



**TOWN OF WILTON**  
22 TRAVER ROAD  
WILTON, NY 12831-9127

(518) 587-1939  
FAX (518) 587-2837  
Website: [www.townofwilton.com](http://www.townofwilton.com)

RYAN K. RIPER, P.E.  
Director of Planning &  
Engineering

MARK SCHACHNER  
Planning Board Attorney

LUCY B. HARLOW  
Secretary

**PLANNING BOARD**  
**FEBRUARY 15, 2017**

**PLANNING BOARD**

MICHAEL G. DOBIS,  
Chairman

HAROLD VAN EARDEN,  
Vice Chairman

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER

RICHARD FISH, Alternate

A meeting of the Wilton Planning Board (“the Board”) occurred on February 15, 2017 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**

**I. PUBLIC HEARINGS:**

**A. CUMBERLAND FARMS SERVICE STATION: CUMBERLAND FARMS, INC.**

The first Public Hearing is opened by Chairman Dobis at 6:30 PM. This hearing has been continued from public hearing that began on January 18, 2017 due to some questions and concerns the audience expressed and an additional landowner that needed to be notified. He requests that those in the audience who wish to make a comment would identify themselves by name and address so that information can be recorded in the minutes and then asks for comments.

There are no comments by the public. The Chairman asks Stefanie Bitter, Esq., applicant’s representative, to read the responses dated February 13, 2017 submitted by her firm. The following are in response to questions and comments made on January 18, 2017 at the public hearing. She summarizes the first question and response in the February 13, 2017 letter: A neighbor raised a concern regarding storm water and being down gradient from the gas station use in terms of pollution to their drinking water. Darren Tracey lobbied for public water to be brought down to this area to mitigate his concern. Jim Gillespie of Bohler Engineering responded at the January 18<sup>th</sup> Board meeting and provided discussions regarding how the storm water management planned for Cumberland Farms is pursuant to DEC regulations, that the plans go over and beyond to address gas spills and exposures to gas and the treatment methods that are implemented. This project does not require public water or sewer; it can be sustained by a well and septic which being proposed. Also, there was the public’s claim that there was a need for the right-turn lane heading south on Route 9, turning onto Daniels Road as well as the widening of Daniels Road. A neighbor stated there was a concern relative to accidents making that right hand turn. Wendy Holsberger, the traffic consultant from Creighton Manning, drafted the November 2016 traffic study which was submitted to this Board as well as to DOT. Wendy had discussed her response at the January 18<sup>th</sup> meeting which Ms.

Bitter summarizes: this use is not going to further impact that concern. Actually it's going to lessen those right turn movements onto Daniels Road because this use will capture those 'right-turners' that pass-by onto Daniels and will actually decrease that movement. We're not exacerbating that concern. That was never a mitigation measure that she mentioned in her traffic study. We have received a response from DOT which supports Wendy's conclusion in her traffic study and does not identify right-hand turn lane having to be widened or actually incorporated as a part of this project.

The next comment was from the neighbor residing at 576 Maple Avenue, who stated that when trying to exit her driveway to go left to Saratoga, she has a delay and she is concerned that this project may increase her delay. In the traffic study, mitigation is recommended on Route 9 to modify the existing painted hatched area located north of the Daniels Road intersection to provide a center two way left-turn lane (TWLTL) at the site driveway. This turn lane will allow vehicles to execute two stage turning maneuvers when exiting the site. With the proposed mitigation, acceptable operating conditions will be provided for vehicles exiting the site with level of service C conditions during the AM peak hour and level of service D conditions during the PM peak. These were in the mitigation measures that DOT supported contained in the conclusions of Wendy Holsberger's traffic study.

The last was the concern of the Maple Avenue Fire Department, Chief Bullard, who asked about putting in a turning radius for the fire trucks. The fire truck turning plan was submitted to Chief Bullard on January 19, 2017 via email.

