

1 **TOWN OF CHESTER**  
2 **DEVELOPMENT REVIEW BOARD**  
3 **MINUTES**

4 *July 26, 2021*

5 **BOARD MEMBERS PRESENT:** Harry Goodell, Scott MacDonald, Gary Coger, Phil Perlah  
6 and Robert Greenfield, all at the Town Hall.

7 **STAFF PRESENT:** Zoning Administrator Preston Bristow and Cathy Hasbrouck, Recording  
8 Secretary, at the Town Hall.

9 **CITIZENS PRESENT:** William and Nancy Lindsay, Kathy and Harry Goodell, Tim and Marie  
10 Crosby, and Darlene Doane at the Town Hall. Terry Farrell and Marilyn Mahusky via Zoom  
11 teleconference.

12 **Call to Order**

13 Chair Bob Greenfield called the meeting to order at 6:00 PM. He led the group in the Pledge of  
14 Allegiance. He introduced the members of the Development Review Board, the Zoning  
15 Administrator and Recording Secretary,

16 **Agenda Item 1 Review minutes of the July 15, 2021 meeting**

17 Gary Coger moved to accept the minutes of the July 15, 2021 meeting. Scott MacDonald  
18 seconded the motion. There was no discussion. A vote was taken and the minutes were  
19 accepted as written. Bob Greenfield abstained from voting as he did not attend the July 15<sup>th</sup>  
20 meeting.

21 **Agenda Item 2 Citizen's comments**

22 There were no citizen comments. Citizens sworn in to give testimony at the meeting were Harry  
23 and Kathy Goodell and Bill and Nancy Lindsay.

24 **Agenda Item 3 Conditional Use Review for Pizza Stone expansion 291 Pleasant St. Permit**  
25 **number 570**

26 Bob Greenfield verified with the applicant, Darlene Doane, that she was not expanding the  
27 restaurant seating into the entire space of the warehouse, but was going to set up a pizza making  
28 area in about 1/3 of the warehouse and continue to have restaurant seating in the front of the  
29 building. This change to the plan was reflected in the sketch Darlene passed out at the site visit.

30 Phil Perlah and Preston Bristow discussed the document Preston prepared about this application.  
31 Phil said that the Development Review Board had agreed at the meeting on July 15, that the  
32 document prepared by Preston, which summarized the terms of the application and how the  
33 application met the bylaw requirements, would not be accepted as an exhibit or become part of  
34 the public record because it was essentially hearsay evidence. Phil said that if the applicant  
35 wanted to describe her plans at the hearing or submit a description or she had written herself, that  
36 would be accepted into the public record. Preston said that when he was helping applicants in  
37 the past, he found the applicants were generally overwhelmed by all the criteria they had to meet.  
38 He said he wrote the document in question as if the applicant had been the author. Phil said he  
39 felt that the Zoning Administrator was drawing conclusions in the document based on the

1 evidence presented and he believed that drawing conclusions was the DRB's role. Phil believed  
2 that the applicant should answer the requirements in person.

3 The first document to be accepted in evidence was an Application for Hearing before the  
4 Development Review Board. Bob Greenfield read the permit number, 570, the applicant name,  
5 PSVT, LLC and the type of application, conditional use approval. Gary Coger moved to accept  
6 the application as Exhibit A. Phil Perlah seconded the motion. A vote was taken and the  
7 application was accepted as Exhibit A.

8 The second document presented was a Town of Chester Notice of Public Hearing for a  
9 Conditional Use Permit. Bob Greenfield read the applicant name and address and the date and  
10 time of the site visit and hearing from the notice. Gary Coger moved to accept the Notice as  
11 Exhibit B. Phil Perlah seconded the motion. A vote was taken and the Notice was accepted as  
12 Exhibit B.

13 The third exhibit was a letter from Police Chief Richard Cloud dated July 22, 2021 indicating his  
14 opinion that traffic safety and parking will not be an issue for this project. Gary Coger moved to  
15 accept the letter as Exhibit C. Phil Perlah seconded the motion. The letter was accepted as  
16 Exhibit C.

17 The fourth document was a copy of the original permit (number 424) for the restaurant issued  
18 June 22, 2010. Gary Coger moved to accept the document as Exhibit D. Phil Perlah seconded  
19 the motion. The e-mail was accepted as Exhibit D.

