

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, DECEMBER 16, 2013 - 5:30 P.M.  
MINUTES**

The Planning Board of the Town of Weddington, North Carolina, met in a Regular Session in the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104 on December 16, 2013, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jennifer Romaine, Jeff Perryman, Bruce Klink, John Giattino and Jim Vivian and Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: None

Visitors: John Temple, Stephen Overcash, Danis Simmons, Cisco Garcia, Brett M., Brian Collins, Eric Smith, Matt L., Peter Tatge, Bob Jones, Joy Jones, Andrew Pelick, Valerie Pelick, Roger Strom, Michael Defiore, Sherri McGirt, Kris McGirt, Diane English, Robert English, David Brown, Dana Robles and Jeff Sherrie

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the December 16, 2013 Regular Planning Board Meeting to order at 5:32 p.m.

**Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum. There were no additions or deletions to the agenda.

**Item No. 3. Oath of Office for Bruce Klink.** Town Administrator Amy McCollum administered the Oath of Office to Bruce Klink prior to the opening of the meeting.

**Item No. 4. Appointment of Chairman and Vice-Chairman.** Vice-Chairman Rob Dow moved to appoint Ms. Dorine Sharp as Chairman of the Planning Board. Ms. Jennifer Romaine seconded the motion.

Vice-Chairman Dow moved to close the nominations. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow  
NAYS: None

The vote on the appointment is as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow  
NAYS: None

Mr. Jim Vivian moved to appoint Mr. Rob Dow as Vice-Chairman of the Planning Board. Mr. John Giattino seconded the motion.

Mr. Perryman moved to close the nominations. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow

NAYS: None

The vote on the appointment is as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow  
NAYS: None

**Item No. 5. Old Business.**

**A. Review and Consideration of Perry South Construction Documents (Sign, Landscaping and Lighting Plans).** The Planning Board received the following memo from Town Planner Jordan Cook:

Please find the attached application and package from Polivka International for the Perry South entrance sign, landscaping plan and lighting plan. The “construction document” review portion of *Section 58-271* has been included in your packet.

**Sign Plan**

The freestanding ground sign will be located in the island at the main entrance, perpendicular to Providence Road. The specifications for the monument signs are as follows:

- Sign face total area is approximately 19.70 square feet and will not exceed 20 square feet. The stone monument will be larger as our Code allows.
- Height of monument is approximately 7’.
- Width of monument at base is approximately 17’ 4”.
- The monument is clear of the site triangle and out of State right-of-way at both entrances.
- The applicant has also proposed an interior sign for tenants on the main driveway. This sign is detailed on Sheet L-1 and located on the revised landscaping plan, Sheet L-2.

**Landscaping Plan**

The applicant is also proposing revisions (depicted on Sheet L-2) to the approved landscaping plan (Sheet C-2). The revised landscaping is supplemental and all proposed plants are listed in the Town’s acceptable plant species list.

Required buffer landscaping is not being modified.

**Lighting Plan**

The applicant has also included a lighting plan in this submittal package. The lighting plan includes a site plan showing light locations and light fixture details on Sheet E2.4. Sheet L-3 provides the lighting plan overlaid onto the revised landscaping plan.

Article IV of the Town Ordinance has been included in your packet. The proposed lighting plan for Perry South complies with *Article IV* of the *Town of Weddington Lighting Ordinance* with the following condition(s):

1. The Zoning Administrator to approve the lighting plan displaying footcandles.

The Planning Board also received the following information:

- Sign Application
- Section 58-271 of the Code of Ordinances – Review of Plans and Construction Documents
- Article IV of the Code of Ordinances – Lighting

- Drawings of the Sign
- Entry and Interior Signage and H.V.A.C. Screenwall Plans
- Courtyard: Hardscape and Planting and Interior Property Planting Plans
- Planting and Common Open Space Plan
- Electrical Site Plan – Lighting
- Low-Voltage Landscape Lighting Plan

Mr. John Temple – This is the signage that we are proposing to go with it. It is a brick and masonry structure which identifies the project as Perry South and the address. There will be landscaping around the monument with some low voltage lighting.

