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**Minutes of the Commission Meeting  
Held on February 19, 2009  
In the Stone Building  
33 New York Avenue, Oak Bluffs, MA**

**IN ATTENDANCE**

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Commissioners: (P = Present; A = Appointed; E = Elected)

P James Athearn (E – Edgartown)	P Ned Orleans (A – Tisbury)
P Bill Bennett (A- Chilmark)	P Jim Powell (A – West Tisbury)
P John Breckenridge (A – Oak Bluffs)	P Camille Rose (A - Aquinnah)
P Christina Brown (E - Edgartown)	P Doug Sederholm (E – Chilmark)
- Peter Cabana (A – Tisbury)	P Casey Sharpe (A – Oak Bluffs)
- Martin Crane (A – Governor Appointee)	P Linda Sibley (E – West Tisbury)
- Carlene Gatting (County Appointee)	P Holly Stephenson (E -
P Chris Murphy (A – Chilmark)	P Andrew Woodruff (E – West Tisbury)
P Katherine Newman (A –Aquinnah)	

Staff: Bill Veno (Senior Planner), Paul Foley (DRI Analyst/Planner), Christine Flynn (Economic Development & Affordable Housing Planner), Bill Wilcox (Water Resource Planner)

The meeting was called to order at 7:30 p.m.

**Christina Brown** announced that the Muckerheide project review is postponed due to lack of a quorum of Commissioners who are eligible to review the project.

**1. HART PLUMBING: DRI NO. 549 – EXTENSION REQUEST**

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Commissioners present: J. Athearn, B. Bennett, J. Breckenridge, C. Brown, C. Murphy, K. Newman, N. Orleans, J. Powell, C. Rose, C. Sharpe, L. Sibley, H. Stephenson, A. Woodruff

**Christina Brown** explained that the applicant submitted a letter requesting a lengthy extension for completion of his project.

**John Breckenridge** pointed out that the property had been altered before it came before the Commission, a foundation has been built, and it is being kept in an unkempt fashion. In addition, the site is on a scenic road.

**Susan Silva**, West Tisbury Planning Board, explained West Tisbury's review.

- Mr. Hart presented a plan different from that which was approved by the Commission.
- However, the Planning Board approved the plan the Commission approved.

**John Breckenridge moved that the Commission approve a one year extension to the project.**

**Bill Bennett** asked the length of the usual extension time. It is one or two years.

**John Breckenridge** said his issue is that the property has been lying fallow for years.

***Kathy Newman moved, and it was duly seconded, to approve a two-year extension.***

**Jim Powell** said even though the property has been laying fallow., two years is better because it's in the applicant's best interest to get the project going and have it generate revenue.

***A voice vote was taken. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.***

## **2. WILLIAMS PARKING: DRI NO. 618 – PUBLIC HEARING**

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Commissioners present: J. Athearn, B. Bennett, J. Breckenridge, C. Brown, C. Murphy, K. Newman, N. Orleans, J. Powell, C. Rose, C. Sharpe, L. Sibley, H. Stephenson, A. Woodruff

For the applicant: Peter Williams, applicant

**Doug Sederholm** recused himself and left the room.

**Linda Sibley** opened the public hearing.

Commissioners discussed the history of the project and whether, because the specifics had changed since the Planning Board reviewed them, the should be returned to the Planning Board prior to the Commission's review

**Chris Murphy** suggested that the proposal should be returned to the Planning Board because it is the permit granting authority and referring agency. The specifics of the project shouldn't be reviewed unless those specifics were referred by the Planning Board.

***Chris Murphy moved, and it was duly seconded, to remand the project to the West Tisbury Planning Board.***

**Susan Silva**, West Tisbury Planning Board, said the plan submitted by the applicant to the Commission is more than double the one submitted to the Planning Board.

Commissioners discussed the process for review.

- The site plan is exactly the same. The number of trucks has changed and so the trip generation has changed.
- The Planning Board has submitted a letter stating it is aware the plan has been revised.
- The physical site plan hasn't changed. The number of trucks proposed to park there has changed.
- When Natural Heritage was informed of the project, they wanted to see a comprehensive plan for full build-out. Thus this proposal was developed and submitted to LUPC. Natural Heritage determined that the proposed site development, regardless of the number of trucks, is not a take.
- In practical terms, the Planning Board has commented that they are aware of the proposal.
- No precedents would be broken by either hearing the project or by sending it back.