20 The fifth document was a sketch of the plan to convert part of the warehouse to an area for pizza  
21 preparation. Gary Coger moved to accept the sketch as exhibit E. Phil Perlah seconded the  
22 motion. The sketch was accepted as Exhibit E.

23 The sixth document was a copy of an amendment to Conditional Use Permit 424 dated August  
24 12, 2011. Bob Greenfield read parts of the Order and Findings of Fact section of the document  
25 aloud. Gary Coger moved to accept this document as Exhibit F. Phil Perlah seconded the  
26 motion.

27 Bob Greenfield asked if any member of the Development Review Board had a conflict of interest  
28 to report. None did. Harry Goodell recused himself from the hearing because he was an abutter.  
29 Bob Greenfield asked if any member of the board had had any ex-parte communication on the  
30 matter. None had.

31 Bob Greenfield swore Marilyn Mahusky in to give testimony. Marilyn said she lives at the  
32 corner of Route 11 and Green Mountain Turnpike. She said she could hear loud music from her  
33 deck the evening before the meeting (Sunday July 25, 2021). She investigated the source and  
34 saw a band playing under a tent outside the warehouse at the Pizza Stone location.

35 She said, "If I hear you correctly, there should be no music outdoors until the space is enclosed."  
36 Bob Greenfield agreed that was true. She asked about the standard of 50 decibels at the property  
37 line which was a condition of the 2011 amendment to the 2010 permit. She said she had raised  
38 concerns years ago about the noise at Gussie's Place. While she doesn't hear noise from  
39 Gussie's Place, she does hear noise from dogs who live closer to the corner of Elm Street and  
40 Route 11. She noted that the Pizza Stone is just beyond that corner on Route 11.

1 She said she walked the Green Mountain Turnpike on Sunday evening and could hear the noise  
2 at the Perlah home and at the former Henry Farm Inn. Both buildings are further away from the  
3 corner of Green Mountain Turnpike and Route 11 where she lives.

4 Bob Greenfield asked what time Marilyn had heard the noise. Marilyn said she heard the noise  
5 at 5:30 PM and it stopped at 7:30 PM. She thought it would be difficult to endure music until  
6 9:00 PM more than one night a week. It would disturb her enjoyment of the new deck she has  
7 recently added to her house.

8 Scott MacDonald asked Darlene Doane whether she intended to continue the outdoor music.  
9 Darlene said she only intended to have outdoor music in the spring and summer. She asked  
10 Marilyn if she had heard music before. Marilyn said she had. Darlene asked her if the music  
11 was louder after 8:00 PM. Marilyn said she couldn't say what times she heard it. She said she  
12 had heard it on multiple occasions on her deck before dark. Darlene said she shut music down in  
13 the early evening so as not to disturb the neighbors.

14 Darlene asked if there was still a 10:00 PM noise ordinance in effect. She said she liked to  
15 outdoor music in the afternoon and early evening in good weather. It helped her customers have  
16 a good time, which is the basis of her business. She said there will be no more outdoor music  
17 once she can move the business inside. She plans to finish the renovation to the space and move  
18 her business inside starting October 1, 2021.

19 Scott MacDonald asked Darlene if her plan was to have no outdoor music after October 1, 2021.  
20 Marilyn Mahusky asked how many more evenings Darlene planned to have music between now  
21 and October 1, 2021. Darlene said she planned to have music on Friday and Saturday nights.  
22 She cancels the music if it is raining. It has rained frequently this summer. Darlene said she  
23 would be shutting down for a couple of weeks starting September 1<sup>st</sup> to complete the  
24 renovations. She planned to have music outdoors through August.

25 Darlene said she had been approved for outside music. Phil Perlah said he didn't see anything in  
26 the conditional use permit about outdoor music. Phil said the bylaw measures noise at the  
27 property line. He said he would be surprised that the noise level was 50 decibels at the property  
28 line if Marilyn can hear it at her home. Darlene said she has not measured the noise at the  
29 property line for 10 years. Phil said Darlene could measure noise levels at the property line and  
30 bring those measurements to the Zoning Administrator.

31 Bob Greenfield said the permit issued in 2011 indicated the decibel level at the property line  
32 should not be more than 50 decibels. Darlene could get a meter or a sound engineer to measure  
33 the decibel levels and make adjustments based on those readings.