Chairman Dobis adds remarks about the storm water concerns. The project was designed to meet the DEC regulations and in some areas they have exceeded those, he reads from the January 13 letter from Ms. Bitter: "there is a treatment chain that includes deep sumps and all catch basins having oil-water separator hoods and outlets. A hydrodynamic separator is on the site which takes the storm water and takes out the sediment before sending the storm water to a bio-retention filtering system."

He asks for questions or comments before closing the public hearing. There being none, on a motion by Harold VanEarden, and seconded by William Rice, the Board resolves to close the public hearing at 6:36 PM.

**B. SALMONSON 3-LOT RESIDENTIAL SUBDIVISION:** the public hearing was scheduled for 6:31 pm. Chairman Dobis inquires whether there is anyone to represent this application. No one responds. He will hold this hearing open for a period of time until the applicant/representative shows up. That individual should answer the inquiry made by Mr. Coffey. He asks who else is present for the Salmonson 3-lot subdivision. He will ask for Mr. Schachner's direction if the applicant doesn't show and make a decision. Attorney Schachner says there is no decision to be made, the public hearing was noticed, the hearing should go on applicant or not. It can be left open if the Board wants and the Chairman chooses to do so.

At 6:55 pm, Donald Pidgeon, representative of Gerald and Daniel Salmonson, appears before the Board. Chairman Dobis acknowledges Jim Coffey of 335 Pettis Road. Mr. Coffey asks 'How are Judith and Philip Viger involved in this?' Mr. Pidgeon responds that the Vigers are going to purchase Lot 1 which is the parcel containing 16.5 acres and as far as he knows the land will be used for agriculture. The other parcels are going to be staying the same. No change is anticipated. The

existing zoning is R-2. Shirley Dickson at 150 Dimmick Road asks who is going to buy the large parcel. Mr. Pidgeon says it will stay under the ownership of Salmonson's – that's what the plan is. So will the 39 acre parcel. She asks what the Vigers are buying and confirms they are only buying Lot 1 which lies between Gerald Salmonson and the McGivern's. No one is buying the other side. Chairman Dobis comments that the subdivision owners, the Salmonson's are keeping two of the three lots. Planning Board Counsel, Mr. Schachner, states that once the properties are subdivided they can be sold, there is nothing prohibiting their sale. He doesn't want the public to think that the Board is somehow involved in some province that the properties won't be sold. The Board does not have that power. Referring to the letter, Ms. Dickson reviews the acreage of the new lots; Lot 2 is 37.39 acres, Lot 1 is 16.47 acres, and Gerald's is 1.84 acres, and across the street is 108.29 acres which is staying with Lot 2. She asks Chairman Dobis, if they were to put a housing development in there, how many home are allowed? In order to determine that, a calculation would have to be done under the R-2 zoning schedule and other considerations such as wetlands would have to be included. Mr. Riper states that the minimum lot size is 80,000 SF. There is a stream flowing through this area, there are setbacks, several factors enter into the calculation. She asks if they did do a housing development, would that increase the taxes for the surrounding properties. The Board doesn't have an answer with regard to property taxes.

Chairman Dobis asks for questions or comments before closing the public hearing. There being none, on a motion by William Rice, and seconded by Erinn Kolligian, the Board resolves to close the public hearing at 7:09 pm.

**C. VERSATILE SHED SALES – WESTERN PARCEL:** the public hearing was scheduled for 6:32 PM. Richard Woodcock Jr. is the applicant for preliminary site plan to change use of property from sales of self-storage units to a staging area for pick-up and delivery of sheds. Property is located at 245 Ballard Road on 3.10 acres, Tax Map Nos. 115.-1-16 zoned C-3. The SEQRA review was completed on September 16, 2016 and a negative declaration was issued.