- Members of the public may not be able to return for another meeting.

***A voice vote was taken. A majority voted in opposition to the motion to remand the project. The motion did not pass.***

## **2.1 Applicant's Presentation**

**Peter Williams** presented information about the plan.

- By Commission rules, any parking lot of ten or more cars needs to be reviewed by the Commission.
- The original application was for a portion of the project.
- Natural Heritage wanted to see a Master Plan.
- There is nowhere on the Island where people can park vehicles.
- The airport wants parking to be associated with a building.
- He asked what the Master Plan is for parking the over 700 vehicles that are on the Island. He asked whether there is a Master Plan for parking and for heavy industry.
- There is a residential area on one side of the lot.
- Bizarro maintains the road. At such time he starts his operation, he would maintain the road.
- If someone were to open a home business beyond his property, would the Commission require that they maintain the road?
- He doesn't expect to be treated the same as Island people.
- He listed properties on Stage Coach Road that he believes are not in compliance.
- His project has twenty foot setbacks a with six foot high fence with plantings. It's his intention that the plantings obscure the lot's activity.
- It's not his intention to remove any tall trees outside the fence which effectively takes up ¼ of the property.
- All he wants is what is proposed and what he's entitled to. He doesn't want to break the rules. He just wants to do what's within the rules.
- The only person impacted negatively is Dan Larkosh.
- Someone with a commercial operation should not have a very loud voice.
- The regional impact is the intersection of Stage Coach and State Road.
- There was a request not to have traffic come out on Pine Hill.
- It's not practical to make up a plan because he doesn't know the configuration of vehicles that will be using the lot. If he creates a plan and doesn't stick to it then he will be out of compliance like everyone else. /he doesn't wan to br out of compliance.
- The business is a permitted use and doesn't require a special permit.
- If he were parking fifty of his own trucks, he wouldn't have to come before the Commission.
- The project is to have trucks, trailers, and machinery parked on this lot with the proposed fencing and screening. He doesn't propose to present a parking plan or circulation plan to present the feasibility of his plan.
- The reason to show the photos is to show what people are driving by. People bought inexpensive land next to these uses and the landfill. That's germane to what people expect in this situation.

- The proposal is for a six foot lot with one hardened surface driveway opening. Four foot high trees will be planted in a staggered pattern among the existing trees. The well and existing septic are protected. There isn't a parking plan because he doesn't know what the need will be.
- There's an odd quirk to this process. The Commission could approve it and Planning Board disapprove it.
- It's likely that they'll have to do some added gravel. The landscape schematic is a representation. In the buffer he proposes to supplement the existing trees with additional trees and bushes.
- The building will remain, eventually to be used as an office or storage space.
- There is water, but no electricity on the site. There is no lighting planned.
- Regarding the need for commercial parking, he said he received a lot of response to his ad. He didn't realize that he needed a permit. He believes that 50, 25, and 20 are the best guess numbers.

## **2.2 Staff Report**

**Paul Foley** gave the staff report.

- The location is 90 Dr. Fisher Road
- The property was the subject of a form A subdivision. The subdivision should have been sent to the Commission as a DRI.
- The proposal is to create a commercial parking area for 50 trucks, 25 trailers, and 20 pieces of equipment.
- The original proposal was for 25 trucks, 15 trailers, and 10 pieces of equipment.
- The zoning is the light industrial district. It's also the Dr. Fisher Special Way DCPC.
- The light industrial's stated purpose is to allow uses that might negatively affect residential uses.
- Several of the neighbors have stated that district was possibly expanded illegally.
- The purpose of the Dr. Fisher DCPC is to keep the road open to public use. Whatever the permitted uses are in the district are allowed on the property abutting the road.
- This use isn't specifically allowed, but it would probably come under service business and would require site plan review.
- Surrounding uses rural residential and light industrial.
- Bizarro is on one of the subdivided lots.
- This project has been at the Planning Board since November 2007. They had 8 or 10 meetings. The plan evolved and morphed.
- All stored vehicles will be on wheels. The hours of operation are 7 a.m. to 6 p.m. Between 7:00 a.m. and 8:00 a.m. there would be no backing up and no starting of vehicles. No work or business would be conducted on the property. Landscaping businesses could store mulch or fill. The maximum truck size is 18,000 pounds.
- The referral is from West Tisbury Planning Board under Section 3.101F: parking lot of ten vehicles or more.
- The site visit was attended by neighbors and Commissioners.
- Key issues include:
  - Why the proposal has expanded.