34 Marilyn Mahusky said if she will not have to deal with this noise after October 1, 2021 because  
35 the music will be indoors, then she is not concerned. If there will be noise 3 nights a week after  
36 October 1, 2021, she was not satisfied because she could not use her deck without having music  
37 of her own to drown out the noise from the Pizza Stone.

38 Bob Greenfield said if Darlene is in violation of the permit she has, the Zoning Administrator  
39 would have to take action. Marilyn asked how she would know action had been taken. Preston  
40 Bristow said he would inform Marilyn. Marilyn said she didn't want to interfere with a business  
41 that is important to the community, but the noise the previous evening was very loud.

42 Phil Perlah suggested that the new permit be conditioned to require a sound survey within a week  
43 or two and the results be presented to the Zoning Administrator.

1 Bob Greenfield said both parties knew what the decibel levels are and if they are exceeding the  
2 requirements adjustment need to be made. Marilyn wanted to know who would be in charge of  
3 measuring the levels. Bob Greenfield said Darlene was responsible for measuring the sound  
4 level and the Zoning Administrator was responsible for asking Darlene to stop the music or make  
5 an accommodation.

6 Scott MacDonald suggested that dialing the volume down in the tent could solve the problem.  
7 Darlene said that the event on Sunday July 25 was a special, ticketed event celebrating the  
8 memory of her son and the volume was loud. She usually has acoustic music in the tent and has  
9 been keeping hours for music between 6:00 and 8:30 PM. Bob Greenfield said the DRB would  
10 try its best to be sure the noise is within the permit limits. In response to a question from  
11 Darlene, Bob said the DRB had 45 days to issue the permit after the hearing is closed.

12 Marilyn Mahusky said she thought the building was not excluded from ADA regulation and it  
13 must comply with those standards. She encouraged Darlene to do what was necessary to make  
14 the building accessible to customers with mobility impairments.

15 Bob Greenfield turned to the General Standards for a conditional use permit. He said there was  
16 no impact from water, sewer or fire. The DRB had received a letter on the permit from the  
17 Chester Police Chief. Bob quoted the document from Zoning Administrator Preston Bristow:

18         The purpose of the C-I district is: "To provide a mix of commercial and light industrial  
19         uses in an area that is served by municipal water and sewer service, and adjacent to two  
20         main highways and the Green Mountain Railroad." A restaurant and retail store within  
21         an existing warehouse are consistent with the character of the area.

22 Bob Greenfield quoted the document from Zoning Administrator Preston Bristow with regard to  
23 traffic, saying, "Vermont Route 11 is designed to accommodate the anticipated traffic."

24 Bob Greenfield said there were no bylaws or ordinances in effect that pertained to the permit and  
25 no utilization of renewable energy resources were planned.

26 Under Specific Standards, Bob Greenfield again read from the Zoning Administrator analysis.  
27 The project met the Lot and Yard Requirement under Section 3.14. For item 2b, distance from  
28 adjacent or nearby uses Bob read, "This property is adjoined by commercial businesses on two  
29 sides, a multi-unit dwelling and a single-family residence on one side, and agricultural land  
30 across VT Route 11."

31 For item 2c, minimum off-street parking and loading facilities under Section 3.20, Bob read the  
32 following, "The parking plan submitted for the 2011 DRB Pizza Stone decision depicted 40  
33 parking spaces. A 92-seat restaurant under Section 3.20 would require 31 parking spaces (1  
34 parking space for every 3 seats). The additional 9 spaces are sufficient for the Preston's Pizza  
35 take out portion of the business." Scott MacDonald said he understood this to mean the project  
36 had more parking than it needed.

37 For item 2d, Landscaping and fencing under Section 3.13 Bob read, "No further landscaping is  
38 planned beyond the existing shade trees, shrubs, grassed ground cover, and the previously  
39 required fence along the rear boundary. [Section 2.5 (E) (2) requires landscaping or other  
40 screening between incompatible uses or structures; the DRB will have to find this use  
41 incompatible to require further landscaping.]"

1 For Item 2e, Design and location of structures and service area Bob read, “No new structures or  
2 service area is proposed under this application.”

3 For Item 2f, Size, location and design of signs under Section 3.26 Bob read, “The existing free-  
4 standing sign advertising Preston’s Pizza will be replaced with a sign advertising both Pizza  
5 Stone and Preston’s Pizza that is the same size and will keep the same lighting.”