Chairman Sharp - How many signs are you asking for?

It was advised one at the entrance and one in the interior.

Chairman Sharp – There should be another condition that the interior sign will not be visible from Providence Road.

Mr. Perryman wanted it clarified that each individual owner would not be posted on the sign.

Mr. Temple – We made it very clear that anyone that would lease would not have their name on the sign on Providence Road.

The Planning Board and applicant discussed the landscaping for the site. The applicant advised that on previous plans they were only showing what was required per the zoning ordinance but now they are showing how they will supplement the landscaping plan.

Mr. Cleary – The perimeter plantings previously approved were to meet the zoning requirements. This is showing the interior landscaping.

Mr. Perryman – Are you still going to maintain the original buffer?

Mr. Cleary – Yes that will remain.

Chairman Sharp - One of my concerns is if you get a heavy rain and then you get all this mud on Providence Road making for dangerous driving conditions.

Vice-Chairman Dow - I thought the original tree line on the top of that hill was to be saved. It is gone.

Mr. Temple – I don't think that is correct.

Vice-Chairman Dow - That is something you will have to check. That is what we approved.

Mr. Temple – What was approved is what we did.

The Planning Board discussed the lighting plan for the site and that the lights would go on and off as originally conditioned in the previous approval. The monument sign on Providence Road will stay lit all night. The parking lot lights will go off so they will not be obtrusive to the neighbors.

Vice-Chairman Dow – There is a lot of overflow lighting from the sign at Harris Teeter. When you are pulling in you briefly get blinded by the light on the other side.

Town Planner Cook – Our lighting ordinance does state lighting fixtures illuminating signs should be carefully located, aimed and shielded so the light is directed only onto the sign façade and glare is significantly reduced. It shall not be aimed towards adjacent streets, roads or properties.

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council for the construction documents for Perry South with the following conditions:

- The Zoning Administrator to approve the lighting plan displaying footcandles.
- Interior Sign will not be visible from Providence Road.

Mr. Perryman seconded the motion, with votes recorded as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow  
NAYS: None

**Item No. 6. New Business.**

**A. Review and Consideration of the 2014 Meeting Calendar.** Mr. Giattino moved to approve the 2014 Meeting Calendar. Mr. Bruce Klink seconded the motion, with votes recorded as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow  
NAYS: None

**SCHEDULE OF PLANNING BOARD MEETINGS - 2014  
(4<sup>TH</sup> MONDAY OF EVERY MONTH)**

DATE	TIME	LOCATION
January 27, 2014	7:00 p.m.	Town Hall Council Chambers
February 24, 2014	7:00 p.m.	Town Hall Council Chambers
March 24, 2014	7:00 p.m.	Town Hall Council Chambers
April 28, 2014	7:00 p.m.	Town Hall Council Chambers
May 19, 2014 (Moved up one week - Memorial Day)	7:00 p.m.	Town Hall Council Chambers
June 23, 2014	7:00 p.m.	Town Hall Council Chambers
July 28, 2014	7:00 p.m.	Town Hall Council Chambers
August 25, 2014	7:00 p.m.	Town Hall Council Chambers
September 22, 2014	7:00 p.m.	Town Hall Council Chambers
October 27, 2014	7:00 p.m.	Town Hall Council Chambers
November 24, 2014	7:00 p.m.	Town Hall Council Chambers
December 15, 2014 (Moved up one week - Christmas)	7:00 p.m.	Town Hall Council Chambers

**B. Review and Consideration of the Haven R-CD Conservation Subdivision Sketch Plan.** The Planning Board received the following memo from Town Planner Cook:

Pulte Homes submits a subdivision sketch plan application for a 48 lot Residential Conservation Subdivision on 60.30 acres located on Lochaven Road.

**Application Information:**

Date of Application: November 8, 2013

Applicant/Developer Name: Pulte Home Corporation

Owner Name: Hopewell Farms Limited Partnership  
Parcel ID#: 06-153-025  
Property Location: Lochaven Road  
Existing Zoning: RCD  
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)  
Existing Land Use: Residential Conservation  
Proposed Land Use: Residential Conservation  
Existing Use: Vacant Land  
Parcel Size: 60.30 acres

**Project Information:**

The Haven Subdivision is a proposed 48 lot subdivision on 60.30 acres. The subdivision is located on and accessed by Lochaven Road and is being developed by Pulte Homes as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots and 10% open space. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.84 dwelling units per acre.