- There should be an internal parking and circulation plan.
- The enforcement of conditions.
- Is this too much intensity of use which borders rural residential?
- What is included in "ancillary" products?
- What is the impact on Dr. Fisher Road?
- How would the road be maintained?
- Should there be a one way loop inside the property to minimize noise?
- What will become of one acre parcel across Dr. Fisher Road from the project?
- Is there a need for parking for commercial vehicles and, if so, is this the appropriate location?
- The lot has been largely cleared.
- Regarding vegetation, the lot has been largely cleared, about half cleared. The site was identified as priority habitat and was referred to Natural Heritage. Natural Heritage concluded that clearing the lot doesn't constitute a take. If the applicant were to develop the additional lot, Natural Heritage would have to look at the cumulative impacts.
- Regarding landscaping, the applicant proposes to clear most of the lot except for a twenty foot buffer along the roads and he'll add plantings where they don't exist.
- A 6 foot high stockade fence is planned along Dr. Fisher and Pine Hill Road.
- There is no power and, thus, no lights.
- Noise issues are trucks and backing-up noise.
- There is an existing well on site.
- The applicant requested a waiver for the traffic study. Staff estimates at least 200 trips a day. Fifty trucks could be accessed every day. Including accessing each truck, at least 200 to 300 trips could be generated.
- The road may need widening. There is a question of the applicant's right to widen the road.
- The road is an ancient way and carries the ambiguities of layout, ownership, and rights of use. Generally owners along the road have the right to maintain, travel, and improve the road.
- Vehicles wouldn't have the right to use Dr. Fisher Road to the east of this property.
- This proposal and recent creation of Bizarro parking has created an alteration of the neighborhood.
- Dr. Fisher is a popular road for non-motorized travel.
- One thing to consider in the future is a trail parallel but offset from the road.
- The entry area to the site is hardscape. He'll definitely need hardener/gravel.
- The majority of the 200 trips are likely to come in surges in a.m. and p.m. peak hours which could contribute to congestion along the road.
- The proposal does not trigger the affordable housing policy.
- Economic impact is related to allowable use
- There will be a manager, but not full time.
- There is a need for parking commercial vehicles.
- This use and Bizarro have altered Pine Hill and Dr. Fisher.
- Local impact on abutters includes noise, impact on character of the area, fumes, impact on trails and horseback riders.

- West Tisbury Planning Board submitted a letter saying they were stunned by the increase of impact on the road. They felt the original plan was too big. The project should be denied or scaled back significantly and should be required to have an on-site manager, screening, and restricted access and hours of operation.
- West Tisbury has submitted meeting minutes.
- Letters have been received from:
  - David and Libby Fielder
  - Melissa Manter
  - William Coogan
  - Constance Breese
  - Charles Bowman
  - Dan Larkosh
- **Paul Foley** showed a slide show of the area, the lot, and the subdivision.

The applicant removed containers after he received a letter from Ron Rappaport saying they were structures.

**Susan Silva** confirmed that the cease and design order is still in place.

**Bill Wilcox** reported on water.

- Groundwater under the landfill is at a depth of 35 feet. It generally flows toward this property and then to the southeast. There are low density residential uses in the down-gradient direction.
- Water related concerns would be addressed by prohibiting vehicle maintenance, washing, fueling, and storage of hazardous waste of any kind.
- Storage of hazardous materials should be limited to original containers. Materials that should be treated in that manner are materials that are listed as toxic in mass general laws. The issue is not so much storage as mixing and risk of spillage.
- Storage of fertilizer should be prohibited unless tightly covered with a tarp. Liquid fertilizer would be of somewhat less concern but of concern.
- There should be a limit on volume of petroleum products on site.
- There should be some sort of speedi-dri or other absorbent material on site.
- Excluded materials should include manure, compost, and other materials that might leach undesirable materials into the ground.
- Other storage of products that might create rodent or odor problems should be excluded.

**Jim Athearn** said that on first exposure that seems extreme because other sites have these uses as normal use.

**Bill Wilcox** said a lot of these are written into the overall water resources protection district, which doesn't extend down to the landfill. The regulations are to protect groundwater for residential. He added that he's more concerned about compost and manure than mulch.