6 For item 2g, Performance Standards under Section 4.9 Bob read the following from the  
7 document submitted by the Zoning Administrator:

8 Performance Standards regarding air pollution; glare, light or reflection; safety hazards;  
9 electromagnetic disturbances; underground storage tanks; or ground/surface water  
10 pollution are met by this application

11 Applicant is aware and agrees to meet the Performance Standard that noise shall not  
12 exceed 70 dB measured at the property line during the day between 7:00 a.m. and 8:00  
13 p.m. and 60 dB measured at the property line between 8:00 p.m. and 7:00 a.m. The DRB  
14 should consider changing the condition of their 2011 (Case No. 424) DRB decision  
15 which required 50 dB at the boundary line at all times to the current requirement in  
16 Section 4.9(A).

17 Applicant intends to insulate the rear half of the warehouse structure to provide  
18 soundproofing and air conditioning.

19 No change in existing outdoor lighting is anticipated. Any additional outdoor lighting  
20 should be either full cut off lighting or directed toward the existing warehouse building.

21 Bob Greenfield asked Darlene Doane if she was going to use the rear half of the warehouse  
22 structure. Darlene said she was only going to use one-third of the structure and would take care  
23 of the heating and cooling by installing a unit that could handle both heat and air conditioning for  
24 the production space.

25 Phil Perlah said he was confused at the site visit until Darlene explained the changes to the  
26 application she was proposing. Darlene acknowledged that her current proposal is different from  
27 the application she filed.

28 Phil Perlah summarized his understanding of the proposal presented at the site visit. He said the  
29 92-seat restaurant will remain where it originally was in the building. That area is currently used  
30 by Preston’s Pizza for food preparation. The new space in the rear will become food prep for the  
31 restaurant and preparation for takeout and wholesale distribution. He verified with Zoning  
32 Administrator Preston Bristow that the project is in the Commercial-Industrial district and that  
33 light industry is a conditional use in that district. He said his problem is that the application does  
34 not reflect that proposal. He wants to be sure that the DRB decision reflects what Darlene  
35 actually wants to do.

36 Bob Greenfield agreed, saying the request from Darlene is now for a production space in the  
37 warehouse. Phil Perlah said he doubted the changes to the restaurant space outlined at the site  
38 visit will require a permit. The use and footprint are not changing. Preston Bristow agreed that  
39 the DRB is concerned with use and application. Scott MacDonald asked if the application should  
40 be changed. Phil Perlah said the DRB’s practice had been to amend the application at the  
41 hearing to reflect the final version of the project. Preston Bristow agreed that such an action is

1 commonly done. Phil Perlah said the light industry definition covers Darlene’s proposed activity  
2 in the warehouse area.

3 Phil Perlah said the complaints about noise which were brought up at the meeting need to be  
4 addressed. He said the permit could be conditioned to move the noise issue along.

5 Scott MacDonald said the current noise standard is 60 decibels at the property line and he wanted  
6 the permit to reflect that. Phil Perlah agreed and wanted the time-of-day limit included in the  
7 permit wording.

8 Phil Perlah moved to amend the application to describe the project as the installation of a food  
9 preparation facility in the warehouse space as outlined on Exhibit E. Gary Coger seconded the  
10 motion. There was no further discussion. A vote was taken and the motion passed.

11 There being no further standards to consider, Phil Perlah moved to close the hearing. Gary  
12 Coger seconded the motion. A vote was taken and the hearing was closed.

13 **Agenda Item 4 Conditional use Review for outdoor retail sales at 427 Depot Street (Permit**  
14 **#568)**

15 Bob Greenfield asked if any Board members had any conflict of interest to report. None did. He  
16 then asked if anyone had had any ex-parte communications on the matter. None did. Harry  
17 Goodell rejoined the board for the hearing.

18 Preston Bristow gave some background on the application. He said the property belongs to Tim  
19 Crosby’s family. Tim had been selling chicken coops on the property before Preston became the  
20 Zoning Administrator. Tim and Marie had already agreed to obtain a permit for retail sales from  
21 the lot and had begun the application process when Preston came on board.

22 Preston explained that Tim planned to sell large, wooden, Amish-built items from the property.  
23 The district is zoned for retail sales. It did not appear that a building was required to conduct  
24 retail sales. The items would be displayed on the property. A sign would give a phone number  
25 people could call to arrange a sale. No clerk would be present. Tim would meet the customer at  
26 the property to close the sale.