Scott Lansing with Lansing Engineering is representing the applicant. The existing 'western' parcel is proposed to be modified to support the adjacent 'eastern' parcel which is a shed display and sales area. The parcel now contains a gravel area, along with a driveway out to Ballard Road. The driveway will be upgraded to County standards. Applicant has been working with Saratoga County Department of Public Works on the configuration of the access and ingress. The purpose of project is for sheds to come in to be delivered, unloaded in this area (indicating) and then transferred over to the shed sale area for display. Customers would utilize the existing eastern area for the viewing and the purchasing of the sheds and once the shed is selected, it would be shipped off the site and delivered to the customer. Mr. Lansing adds that the comments of Mr. Riper, the Town Engineer, in his letter of December 13, 2016, have been addressed. The outstanding items are the storm water agreement which needs to be signed and having the 28 foot wide easement along the frontage of the parcel documented. He requests that the Board consider the approval of the project

The Chairman requests questions or comments from the audience. There are none. He asks for a motion to close the public hearing. On a motion introduced by Ron Slone and seconded by William Rice, the Board resolves to close the public hearing at 6:40 PM.

**II. REGULAR MEETING:** Chairman Dobis calls the regular meeting to order at 6:40 PM.

Chairman Michael Dobis requests a motion to address the January 18, 2017 Planning Board minutes.

**MINUTES APPROVAL:** Harold VanEarden moves, seconded by Ron Slone, for the approval of the meeting minutes of January 18, 2017 as written. Ayes: Dobis, Rice, Kolligian, Fish, VanEarden, Slone, Opposed: None.

**CORRESPONDENCE:** Transmittal letter from Saratoga County Clerk's Office dated 1/31/17 re: map filing for Vincek and 740 Route 9, LLC.; transmittal from Bohler Engineering dated 2/2/17 re: McDonalds final plan set; New York Planning Federation Planning News; Winter 2017; Capital District Data; November/December 2016, Vol. 39, No. 6.

**IN ATTENDANCE:** Those present at the February 15, 2017 Planning Board ("the Board") meeting are: Chairman Michael Dobis, Erinn Kolligian, Richard Fish, Alternate; William Rice, Harold VanEarden, Ron Slone, Ryan K. Riper, P.E., Director of Planning and Engineering and Mark Schachner, Planning Board Attorney. Absent: Brett Hebner, David Gabay. Also present are: Darren Tracy, Wendy Holsberger, Stefanie Bitter, Esq., Ross Galloway, Jim Gillespie, Scott Lansing, Donald Pidgeon, Paul Post, Jeanne Wouterz, Jim Coffey, Shirley Dickson, and Edward Dickson.

### **III. APPLICATIONS:**

**A. CUMBERLAND FARMS:** Application for preliminary site plan review for 4786 square foot service station and to subdivide the property into 2 commercial lots. Property is located at 571 NYS Route 9 at the intersection with Daniels Road and is zoned CR-1. Chairman Dobis asks for the Town Engineer's comments. He responds that most of his comments have been addressed, some of the final storm water documents need to be taken care of; the rest is mostly administrative.

The Chairman requests that the SEQRA review proceed: Mr. Schacher confirms that the applicant provided a Short Form EAF – Part I completed and signed by Ms. Bitter on September 16, 2016. The Board has copies of the Short Form EAF Part II so that the impacts may be assessed. The Board, with the assistance of Mr. Schachner, reviews the EAF Part II, which is a list of eleven questions. The choice of answers is "no, or small impact may occur or, moderate to large impact may occur." The Board responds to all questions by the answer in column one: "no or small impact." The SEQRA review having been completed, Chairman Dobis asks for a motion for negative declaration on SEQRA. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves for a negative declaration for SEQRA in connection with the site plan review for the proposed Cumberland Farms' 4786 square foot service station and the subdivision of Tax Map No. 153.-1-4, into 2 commercial lots. Property is located at 571 NYS Route 9 at the intersection with Daniels Road and is zoned CR-1 on 5.08 acres. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, 15<sup>th</sup> day of February, 2017.

