

Zoning Board of Appeals Meeting
February 25, 2015

APPROVED

Present: Bob Bacon
Tom Brahm
Tom Burgie, Chairman
Bert Crofton
Carol Dulski
Jon Gage
John Holtz

Guests: Jonathan Schwartz
Phil Sommer-Code
Enforcement Officer

The regular February meeting of the Town of South Bristol Zoning Board of Appeals was called to order at 7:30 P.M. followed by the Pledge of Allegiance. A roll call of board members was taken and all board members were present.

Chairman Burgie then called for a motion to approve the September 24, 2014 meeting minutes as written. Bert Crofton made said motion which was seconded by Bob Bacon. The motion was unanimously accepted.

Old Business

There was no old business.

New Business

PUBLIC HEARING-JONATHAN SCHWARTZ-REQUEST FOR VARIANCE

Discussion of the Schwartz application began at 7:40 P.M.

Chairman Burgie advised the applicant that the board members were his friends and neighbors and, as such, would grant relief whenever reasonably possible. He said that the board needed to balance the needs and wants of the applicant when granting the variance against the potential detriment to the community at large as defined in the town code. Mr. Burgie said that the board must, by statute, only grant the minimum variance it deems necessary while at the same time preserving the general character of the neighborhood. He also said that the board may, at its discretion, impose reasonable conditions that are directly related to and incidental to the proposed use of the property. Mr. Burgie then said that they were simple rules but that the board wanted to follow those rules so that they could do justice by the applicant and the community at the same time. He then asked the applicant if he had any questions. He did not.

Next, Chairman Burgie read the Legal Notice out loud as published.

Mr. Burgie: Okay, Mr. Schwartz, please present your case.

Mr. Schwartz: Essentially I am putting a 12' x 14' room on. I have worked for Frontier Telephone Company for 20 years. I don't know if everybody is aware but they have moved out of their

main building, a seven-story tower, downtown across from Washington Square Park which is now vacant after 30 years of being Frontier and they moved us into tiny little buildings that they own and I was offered to work from home and I took them up on that. So, basically, this new room will become my office. I felt since most people are building man caves that I would prefer a man roof with a beautiful view. The room will actually be a plus to my existing home.

In doing this, I want to put in a gas fireplace because I also want to make this kind of nice because I am going to be spending a considerable amount of time there. I am responsible for all software that goes into production for the telephone company and there are times when we do this for 30 hours straight. I need a place away from my family so that I don't disturb them. Typically, what is happening now, is they all go down to the basement to hang out while this goes on because it can get loud.

Essentially, I think the reason I am before you for a variance for the most part is because of the fireplace. If we were to vent it out the side, which is possible with a gas fireplace, it would mean that we would have to put a bump out. By putting the bump out, being that we are going to be log siding this so it looks like the rest of the house, it would make it look strange. Personally I think, and I have been reading up on things, a chimney that goes straight up is more preferable than a chimney that goes out the side. They were talking about wind and the length of the chimney because if it was longer it would be better for the gas fireplace itself. The pictures are probably showing it as white. My thought is to probably color the chimney the color of a tree so it would just literally disappear among all the other trunks of trees that are back there not only for visibility reasons for others but for myself as well. I want to make it look as nice as possible.

Mr. Burgie: In looking at the option of putting it out the side so that you would not need the variance, does that meet code?

Mr. Schwartz: Yes, I believe it would. But in order to do that there would be a bump out.

Mr. Burgie: I'm talking about it going straight out the side.

Mr. Schwartz: Well, it goes straight out the side but you would have to create an area behind it instead of having the chimney go straight up.

Mr. Crofton: What would be the cost differential of putting it out the side and not needing a variance?

Mr. Schwartz: It would cost a little more money because I would have to figure out how to do it with bumping it out and everything else and with the logs being straight we would have to cut them and angle them. It would not make the structure look uniform and that is why I am trying to keep it that way.

Mr. Burgie: Does anybody else have any questions right now? (No one) Okay. Phil, it is your turn to explain the rationale.

Mr. Sommer: Okay. Well, with what John was just saying about coming out the side with a vent, in that location per code, you are not going to be able to because of that window. The vent will be too close to the window. So with the location of the fireplace and his particular plans the option is to go up and not through the side.

Mr. Schwartz: Thank you. I was not aware that the window would be an issue.