27 The first document presented as evidence was a Town of Chester Application for a hearing  
28 before the Development Review Board, dated 5/23/21. Harry Goodell moved to accept the  
29 application as Exhibit A. Gary Coger seconded the motion.

30 The second document was a Town of Chester Notice of Public Hearing Before the Development  
31 Review Board dated July 2, 2021. Harry Goodell moved to accept the Notice as Exhibit B.  
32 Gary Coger seconded the motion.

33 Phil Perlah noted that the use listed in the Village Center district was Retail Store and not Retail  
34 Sales. He read the definition of Retail Store from Article 8 of the bylaws: “Premises where  
35 goods, services or merchandise are offered for retail sale or rent to the general public for  
36 personal, business, or household consumption and services incidental to the sale of such goods  
37 are provided. This definition specifically excludes automotive sales, fuel and service defined  
38 herein.” He thought the definition was broad enough to encompass sales without a building.  
39 Scott MacDonald said it depended on the definition of the word “premises”. Phil had looked up  
40 premises in Merriam Webster and under Vermont General Statutes. He said premises seemed to  
41 be defined as land and building. He did not see it as a stretch to say premises and land would be  
42 covered by the definition of retail store. Scott MacDonald said that the neighbors at the site visit

1 seemed to accept the concept as well. He felt the definition had enough gray in it to cover the  
2 proposed project.

3 Phil Perlah said this application is different from the Farmers' Market application (which came  
4 before the board on July 15<sup>th</sup>). The Farmers' Market is a temporary permit. He said Tim Crosby  
5 was looking for a permanent permit until he ceases this activity.

6 Marie Crosby asked Phil to re-read the definition of Retail Store from the bylaws. She was  
7 concerned that Phil was arguing against her application, but Phil assured her that he was arguing  
8 in favor of it.

9 Harry Goodell said the premise here is the property and not a structure. He didn't see a problem  
10 with the application.

11 Bob Greenfield asked if the Artisan Alley, which is open on Sunday mornings at the green, has a  
12 permit. Harry Goodell and Phil Perlah said they had never had a hearing for a permit. No one  
13 knew if the Zoning Administrator had ever issued a permit.

14 Preston Bristow gave the board members a letter regarding this application from the Chester  
15 Chief of Police.

16 Scott MacDonald asked if anyone had spoken to the Crosbys about a sign for the business.  
17 Harry Goodell explained that a sign permit is separate from the conditional use permit and is  
18 handled by the Zoning Administrator. Preston Bristow said he had spoken to Tim about for sale  
19 signs. He said the proposed sign was within the limits of the sign regulations for the Village  
20 Center district.

21 At Bob Greenfield's request, Harry Goodell moved to accept the letter from the Chester Chief of  
22 Police, which said he saw no problems with traffic or parking for the project, as Exhibit D.  
23 Harry Goodell made the motion and Gary Coger seconded it.

24 Bob Greenfield read the discussion of General Standards from the document Zoning  
25 Administrator Preston Bristow had prepared about the application. He said there was no impact  
26 on community facilities because there was no building involved.

27 In answer to the question about how the project affects the character of the neighborhood, Bob  
28 Greenfield read the purpose of the Village Center district from the bylaws and said the proposed  
29 use is consistent with that purpose. Bob Greenfield quoted the document from Preston, saying  
30 there would be no significant impact on traffic, there were no bylaws or ordinances in effect and  
31 there would be no utilization of renewable energy resources.

32 Bob Greenfield read the analysis of the Specific Standards in the document from Preston. He  
33 said the Lot and Yard requirements under Section 3.14 were met. He listed the adjacent uses, the  
34 Pinske studio, and residences, the Vermont Telephone facility and the Town Highway Garage.  
35 For off-street parking Bob said there is a driveway and gravel surface area that can accommodate  
36 the minimum parking requirement for retail store of 3 spaces.

37 For the Landscaping and Fencing requirements under Section 3.13 and the design and location of  
38 structures and service area requirements, Bob Greenfield read parts of the document from  
39 Preston and noted that there were no structures in the project. For the sign requirements Bob  
40 Greenfield read that only temporary for sale signs placed on specific items are contemplated. A  
41 free-standing sign must meet the requirements of the Village Center district and a separate sign  
42 permit must be obtained from the Zoning Administrator.