Before preliminary motions, Chairman Dobis refers to the discussion of the right turn and the traffic flow. After reviewing the letter from NYSDOT [dated 2/13/17], he states DOT concurred with the

conclusions of the traffic study prepared by Creighton Manning in November 2016. He expresses the fact that there is an existing condition when turning right onto Daniels Road that the proposed Cumberland Farms project will not increase. The expense of construction of a dedicated right hand turn lane will not likely be borne by the Town through traffic mitigation, nor will DOT fund such an improvement. Mr. Riper suggests entering into an agreement with the applicant, by adding language to the mylars, where if the State DOT comes up with funds or if the Town Board decides to expend funds, there would be a process in place that would move that project along. Stefanie Bitter, Esq., local counsel for Cumberland Farms, Inc., states that she talked to Mr. Riper and had described situations similar to this where the Town is anticipating something may happen in the future. If there is an actual project to proceed, Cumberland Farms will not be an obstacle, it will work with the municipality to get to mutually agreeable terms and conditions. There are improvements that have been suggested such as signage and access to the site that shouldn't be interfered with or having to be relocated. But applicant will not add an obstacle, if in fact that right turn lane is sustainable as a project for both DOT and the municipality. She will work with Mr. Riper to work out that language and corporate has approved such language in the past. The Board agrees the plan makes sense. Chairman Dobis establishes there are no further questions and asks if the Board is prepared to make a motion on preliminary. On a motion introduced by Ron Slone, which is later amended by adding the waivers of the parking requirement and the requirement for sidewalk, street trees and lighting the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves to approve the preliminary site plan application of Cumberland Farms to construct a 4786 square foot service station and to subdivide Tax Map No. 153.-1-4 into 2 commercial lots. Approval will include the waiver by the Board of the parking requirement and the requirement in this zone for sidewalk, street trees and lighting. Property is located at 571 NYS Route 9 at the intersection with Daniels Road; Tax Map No. 153.-1-4, zoned CR-1 on 5.08 acres. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 15<sup>th</sup> day of February, 2017.

Before a final motion is proposed, it is suggested that there be a condition of compliance with the Town Engineer's letter of January 11, 2017 and that the Town Engineer and Town Counsel sign off on a proposed condition related to potential future traffic improvements. Mr. Schachner states that the cross-access easement between the lots and the 28 foot utility easement to the Town of Wilton can be added to the final motion. The Board concurs. On a motion introduced by Ron Slone, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves to approve the approve the final site plan by Cumberland Farms to construct a 4786 square foot service station on the property located at 571 NYS Route 9 on 5.08 acres, zoned CR-1, and to subdivide the parcel into two commercial lots; contingent upon the following:

- 1) Compliance with the requirements of Town Engineer's letter dated January 11, 2017;
- 2) That the Town Engineer and Town Planning Board Counsel sign off on a proposed condition that is mutually agreed upon by the Applicant, related to potential future traffic improvements;
- 3) The waiver by the Board of the parking requirement and the requirement in this zone for sidewalk, street trees and lighting.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 15<sup>th</sup> day of February, 2017.

The final motion is amended by Ron Slone, to include: a cross-access easement between the two lots, and a 28 foot utility easement to be granted to the Town of Wilton. The amended motion is seconded by Erinn Kolligian.

**B. SALMONSON SUBDIVISION:** The application by Daniel and Gerald Salmonson is for a 3-lot residential subdivision. Mr. Pidgeon affirms that there is not any change to the subdivision plan since conceptual.

Chairman Dobis requests SEQRA review. Mr. Schachner states this is an unlisted action under SEQRA. The Board has copies of the Short Form EAF Part I that was submitted by the applicant, Daniel Salmonson, December 5, 2016. The Board, with the assistance of Mark Schachner, Esq., reviews the EAF Part II, which is a list of eleven questions. The choice of answers is "no, or small impact may occur or, moderate to large impact may occur." The Board responds to each question "No." The SEQRA review having been completed, Chairman Dobis asks for a motion on SEQRA. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves for a negative declaration for SEQRA in connection with the Salmonson 3-lot residential subdivision, property located at 200 Dimmick Road on 163.99 ± acres; Tax Map No. 115.-3-21, zoned R-2. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, February 15, 2017.