**Peter Williams** said that he agrees with the recommendations and that's why he would have a person checking the lot.



## **2.3 Public Officials**

**Susan Silva**, vice chair of the Planning Board, explained the Board's involvement.

- The process started in 2007.
- The Board is in favor of the concept of a place to park trucks, etc. The applicant's ad generated a lot of interest.
- The project came to the Board's attention when one of the tenants asked for a permit.
- The Board asked for a plan, but never received an acceptable, sensible plan. There began to be more activities on the property. The Board didn't receive a response so asked the inspector to shut it down.
- There was a clearcutting.
- The Board would like to see the area along Pine Hill restored.
- The Board feels the proposal is a good use but would like to see very good buffering. It would like to see an organized plan and if and how it would work.
- The Board received a plan last year. It hasn't had a public hearing.
- In the area there is a forty foot right of way up to the bound of Mr. William's property.
- The road is very narrow and they are concerned with the traffic and uses. It's a hard mix of uses by horses, children, and trucks.
- The Board doesn't think the road is adequate for the latest proposal or for the first one.
- Her comments are based on her best recollection of the minutes. The Board has made no decision other than the cease and desist.
- In response to a question from Bill Bennett about whether there is there a number of vehicles that the Board thinks is reasonable, said if they were to see a formal plan with access and egress, and size of vehicles, they would be more able to state number.
- The West Tisbury Planning Board will send a copy of the rules and regulations that apply to Bizarro's operation.
- She has reviewed the 1989 decision regarding the forty foot right of way. There's also a strip that the Town owns on the road. Mr. Bizarro was allowed to keep the road passable for his trucks.
- The Planning Board did not discuss making the road passable for two cars.

**Paul Foley** reiterated that the stated purpose for the light industrial zone is to allow locations for uses that might negatively affect residential areas such as the airport, landfill and other industrial uses that are better segregated from residential uses.

**Ann Bassett**, chair of the By-Ways Committee in West Tisbury, spoke about Dr. Fisher Road.

- The mandate of the committee is to protect the old ways.
- The next trail on their list is Pine Hill Road.
- There is already a DCPC on Dr. Fisher. The only regulation is that it be kept open for public use.
- The neighbors will say that they've had a lot of trouble maintaining it for themselves. They want to protect the road and use by pedestrians and horses, and they would appreciate the Commission's keeping that in mind.
- A number of people on Dr. Fisher have horse farms or backyard horses.

## **2.3 Public Comment**

**Bill Coogan** spoke about the proposal.

- He has a summer house next to Bizarro's
- He put in a \$22,000 well last summer. Protecting the water supply is important.
- He is a lifelong asthmatic. The prospect of having fifty trucks across the street is daunting.
- He's been on the property for 27 years. The land is very important to him and his family. He would hope to be able to preserve it as a wonderful rural place for his family.

**Melissa Manter**, owner of a neighboring property, expressed her concerns .

- There are a lot of horses in the area which are used on the road for riding and carriage driving.
- There are no real specifics for use of the site. The applicant has even mentioned storage of boats. There's no real plan.
- If he doesn't know what the plan is, how can we know what the impact will be. He should make a commitment.
- Horses always have the right of way over a motorized vehicle.

**Dan Larkosh**, abutter, spoke about the project.

- His family has owned the land since 1970. In 1998 they started clearing and building one house. In 2006, they built a house on the corner.
- Mr. Williams has said he wants what's allowed under zoning. It seems he wants what's not allowed by zoning. That's why he's before the Commission.
- The Planning Board has said he has to meet setbacks and indicated a number of trucks that's acceptable.
- Living next to Bizarro has been difficult.
- He wonders if it's even possible to get fifty trucks on the property. When Mr. Williams had Allied Waste, they needed the whole acre so he doesn't see how Williams will be able to jam fifty trucks in there.
- Not having a plan has been an issue for a long time. He should have a plan.
- He thinks the Commission could take a position on the whole subdivision and look at Bizarro accessing Dr. Fisher more directly.
- He's respectfully asking that the Commission vote this down and reject the plan or lack thereof.

**David Fielder** owns property directly across from Mr. Williams's project.

- It's difficult to be objective. Bizarro's project was low volume and low density and respectful,
- They lost a lot of confidence in Mr. Williams's approach when they read the minutes. A year into the process he clear cut and stored containers which is very revealing in his approach to the land and respect for the abutters.
- This project does affect him and his wife and the house they plan to build. This project, even as originally submitted, was too much. It wasn't respectful of its adjacency. His approach has made them worry about how it's going to be enforced and how use would be limited.