1 Bob Greenfield read the Performance Standards analysis from Preston which stated all  
2 Performance Standards are met by this application. There were no other factors for this project  
3 included in the Bylaws and no Special Criteria were applicable as no construction was planned.

4 Phil Perlah brought up the fact the permit being applied for would run with the land. He believed  
5 that the Crosbys would keep the property in order while they owned it. If the Crosbys were to  
6 sell the property would the next owners continue to keep the property in order? He asked how  
7 the permit could be conditioned to ensure that any subsequent owner would not turn the property  
8 into an eyesore. He asked for a short description of the items the Crosbys intended to sell. Tim  
9 Crosby said he was interested in selling wooden sheds, picnic tables, gazebos, chicken coops,  
10 etc. Phil said the first quality he heard was the items were made out of wood. Tim said he might  
11 want to sell trailers, which were not made of wood. The board questioned whether trailers would  
12 be considered automotive and therefore not allowed. Tim said his plan was to eventually build  
13 an attractive house on the property and then sell it. Phil established that the wood products to be  
14 sold were all made by the Amish.

15 Scott MacDonald asked if the permit could be limited to the time the Crosbys owned the  
16 property. Phil and Bob explained that permits run with the land. Scott asked about the permit  
17 issued for the Farmers' Market which would expire in six months. Phil explained that the  
18 Farmers' Market permit came from a different section of the bylaw, which would allow a non-  
19 conforming use on a temporary basis.

20 Phil Perlah said if the proposed store was inside a building, he would be less concerned about  
21 what was being sold in the store. Since the merchandise for this unenclosed store would always  
22 be visible, he wanted to ensure the display would be attractive.

23 Harry Goodell suggested that the permit be made renewable after five years. Phil Perlah asked  
24 Preston whether that was allowable. Preston said he wasn't sure whether that was possible, but if  
25 no one challenged it, it could be tried. Scott MacDonald thought this was a good way to prevent  
26 the property becoming a junkyard in the future.

27 Harry Goodell suggested that the permit also be limited to wooden products made by the Amish.  
28 The board generally agreed with that condition.

29 Harry Goodell moved to change the application to say the merchandise to be sold were wooden  
30 products made by the Amish and that the permit would need to be renewed after 5 years, and to  
31 close the hearing. Phil Perlah seconded the motion. The hearing was closed.

32 The DRB voted to enter deliberative session at 7:23 PM, but quickly returned when they realized  
33 that Bill Lindsay wanted to speak. Bill said he was concerned that conditions placed on permits  
34 were not being enforced and other violations of zoning regulations were not being addressed. He  
35 congratulated the Crosbys for cleaning up the parcel on Depot Street and hoped they would  
36 receive the permit they asked for. He wanted the Planning Commission to get together with the  
37 SelectBoard and allocate money to address the accumulation of junk throughout the town.

38 Preston Bristow said the squeaky wheel gets attention. Bob Greenfield endorsed the concept.

39 Scott MacDonald asked Bill Lindsay if he had shared his concerns with the SelectBoard. Bill  
40 said he had. Bob Greenfield said someone, a Zoning Enforcement Officer, or a Blight  
41 Enforcement Officer should be charged with that duty. He noted that an abutter had alerted the  
42 acting zoning administrator about a permit violation last fall. Abutters can be helpful in the  
43 process.



1 Phil Perlah asked Preston if there was more time planned for enforcement by the Zoning  
2 Administrator. Preston said it was made clear to him that enforcement was part of the Zoning  
3 Administrator job. He said Michael Normyle had spent one day a week in Chester and he was  
4 now spending three days a week. He said he thought about the problem frequently. It would be  
5 easy to send off a number of letters to violators but that would simply start an expensive and  
6 lengthy legal process. He was looking into more persuasive actions to begin with. He would  
7 welcome help and he understands that the SelectBoard wants him to pursue enforcement.  
8 Preston agreed that pursuing junk vehicles was one avenue and, as Bill Lindsay had reminded  
9 him, enforcing permit conditions was another. He said he was new in town and appreciated  
10 reminders from citizens who were more aware of past permits and conditions.

11 **Agenda Item 5 Deliberative session to review previous or current matters**

12 Harry Goodell moved to go into deliberative session. Gary Coger seconded the motion. The  
13 board went into deliberative session at 7:37 PM, returned at 7:53 PM and adjourned the meeting.