Mr. Riper has no comments to add before preliminary, nor does the Board. On a motion introduced by William Rice, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves the preliminary subdivision application to subdivide one parcel into 3 residential lots; property located at 200 Dimmick Road on 163.99 ± acres; Tax Map No. 115.-

3-21, zoned R-2. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, February 15, 2017.

On a motion introduced by William Rice, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves to approve the final subdivision application by Gerald and Daniel Salmonson to subdivide one parcel into 3 residential lots; property located at 200 Dimmick Road on 163.99 ± acres; Tax Map No. 115.-3-21, zoned R-2. All requirements under SEQRA have been met. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, February 15, 2017.

**D. VERSATILE SHED SALES – WESTERN PARCEL: RICHARD WOODCOCK, JR.**

Application for preliminary site plan to change use of property from sales of self-storage units to a staging area for pick-up and delivery of sheds. Property located at 245 Ballard Road on 3.10 acres, Tax Map Nos. 115.-1-16 zoned C-3.

Mr. Schachner, Planning Board Counsel, has a comment about Board participation. Mr. Fish had previously recused himself on some earlier version of this application as counsel recalls. That was very appropriate so Counsel is assuming that will happen again. He asks Mr. Fish if that is the case. Mr. Fish states he will not recuse himself. Mr. Schachner comments that it was very appropriate when Mr. Fish did so. He can't tell Mr. Fish what to do, but it was appropriate when he did recuse himself. Mr. Fish responds, "Okay."

Ryan Riper has some comments regarding storm water, addressing issues of run-off that was to have been addressed by notes on the drawings. Mr. Lansing states it should have been added to the drawings. Mr. Riper confirms that all his other comments have been addressed; there are some administrative matters to be signed off.

Mr. Lansing believes that a waiver is needed for lighting, sidewalks and street trees. Mr. Riper concurs, it is stated in his review letter, item number 3. The applicant has agreed to grant the easement however the lighting, sidewalks and street trees may be waived by the Board.

After asking for any additional comments, the Chairman asks for a motion on preliminary. On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the preliminary site plan application by Richard C. Woodcock, Jr., to change use of the property located at 245 Ballard Road from sales of self-storage units to a staging area for pick-up and delivery of sheds. The waiver by the Board of requirement for sidewalk, street trees and lighting is affirmed. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, February 15, 2017.

Chairman Dobis asks for a motion on final site plan review:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the final site plan application by Richard C. Woodcock, Jr., to change use of the property located at 245 Ballard Road from sales of self-storage units to a staging area for pick-up and delivery of sheds. In addition to the requirement of compliance with the Town Engineers letter of December 13, 2016, the conditions of final approval are the same as set forth in the preliminary resolution. The property contains 3.10 acres and is zoned C-3; Tax Map No. 115.-1-16. All requirements of SEQRA have been met. The motion is seconded by Ron Slone, and duly put to vote, all in favor, on this day, February 15, 2017.

**E. NEW COUNTRY SUBARU:** Application to amend site plan for the previously approved expansion of the New Country Subaru in order to rebuild 4731 SF of the existing Ford/Subaru building and to add an enclosed service canopy. The property is located at 3002 NYS Route 50, on 20.73 acres, zoned PUD. Dan Tompkins from Environmental Design Partnership is present on behalf of Country Realty Company, the applicant. This project was before the Board in August 2016 for an amended site plan application requesting an addition and an open canopy for service write-up/greeting area. Since then Subaru decided to enclose the canopy with two overhead doors on either end so weather wouldn't be an issue. Once the rest of the building was looked at in terms of renovation, the structural conditions were such that it made more sense for a complete rebuild, thus the new application for an amendment.