- They don't really have the option of building on another piece of property, but that's his personal issue. His nephews bike down that road. He found an arrowhead on the road. It is an ancient way.
- He wonders whether what Mr. Williams is proposing to do will obstruct access. Even half the number of proposed vehicles would give one pause as a parent and a pedestrian.
- Mr. Williams clear cut the lot. He did that while in the process of working with the Planning Board. The minutes show the Mr. Williams should have been aware that the Board was in the midst of deliberations.

**Woody Bowman** said it's clear that the Williams proposal has gone through various permutations but what's been constant has been a lack of specificity about his planning and a callous disregard. He has a variety of concerns that have been expressed by neighbors and abutters.

- The first concern is how the William property will be segregated from residential. He believes that the zoning that came in allowing light industrial was instituted because of the historical use of the area.
- He wondered why the vehicular parking can't be placed in the airport industrial area which is completely segregated from residential areas. In this case industrial use is jammed up against residential use.
- The Williams proposal furthers the encroachment of the light industrial use into the residential area and inexplicably along Pine Hill Road . it's inexplicable how the light industrial use that's permitted can coexist with the Dr. Fisher and Pine Hill Roads.
- The question is how to preserve the qualities of the two roads which are historic and cultural.
- He has significant concerns about the expansion of zoning. He has found nothing except two visuals that indicate that the industrial uses would be expanded to fill in. He questions how that came about with so little knowledge by abutters, neighbors, and residents.
- This triangular piece is what's creating the problem. He voted for the zoning by-laws. He never once thought there were issues that would encroach on residences on Pine Hill.

**Susan Silva** said that a number of years ago, the assessors asked the Planning Board to make the property one kind of zoning and the zoning was voted in at Town Meeting.

**Ken Bailey**, neighbor to the property, said he supports everything that Dan Larkosh and Woody Bowman have said. The zoning is an issue because the Commission is deciding on a plan on property that's not zoned correctly.

**Linda Sibley** continued the hearing.

- She reiterated that there is a pressing need for a plan. The Commission can't assess the impact of the project without having an internal circulation diagram.
- One impact is the noise of trucks backing up. It's a detriment that can't be evaluated without a plan.

**Andrew Woodruff** said it's equally important to know more about the road access going in.

**John Breckenridge** said it would be helpful to discuss with staff consolidating the entrance and exit and moving Bizarro entrance.

**Linda Sibley** said that if the subdivision had come before the Commission, it may have required the subdivision to have one exit onto Dr. Fisher Road to minimize the impact on Pine Hill Road.

**Peter Williams** added the following:

- Regarding zoning, [changing] zoning would only take off of this parcel only an eighth of it.
- He can widen Dr. Fisher Road as much as he chooses because it's his property. The part that's narrow is the town road. Monty Bizarro was given permission to create turnouts. It's a forty foot right of way.
- In his proposal, he has added to the rules and regulations that Mr. Bizarro promulgated with the town.
- Regarding the cease and desist, he was in constant contact with the Town and it was understood with the Planning Board that he was continuing his use. He would have stopped if they had simply asked.
- His plan preserves Pine Hill Road.
- One neighbor has 12 acres and frontage so he can put his house anywhere. Dan Larkosh is the one stuck with the project.
- Ms. Manter's tenants are violating zoning and their approvals.
- He doesn't believe he's been indifferent as Woody Bowman suggested.
- He agrees with Woody Bowman about the airport. They will not allow parking without a building. He thinks there should be a referendum grandfathering everyone in. There's not enough space allowed for this use.
- The effect of preserving of Pine Hill Road has a detrimental effect on circulation.
- He agrees that Monty Bizarro's project has changed the nature of the neighborhood. This project will change the neighborhood. If the zoning were changed back, there would not be very much effect.
- All the people who bought the land bought it knowing it was light industrial, knowing it was next to the landfill because it was cheap.

**Linda Sibley** continued the hearing to March 19<sup>th</sup>. If the Planning Board has a mechanism for commenting further on the project, they will comment. Many comments are already included in their minutes.

### **3. BRADLEY SQUARE: DRI NO. 612M- DELIBERATION & DECISION**

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Commissioners present: J. Athearn, B. Bennett, J. Breckenridge, C. Brown, C. Murphy, K. Newman, N. Orleans, J. Powell, C. Rose D. Sederholm, C. Sharpe, L. Sibley, H. Stephenson

**Christina Brown** reported that LUPC recommended that the modification be accepted and approved. There were a few people who liked the original plan better. It was agreed that in the modified plan the benefits still outweighed the benefits.