Mr. Burgie: That is why we have the expert here. Okay, would you now like to explain the rationale for why he is here?

Mr. Sommer: John came to me looking to put this addition on and through our conversations and going over to the property several times with Shawna, if it wasn't for the issue of this chimney, John would not even be here tonight. It's the height of the chimney that is creating the need for a variance. Anybody who has been there knows you go from 42' to 33' with the chimney height averaged, it comes out to about 37.8' I think. Without the chimney, you are at 35' or under. With the size of the room, John has gone through and is going to sprinker the room because it is up to the 35' level so there will be a residential sprinkler system in that new addition. I had a conversation with him about moving the fireplace and being up there, let's face it, he's got the view of the lake and that's what he wants and with the size of the room he is putting on you really don't have a lot of room to move the fireplace with egress getting up there with the stairs. So pretty much with the size of the structure he wants and, outside of a different source of heat up there, the gas fireplace with the chimney is really the only option and it will require a variance. There is just no way of getting around it.

Mr. Burgie: There's no way to do what he has proposed here without a variance.

Mr. Sommer: Right. Like I said, with that window there, it eliminates having a side vent on that side of the structure.

Mr. Crofton: Is this the only source of heat for that space?

Mr. Sommer: Yes.

Mr. Brahm: Why can't it be direct vented out the roof?

Mr. Sommer: I've never seen it but I suppose it probably could be. To go out the roof you have to have a certain amount over the top of the roof line. You may be able to get a flatter one but then you have to worry about backdraft and snow coverage. Is it possible? I'm sure that there is something out there.

Mr. Burgie: The manufacturer's recommendation is this high of a peak?

Mr. Schwartz: Yes, for the particular fireplace that I was looking at. The minimum for most of them is about 30 inches wide but they are putting out about 22,000 BTU's and I will cook up there. So

the one I found is 19 inches wide. But they do suggest going up rather than out for what they consider the best application. They do say that you can side vent it but not now based on what he said.

Mr. Holtz: Being that it looks like a third story, won't you get a lot of natural heat going up to that point anyway? Heat rises.

Mr. Sommer: Never having been inside his house and not knowing the layout, I can't answer that.

Mr. Schwartz: There is just going to be a staircase that is going to go up from the floor below it. There will be some heat but not enough to heat the room.

Mr. Holtz: Could you have supplementary electric baseboard or something?

Mr. Schwartz: That's possible but I want to put in the gas fireplace not just for the heat but for the aesthetics. I wanted to add something to the house that would make it a little different, too. That is why I have coined the term "man roof".

Mr. Burgie: I do hope since it is oversized that you will have it thermostatically controlled.

Mr. Schwartz: Oh, absolutely.

Mr. Burgie: Otherwise you are going to boil up there.

Mr. Schwartz: On the back wall I am going to put in an air conditioner where the inside is just the panel and most of it is on the back part of the house so you won't see it there. You see them in the newer hotels now. So I will have an air conditioner, too.

Mr. Burgie: What I meant was with the size of that heater for that small room you are going to boil up there if it is not thermostatically controlled.

Mr. Schwartz: The one I looked at is thermostatically controlled plus it has a thing where it won't ever go below 45 degrees and if I am going to have a tank up there for the sprinkler system it must absolutely be kept above 45 degrees for sure. And you did see a deck so there is additional egress, too.

Mr. Gage: Aesthetics notwithstanding, is there a way to tie into your current heat system from the house with an additional zone?

Mr. Schwartz: It's possible but I would more than likely have to upgrade the actual furnace itself. The furnace is okay the way it is. Of course, none of us were expecting 15 below for an entire month. It's keeping the house the way it is supposed to but I would not want to put too much more of a strain on it.

Mr. Burgie: It's a log home?

Mr. Schwartz: It's a typical log home. The first floor is all log up nine feet and then the rest of it is stick built and log sided.

Mr. Burgie: I was thinking more about the ducting. How would you do that?

Mr. Schwartz: That's a problem. If you were to see the original plans it could be done behind closet and you would have to create baffle areas. I have done this before. When you actually put the logs down you have to figure out where all of your plugs are going to be in advance, drill holes to pull your wires through, etc. It is interesting. This is the second house that I have built. I was the general contractor on this one. The other one I pretty much built myself.