**Sketch Plan Information:**

*Sheet 1-Cover Sheet*

- Displays overall site layout, vicinity map and adjacent property owners.

*Sheet 2-Existing Resources and Site Analysis (Slope Inventory and Views and Ridge Lines)*

- Slope Inventory Map displays existing slope inventory of the site including slopes of 0-10%, 10-15%, 15-25% and 25% or greater and topography at two foot intervals
- Views and Ridge Lines map displays photographs from adjacent properties.
- No rock outcroppings, historic sites and/or trails are present on the site.

*Sheet 3-Existing Resources and Site Analysis (Soils and Wetlands and Vegetative Cover & Tree Survey)*

- Soils and Wetlands Maps display soil types per USDA and topography at two foot intervals.
- Vegetative Cover and Tree Survey Maps display trees that are over fifteen inches in caliper that are being removed from the site. Trees in excess of fifteen inches in caliper that are not being removed are not shown on the map. This map also displays existing vegetative cover of the site including forestlands, meadows, pastures and wetlands.

*Sheet 4-Preliminary Yield Plan*

- Displays the site as it could be developed by right as a conventional subdivision with minimum lot sizes of 40,000 square feet, minimum lot widths of 120 feet and 10% open space.
- Building envelopes and 50'x50' building pads shown to confirm lots are buildable per Town setback requirements.
- Applicant has provided a note in the legend detailing the streams and buffers that traverse the site.
- No permanent cul-de-sacs are in excess of 600 feet.

*Sheet 5- Preliminary Cluster Sketch Plan*

- Displays the site as a conservation subdivision with minimum lot sizes of 12,000 square feet, minimum lot widths of 80 feet and 50% conservation land. Shows all required building setbacks, lot sizes and landscaping and thoroughfare buffers.

- The site plan includes 52.7% conservation lands or 30.05 acres and two “pocket parks” internal to the site. The pocket parks are not considered conservation lands and are a total of 0.63 acres. An additional 0.26 acres of open space is also provided on the plan.
- The legend displays site data, setback information, lot requirements, stream/wetland information, floodplain notes, access information, conservation lands summary and water and sewer notes.
- Lot sizes are listed on the left side of Sheet 5. The smallest lot is lot 17 at 14,431.71 square feet.

*Sheet 6-Notes and Aerial Cluster Overlay*

**Conservation Land Summary:**

*Section 58-58 (4) of the Weddington Zoning Ordinance* requires that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR’s. Conservation lands are broken down into three tiers and given different priorities. The Haven has provided the following conservation lands:

- Tier A-26.85 acres of forestland.
- Tier B-3.20 acres of open meadows.
- Tier C-None proposed.
- Total of 30.05 acres of the 60.30 acres or 52.7% of the site will remain conservation lands.

**Additional Information:**

- Planning Board review and approval of the Sketch Plan is required only on conservation subdivisions. Approval of the Sketch Plan is a precursor to the submission of a Preliminary Plat. The Preliminary Plat will be reviewed by both the Planning Board and Town Council.
- The Haven is to be served by Union County Public Water and Sewer. The applicant proposes to connect to existing waterline located on north side of Lochaven Road near Oxfordshire Road. The applicant also plans to connect to Union County Public Sewer.
- The Town has received signed and notarized letters from the owners allowing Pulte Homes to represent them in the Sketch Plan and Preliminary Plat process.
- Applicant must obtain a driveway permit from NCDOT for access off of Lochaven Road.
- The applicant has provided the required 100 foot buffer along Lochaven Road. The applicant will also dedicate 1.04 acres of right-of-way to NCDOT along Lochaven Road.
- A right turn lane into the property is being proposed by the applicant.
- Public Involvement Meetings (PIM) were held on Wednesday, November 20<sup>th</sup>, on-site and Wednesday, December 4<sup>th</sup> at Town Hall. Property owners within 1,300 feet of the property were notified of the PIM’s. A public notice was given in the newspaper and a sign was posted on the property at least 10 days prior to the PIM’s. A list of PIM questions and concerns has been included in your packet.