LUPC recommended including the condition related to trees numbers 52 and 36. Commissioners agreed to change *should to shall*.



**Linda Sibley moved, and it was duly seconded, that the Commission approve the modified plan with the offers and conditions because the benefits outweigh the detriments with the applicant's offers and LUPC's recommendations.**

The applicant withdrew Offer 3.1 related to trees as redundant with Condition 9.1 as recommended by LUPC. Commissioners agreed that LUPC recommended repeating the contents of the letter and agreed to add *per the letter of the Tree Warden Joe DeBettencourt dated 2/5/09.*

Commissioners and the applicant agreed to the following:

- Section 9.1. . . . *the evening* use of the Denniston Meeting Room shall be limited to two meeting per use. All meetings in the Denniston center shall be limited to 30 people per meeting.
- Section 4.4: delete *upon approval by the Commission*. If the Board of Appeals approves either 18 or 20 spaces, the applicant doesn't have to return to the Commission.
- Section 2.3: *one commercial unit* was added.
- Section 3.1: deleted at applicant's request.
- Section 4.7: The applicant shall build *and maintain* a six foot fence.

**Holly Stephenson** commented on the project.

- This development appears to be a very intense development of the site with very large impacts on the neighborhood. It's an overly intense development to this site.
- It's still too big and has too much impact.
- A project like this is justified for affordable housing, but one affordable unit was lost. She doesn't see an improvement.
- Too many trees are taken out. New trees don't replace 100 year old trees.
- Denniston One, particularly, is too big with no setback.

Commissioners discussed the benefits and detriments of the modification.

- Even though aspects of the original plan are preferable, the original forces too much impact on to the street and neighborhood, more than the proposed modification does.
- The proposed modification puts the parking on site which relieves the neighborhood but increases intensity of use on the site.
- The modification limits the maximum size of the meeting room which responds to concerns of neighbors and Zoning Board of Appeals.
- The modified plan includes preliminary conditions from the Zoning Board of Appeals and responds to concerns of neighbors.
- Even though Bradley One looks bigger, it is designed to blend in with the commercial streetscape and Bradley Two is a smaller, more residential building.
- The modifications were agreed to by everyone on the committee which was formed after hearing comments from the Board of Appeals and neighbors.
- Parking on the property is a benefit to the neighborhood and detriment to the inhabitants.
- It is a benefit to the neighborhood that the parking is on the property. The detriment is to the people living in the project.
- There are two major benefits: the parking is increased, which was the real concern of the neighbors; the second concern was use of the Denniston as a major meeting area.

- The political reality is that the Commission has already approved intense development on the property.
- Housing stock is being added. People may make the choice to have an affordable place to live even if it has a parking lot.
- It's worse aesthetically and density-wise but it's a compromise.
- Oak Bluffs is designed to house people intensely and have parks nearby.
- There is less benefit because there's one less affordable unit.
- Tree number 52 is protected.

**A roll call vote was taken. In favor: B. Bennett, J. Breckenridge, C. Brown, C. Murphy, K. Newman, N. Orleans, J. Powell, C. Rose, D. Sederholm, C. Sharpe, L. Sibley. Opposed: None. Abstentions: H. Stephenson. The motion passed.**

**Christina Brown** thanked everyone for their participation in the lively discussion about the future of this area and of the town.

#### **4. OTHER**

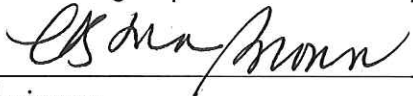
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**Bill Veno** explained that Brian Nelson sent correspondence to Commissioners regarding a program for farm wind turbines. Brian Nelson has urged representatives to attend the meeting on March 3<sup>rd</sup> with high level staff of the Department of Energy Resources and Agricultural Resources.

**Holly Stephenson** pointed out that turbines are not covered by local zoning and will have regional impact.

**Christina Brown** appointed Andrew Woodruff, Jim Athearn, and Bill Veno to attend the meeting on March 3<sup>rd</sup>.

The meeting adjourned at 10: 50 p.m.

  
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 Chairman

5/21/09  
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 Date

  
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 Clerk-Treasurer

5/21/09  
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 Date