Mr. Burgie: I have a log home. I had it built. I did not have the time to do it.

Mr. Schwartz: Where is it located?

Mr. Burgie: On Lower Egypt Road. I went through all of the thought process involved with deciding where and how to position all the plugs and the wiring for overhead lights and all of those kinds of things.

Mr. Schwartz: Yes, it is quite a bit different than just building a stick built house.

Mr. Burgie: You have to make all of your decisions before you start.

Mr. Schwartz: Yes. You know, it worked out. The house is great. I've been there nine years now. And I know you have seen the view and from the "man roof" it will be outstanding.

Mr. Burgie: You will be above the tree line even during the summer.

Mr. Schwartz: Yeah, I'll never want to go to Rochester again.

Mr. Burgie: I understand that. How about visitation reports? Has anyone been up there?

Mr. Bacon: I did a drive by.

Ms. Dulski: I also did a drive by. I saw his driveway and said, "No, way".

Mr. Bacon: I didn't see any objections. Most of his neighbors have wooded lots with the exception of across the street.

Mr. Schwartz: And he is okay. Mr. Soucy is fine.

Mr. Crofton: Is he the one on the south side of Bopple Hill?

Mr. Schwartz: Yes. It's the silver gray house there.

Mr. Crofton: Can he see your house? I did go up there.

Mr. Schwartz: In the winter. If you knew what to look for in the winter, you could see it.

Mr. Crofton: Is anybody else going to see it other than you?

Mr. Schwartz: No. You stand at the bottom of the driveway and you can barely see the house and once the trees come out you can't see a thing.

Mr. Crofton: I walked up around and the snow was pretty deep.

Mr. Gage: When I went there, I parked a ways up as I wasn't sure if there was a turnaround at the top or not. But it was good to walk up and I stopped at intervals and took a look. When I got to where the driveway curved around and I looked up at the house I thought from that point it would be pretty difficult, but being there I couldn't tell definitely, but you almost wouldn't be able to see the back end of the main roof.

Mr. Schwartz: If you stand on the opposite corner which is really where your approach is and you look I don't even know if you are going to see much of anything.

Mr. Gage: And then I walked up to the top and there was snow all the way around the side and everything so I had to stand by the driveway and I really couldn't see very easily any other house from that point other than maybe to the north a little bit but you really have to be looking for it.

Mr. Crofton: What is that which you can see through the trees to the north? It looked like a shed or something.

Mr. Schwartz: It's one of those canvas portable garage things that has a tractor in it or something. It's not even a permanent structure.

Mr. Gage: And with the trees around the place it is kind of nice that you plan to color the chimney to look like a tree because basically that is what you see when you are up there. I know they are doing that a lot now with cell phone towers so they blend into the area.

Mr. Holtz: I drove by to see if there would be any visual impact. I didn't go up but from the road I couldn't see where there would be a problem.

Mr. Schwartz: Even from the bottom you can't see it. I even have people deliver stuff, particularly in the summer, and since there are two driveways they sometimes start heading up Mark Medyn's which is about four times longer than my driveway, and you really have to have four-wheel drive even in the summer, and then they start thinking that maybe they went the wrong way. So in the

summer I make sure there is a sign that says "6094". In the summer, nobody has any idea of what is up there.

Mr. Burgie: I did go up and I made the mistake of taking my four year old son with me. I had no idea of what I was in for. I have an all-wheel drive. It's not anything big. But I got to the bottom of your driveway and started going up and the car started going sideways. So I decided I wasn't going any further. My four year old thought it was a great adventure. He got to the bottom of your steps and he went dashing up and got one step in and just sunk into the snow.

Mr. Schwartz: We come in through the garage. My son cleaned the steps of most of it today. You can't keep on top of it. It just keeps snowing.

Mr. Burgie: There's a lot of snow up there. It appeared to me that nothing would be visible. Definitely not from the road. But even coming up your driveway, I can't see that any of that is going to be visible.

Mr. Schwartz: When you do come up the driveway, I noticed when I was building it, it almost looks like a really small little house and until you get practically in front of it you don't realize how big it really is.

Mr. Burgie: Just the steepness of the look from coming up the driveway I can't see that anything is going to be visible beyond the roof line of the existing home right now.

Mr. Sommer: I just have one question for John.

Mr. Schwartz: Sure.