The existing sales building will be demolished and a new building built on a new foundation. Mr. Rice asks how old the existing building is, Mr. Tompkins responds it must be 30-35 years old. The open canopy that was previously approved will be enclosed and enlarged. The new floor area is in the same impacted area. Mr. Riper adds the aesthetics will be changed in terms of the frontage and it triggers a SEQRA unlisted action. SEQRA review will be necessary. He reviews the Saratoga County Planning Board review letter dated February 9, 2017 and which in part stated, "Comments of minor import on have been voiced to town staff regarding the site plan and are acknowledged to be incorporated in a review letter to the Planning Board." In short, SCPB expressed concern about the appearance of the new building from the Northway ramp. Its final decision was no significant impact. The Board does not have an issue with the SCPB concern. Mr. Riper refers to his review letter of February 9, 2017 and notes that the fire truck turning radius has changed. Instead of going under the previously proposed open canopy, fire trucks will circulate around. Mr. Tompkins remarks that the new drawings will indicate the main circulation around the site. That information was sent to the emergency services.

Chairman Dobis asks about how the new construction will impact the parking and traffic flow. Applicant will have to accommodate traffic during construction. The stores will be in operation during construction, so the flow of traffic will have to function with the existing road. Chairman Dobis confirms that the main "ring road" will be available. Mr. Fish confirms that the new building will be in the same footprint as the one being demolished.

The Board has copies of the Short Form EAF Part I that was submitted by the applicant January 31, 2017 signed by Mr. Tompkins. The Board, with the assistance of Mr. Schachner, reviews the EAF Part II, which is a list of eleven questions. The choice of answers is “no, or small impact may occur or, moderate to large impact may occur.” The Board responds to each question in the negative. The SEQRA review having been completed, Chairman Dobis asks for a motion on SEQRA. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves for a negative declaration for SEQRA in connection with the amended site plan application of the New Country Subaru to rebuild 4731 SF of the existing Ford/Subaru building and to add an enclosed service canopy. Property located at 3002 NYS Route 50, on 20.73 acres, zoned PUD. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, February 15, 2017.

Mr. Riper confirms that the requirements for an amended site plan have been satisfied. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton moves to approve the amended site plan application to rebuild 4731 SF of the existing Ford/Subaru building with the addition of an enclosed service canopy with the condition that applicant comply with the requirements of the Town Engineer’s letter dated February 9, 2017. The property is located at 3002 NYS Route 50 on 20.73 acres, zoned PUD. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, February 15, 2017.

Board members raise their concerns about the question of whether Board members should continue to recuse themselves if they had previously done so with regard to a particular applicant. Planning Board Counsel indicates that typically when a Board member feels they should recuse and properly does so, they continue that recusal through the process. Recusal would be very appropriate because then there is no appearance of lack of objectivity for a sitting Board member as to a particular applicant. The overall concern is the appearance of bias to the public, to fellow Board members, to an applicant and the potential vulnerability of a Board decision.

Mr. VanEarden, Vice-Chairman: if you recuse yourself, you don’t voice an opinion and you don’t vote and you don’t do anything other than just go sit, you don’t say anything out of respect for the rest of the Board. The Board should not be put in the position as fellow Board members where a particular Board member’s opinion, or their past experiences are, should play into anything that we, the Board, take under consideration. We shouldn’t be put in that position. We all have relationships but still we represent the Town of Wilton, we’re members of a board that has seven other people, we don’t want to jeopardize the Board.

Counsel agrees with that strongly, but just so it's clear that there is no legal prohibition to a recused member voicing an opinion as a "member of the public". We strongly advise against it for exactly the reason that Mr. VanEarden stated; we think it puts boards in a very awkward position when a fellow member who is not sitting as a fellow member tries to influence a decision "from the audience" as a "member of the public".

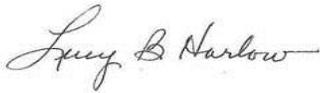
Mr. Schachner adds that the reason alternates are good is that if a board member does have a particularly strong feeling about an applicant that is unrelated to the application, they can step down and there are alternates here so that can avoid even the specter of the appearance of impropriety.

**V. ADJOURNMENT:**

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Ron Slone, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 7:45 p.m. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor on this day February 15, 2017.

Date Approved:        March 15, 2017



Lucy B. Harlow, Executive Secretary