growth Management District II - Weeks Traffic Circle.
- Jay Stevens, City Engineer, presented the Board with the sewer system analysis entitled "North End Sewer Capacity - Information for Growth Management". He stated that because there was the problem of sewer surcharges in the area, the sewer line be expanded.
- Mr. Maglaras suggested that the Board schedule this item for a Public Hearing at a regularly scheduled meeting in June.

4) Henry Law/ Court Street Rezoning

- Cindy Comeau, 28 Watson Street, presented a petition to the Board which requested the rezoning of Watson Street, Watson Lane and Stark Avenue to permit only single family homes.
- Mr. Maglaras noted that the Board had received an application for

the development of a multi-family unit in the area which had prompted the neighborhood reaction.

- Mr. Sheldon explained the existing characteristics and densities of the RM-8 and RM-10 zones. He recommended that the Board hold a Public Hearing to rezone the entire area in question from RM-8 to RM-10, with the exception of the Watson Street, Watson Lane and Stark Avenue area proposed in the petition. He suggested that this area be rezoned to R#12.
 - Mr. Maglaras suggested that the Board consider all the rezoning matters at the workshop session to be held on May 28, 1984.
- 5) Review of Torr's mobile home park application.
- Mr. Williams abstained from the action, and was replaced by Mr. Weisner.
 - Mr. Maglaras reviewed the history of the application.
 - Mr. Torr requested that the Board consider his request for two waivers in their decision to approve/deny the application.
 - Mr. Preston questioned Mr. Torr regarding the placement of the gas line right-of-way.
 - Moved by Mr. Preston, seconded by Mrs. Faria, to approve the application for a mobile home park, contingent upon the following conditions:
 - 1) Waiver of Section 126-5I of the code of the City of Dover, regarding screening, for lots one through twenty-eight.
 - 2) Waiver of Section 126-6E of the code of the City of Dover, regarding the construction of sidewalks.
 - 3) There will be no access to the mobile home park off of Toffree Lane.
 - U.A.
- 6) By-Laws and Operation of the Planning Board
- Mr. Maglaras suggested that the Board adopt new by-laws at the next workshop session.
- 7) Ordinance on Workshop and On-Site Review Attendance
- Mr. Maglaras stated that this would be reviewed at the workshop session as well.
- 8) Availability of Plans to Public (for review)
- Mr. Maglaras suggested that should a member of the public state that plans regarding an application were not available for review, the Public Hearing be dismissed. He stated that this is perhaps an item that should be included in the by-laws. (See item 6 under Old Business).

- Mr. Sheldon addressed the issue and suggested that a system regarding public review be devised.

9) Location of Parking Lots, in Connection with Apartment Buildings

- Mr. Sheldon, upon questioning by Mr. Preston, explained the ordinance relative to this issue. Adjacent parking is identified as parking within 500' of the building.

ITEM #6: New Business

1) Conservation District Rezoning - Well Site Protection

- The Board decided to discuss this issue at the upcoming workshop session.

2) Approval of the minutes of the regularly scheduled meeting held May 8, 1984.

- Moved by Mrs. Faria, seconded by Mr. Steele to accept the minutes.
- U.A.

3) Sixth Street Rezoning Petition

- The Board decided to discuss this item at the upcoming workshop session.

4) Conservation Commission Appointment

- Moved by Mrs. Faria, seconded by Mr. Bouchard to nominate Mr. Preston.
- Mr. Maglaras appointed Mr. Preston to the Commission, as a representative of the Board.

Moved by Mrs. Faria, seconded by Mr. Steele to adjourn the meeting at 10:15 p.m.