Mr. Sommer: Did Shawna draw the height of that chimney to scale per the manufacturer's specs? Because now that I am looking at it, it looks awful tall for your ridgeline.

Mr. Schwartz: Yes. We can ask her but I gave her the manufacturer's instructions. They have a whole entire kit for architects and builders.

Mr. Sommer: The more I look at it, it looks awful tall for a gas fireplace chimney.

Mr. Schwartz: Do you want me to call and ask her?

Mr. Sommer: Yes, if you wouldn't mind because it just looks awful tall.

(Mr. Schwartz gave the phone to Mr. Sommer who spoke with Mr. Schwartz's architect regarding whether the chimney for the gas fireplace was drawn to scale per the manufacturer's specs because he felt that it looked awful tall for a gas fireplace. The architect indicated to Mr. Sommer that she had no idea from the manufacturer what they recommended for height so the chimney could be over-

exaggerated from what the manufacturer would be calling for. They then discussed dimensions over the phone.)

Mr. Sommer: (Pausing from his phone conversation) John, do you have a manufacturer for the chimney that is going to go in there?

Mr. Schwartz: Not for the chimney but you can buy the chimney from the same place that is selling the gas fireplace.

Mr. Sommer: John, do you have the manufacturer specs for the fireplace with regard to what the manufacturer recommends for chimney height from the ridge out?

Mr. Schwartz: She's got the info. I sent it to her.

Mr. Sommer: That's kind of the key thing right now. We need to find out and nail down what the manufacturer requires for that because that definitely is how things must get installed.

(Mr. Sommer continued his phone call with the architect while Mr. Schwartz went to the internet to see if he could obtain the information on line.)

Mr. Schwartz: So what did she have to say?

Mr. Sommer: I questioned Shawna and she said that you had two different stoves picked out. The recommendation on the one stove, they don't have it for the chimney, but they say it can be vented 16 inches which is too short. So, in talking to her, she dropped this chimney down two foot and that still gives you a foot over the ridge which is more than enough for a gas stove. So now that drops the whole scenario down to, my calculation would be 35.85 and hers would be 36 point something which knocks two feet off of what she was asking or what she had for average grade height.

Mr. Bacon: So originally she was asking for a 6 foot variance and it is now down to a 4 foot variance?

Mr. Sommer: She is trying to be conservative. Conservatively, using her figures, right now the height of that building will be 36.7 feet with the chimney and all. That's with everything.

Mr. Burgie: So really that's only a one-foot seven-inch (1'7") variance.

Mr. Sommer: Yes. On the phone she was saying that she did not want to snow anybody and that she wanted to make sure that she was asking for enough because it was difficult to get the average elevations due to the way the ground is and the way the house sits. But realistically and with looking at just pure numbers you do not need three feet over the ridge for a gas fireplace.

Mr. Burgie: How high is that above the actual break in the roof?

Mr. Sommer: The new one is going to be one foot over the height of the new ridge.

Mr. Burgie: But I'm more concerned with him getting up there to clean out two feet of snow.

Mr. Sommer: He doesn't have to with a gas one.

Mr. Burgie: My concern is that the snow doesn't cover the top of the pipe.

Mr. Sommer: It's going to be an inch over the top of the ridge.

Mr. Burgie: Which will be two feet above the level of the roof.

Mr. Sommer: Oh, it is going to be more than that.

Mr. Burgie: Okay. You wouldn't want it so short that a large amount of snow up there will cover the whole thing.

Mr. Sommer: No, that is why we said to go a foot over the top of the ridge so that's more than enough. If you've got so much snow that it covers it, then it's Armageddon.

(Mr. Sommer then went up to the board's table and went over the figures)

Mr. Burgie: The next step then is to determine the SEQR status which is the State Environmental Quality Review Act. It looks like it falls under a Type II action under Section 617.5(c)(9) for the construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system. A Type II action requires no further action by the board and we will capture that when we get to our findings.

At this point we shall open up the public hearing. (Time: 8:15 P.M.) No one was present to speak regarding the application. Okay. I will now close the public hearing. (Time: 8:17 P.M.)

Mr. Schwartz: Again, my neighbors are all okay with it.

Mr. Burgie: I will now read into the record two communications received by the board in connection with this application.

LETTER ONE:

"To Whom It May Concern:

I, Mark Medyn, have no objection to John Schwartz's planned addition at 6094 Route 21 exceeding the height code by six feet. I own both the property to the south and north of John. Please call me with any concerns.

Mark Medyn
11 Andrews Way
Canandaigua, NY 14424"

LETTER TWO:

"To Whom It May Concern:

John Schwartz at 6094 State Route 21, Naples, NY 14512 would like to add an addition to his home. We do not object.

Sincerely,
Michelle Soucy and Jeffrey Soucy"

Mr. Burgie: I will now open it up to ZBA discussion and debate. Does anyone have any pertinent points that they would like to discuss?

Mr. Brahm: I would like to give a little history with regard to height variances. I've been on the board for quite awhile and there has been three or four other height variance applications that have come before the board. One was for a chimney. It was on the lake and there was a big steep gully behind it and the guy wanted to raise it a foot and a half, I think it was, or else two feet and the board denied it. The simple reason for that was that the code was changed from walkout basements to average grade. Before when it was walk out basements you had to go to the lowest point of the house and that was your 35 feet.

Board Secretary: Actually, it was 30 feet at that time and then it was changed to 35 and since the 35 foot height limit was more generous it was to include such things as cupolas and chimneys.

Mr. Brahm: That's right. Then they made it 35 feet and they took the average grade of the property at that point because the walk out basements made it very rough for people to stay within the height limit. For as long as I have been on the board, I don't think there has ever been a height variance granted. I just wanted to tell the board this and that's my comment.

Mr. Burgie: Thank you. I guess the only comment I would make based upon what you said, Tom, is that precedents are important and we want to be careful that we do not open up a precedent that the town does not want to live with in the future and we don't want to open up the town to litigation by someone who has been denied in the past. However, precedent does not mean that it

cannot be done if the situation is different. The circumstances in this situation are different than any of the others. So it is still in the purview of this board to use your best judgment as to whether or not this should be approved or not while keeping in mind that we don't want to open up the town to litigation or be forced to do things that we don't want to do in the future.

Mr. Gage: I thought about that today myself and whether a precedent would be set in a case like this and how I dealt with it was that on a case by case basis setting up various criteria that would be met which could help to mitigate the precedent. In this case, with a height variance request, the factors would be whether it could be seen by passers-by; whether it could be seen by neighbors; whether it would obstruct the skyline; if the height request is slight or extensive; and whether if a new dwelling was built in that area it would be affected by the approval of the variance. Those were the factors that I took into account when I looked at this which would be the ones that would sort of mitigate the importance of the precedent by making it so that you could deny one and approve another.

Mr. Burgie: And those are the things that we need to capture in our findings to support the decision we are going to make in the long run. So we need to start thinking about what we are going to document as our findings to support our case here. So is time now for our findings.

Mr. Crofton: Have we determined the actual amount of the variance? Is it now down to one foot seven inches (1'7")? Is that what we are talking about?

Mr. Sommer: For all intents and purposes, I would call it two (2) feet. Looking at raw numbers you are absolutely right. Looking at Shawna's number she wanted to make sure that she wasn't snowing anybody. I think she padded it on the high side. Based on the raw data in front of me, I'm saying that you are looking at about a two (2) foot variance.

Mr. Burgie: We can document that as a finding as to what is required in this case and if the variance is approved we will document that as the maximum variance granted. Now, there are five points that we do need to address. One is whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties created. You kind of addressed this in your notes just a minute ago. Would you like to make a finding based upon what your thoughts were?

Mr. Gage: Well, my thought on that was from both examining it from the road and first of all trying to look at the house as I went down the road, that it was a very difficult thing to even be able to see the place.

Mr. Schwartz: You realize that you are looking at it during the most visible time of the year.

Mr. Gage: Yes, and that six months of the year with the leaves on the trees you are not going to see it at all. So, at that point, as far as being visible to the public I felt that from my observations that it would not be visible to the public. Do you want me to run through my whole list of things, Tom?

Mr. Burgie: We need to propose a finding that addresses the basic issues here. Then somebody seconds it and then we vote on that finding to incorporate that into the record. What I would have in mind here, based upon what you said, is a proposed finding that an undesirable change will not be produced in the character of the neighborhood or detriment to nearby properties since this addition including the chimney stack will not even be visible to anyone off the property. Would anyone like to second that?

Mr. Bacon: I'll second that.

Board Secretary: All in favor? Aye – All Opposed - No One

Mr. Burgie: The second thing we need to address is whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance or a height variance in this case. Our discussion came down to in order for the applicant to be able to put a propane stove in that area which would enhance the aesthetic value of the home, based upon the manufacturer's recommendations and what Phil said with respect to not being able to go out the side it doesn't look like there is any feasible way to do this other than to put the pipe out the roof with the height we are talking about. So I would like to propose a finding that the benefit sought by the applicant cannot be achieved by some other method feasible for the applicant to pursue other than the height variance.

Mr. Brahm: Second.

Board Secretary: All in favor? Aye – All Opposed – No One

Mr. Burgie: The third thing that needs to be addressed is whether the requested variance is substantial. Based upon the reduction in height that is being requested and the overall character of the home and the hidden nature of it, I would like to propose a finding that the requested variance is not substantial.

Mr. Brahm: Second.

Board Secretary: All in favor? Aye – All Opposed – No One

Mr. Bacon: I don't know if you want to qualify that by saying that it is only two (2) feet over the total of 35 feet allowed so you are talking less than five (5) percent.

Mr. Burgie: We could do that.

Mr. Crofton: But the problem with that is it weakens the case for some time in the future because if you have a 35 foot house in a flat area with no surrounding trees that would be more visible and I would not want to put down a percentage change as far as the record is concerned. The location of this is indeed unique and we are not likely to be faced with this situation frequently if ever again.

Board Secretary: So we will leave it the way it was?

Mr. Burgie: Yes, we will strike that. The fourth finding that we need to address is whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. I propose a finding that the proposed variance of two (2) feet will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Mr. Gage: I will second that.

Board Secretary: All in favor? All – Aye Opposed – No One

Mr. Burgie: The last one of the things we need to address here is whether the alleged difficulty was self-created. That’s an interesting one. Well, he could not build it.

Mr. Brahm: I’ve always liked that one.

Mr. Burgie: I propose a finding that the alleged difficulty is not self-created.

Ms. Dulski: I’ll second it.

Board Secretary: All in favor? All – Aye Opposed – No One

Mr. Burgie: We need to propose a finding that the SEQR status is under Section 617.5(c)(9), a Type II action which requires no further review.

Mr. Bacon: I’ll second it.

Board Secretary: All in favor? All – Aye Opposed – No one

Mr. Burgie: Are there any other findings that we need to make?

Mr. Brahm: I think we have already addressed this but I would like to make a finding that this is a unique situation and it will not affect the vista view of any other properties.

Mr. Crofton: I certainly second that with great enthusiasm. We have a unique situation here with this application as you have just identified and that should not be a general permission for others to exceed the height statute. I think it was an extremely good point.

Board Secretary: All in favor? All – Aye Opposed – No One

Mr. Burgie: I think we need to make one more finding. I proposed a finding that the two (2) foot height variance will be sufficient to meet all manufacturer’s installation instructions and all other code requirements for this construction.

Mr. Brahm: I'll second that.

Board Secretary: All in favor? All – Aye Opposed – No One

Mr. Burgie: Are there any other findings that we need to make here? (None) Any other concerns? (None) Okay. Would someone like to make a motion to approve or deny the applicant's request?

Mr. Crofton: I move that we approve the two (2) foot height variance.

Mr. Burgie: I will second that.

Board Secretary: Roll call vote:

Bob Bacon	- Aye
Tom Burgie	- Aye
Tom Brahm	- Aye
Bert Crofton	- Aye
Jon Gage	- Aye
Carol Dulski	- Not voting (Alternate #1)
John Holtz	- Not voting (Alternate #2)

Mr. Burgie: Congratulations. You have your variance. The motion carried.

Mr. Schwartz: Thank you.

Discussion of the application ended at 8:30 P.M.

Other Business To Come Before The Board

Retirement Announcement-The board secretary announced to the board that after 30 ½ years of working for the Town of South Bristol that she would be retiring in April.

There being no other business to come before the board, Chairman Burgie called for a motion to adjourn. Bob Bacon made said motion which was seconded by Carol Dulski. The motion was unanimously accepted and the meeting adjourned at 8:40 P. M.

Respectfully submitted,

Debra Minute
Recording Secretary