**The Haven RCD Subdivision Sketch Plan has been found to be in general conformance with the Town of Weddington Zoning and Subdivision Ordinances with the following condition(s):**

1. Open Space calculation on Sheet 5 shall be noted as 0.89 acres.

The Planning Board also received the following information:

- Sketch Plan Application
- Questions and Concerns from The Haven Public Involvement Meetings
- Plans including Cover Sheet, Existing Resources and Site Analysis, Revised Preliminary Yield Plan, Revised Preliminary Cluster Plan and Notes and Aerial Cluster Overlay

Town Planner Cook - I received an email from NCDOT this afternoon. NCDOT will require a southbound left turn lane on NC 16 to serve Lochaven Road as a condition of access approval.

Mr. Peter Tatge introduced their team.

Mr. Cisco Garcia – We will have 48 beautiful lots that will back up to some type of conservation land or buffer. Our goal is to have every lot to have a rear yard of trees. We elected to go with conservation district on this property. It is a better aesthetic feel for the community. Our intention is to build a four sided brick home from 3,000 to 5,000 SF.

Mr. Tatge – Sheet 6 shows the cluster plan overlaid on the aerial so you can see how the community sets up in relationship to Lochaven Road. The viewshed buffer will screen that portion of the subdivision. We carefully placed the location of the entrance to make sure it meets safe site distance requirements. Cisco outlined the buffering of all the lots around the entire community. We met with the residents around the proposed neighborhood last Thursday night after the two PIM Meetings to try to come up with an agreement for additional buffering and maybe moving this line of lots away from the property line. We are not there yet. We realize that if that changes and further exceeds minimum ordinance requirements we can integrate that into the preliminary plat submittal process. We are working with Mr. McGirt and his neighbors that are most affected by those lots. I think it is important to point out that we are voluntarily committing to providing a right turn lane into the property. We will work with NCDOT on the latest requirements and the applicant will negotiate with them to provide those improvements. That has been a topic of conversation during the PIM meetings that the applicant mitigates their share of the traffic. The plan meets or exceeds all requirements of the ordinance. It is in conformance with your ordinance. The density is less than one unit per acre – the same as a large lot subdivision. We want to continue to work with the property owners to come up with a solution that is hopefully integrated into the preliminary plat process.

Mr. Vivian – You are working with the neighbors. What are their concerns?

Mr. Tatge – Their concerns are traffic, lot size, buffering and proximity of the homes in relationship to surrounding development. We believe that there is a solution for the traffic which will be undertaken with NCDOT. I think there is a material disagreement between R-CD and large lot zoning with the lot sizes. They do not want to see the homes. We went through extensive discussion at the PIM Meetings to explain that our building setback in combination with the buffer is actually further away than a large lot subdivision. The separation between homes is exactly the same as a large lot subdivision.

Mr. Giattino – Have you secured water and sewer through Union County?

Mr. Tatge – We are in the midst of that process with Union County.

Mr. Danis Simmons – I am the civil engineer for the project. We have submitted the sketch plan process to Union County Public Works. We have received a favorable response verbally and I am expecting a letter this week. They have a new development process. We are proposing a pump station on site. They would also require us to give a lump sum payment to them for our share of whatever the improvements would be required if you went by their master plan. The pump station will be located off this cul-de-sac here.

Vice-Chairman Dow – Is part of the consideration that you are working on with these neighbors is trying to slide these lots over to the middle more?

Chairman Sharp – Is that cul-de-sac at the end going to stay where it is or is the road going to slide to the left?

Mr. Tatge – It will slide over a little.

Vice-Chairman Dow – That is the consideration that you are working on with the neighbors.

Mr. Tatge – Yes to expand this buffer by sliding the road over. That is the conversation we are having.

Vice-Chairman Dow talked about that the applicant has the right to develop the land as a conventional subdivision and to put the lot line right on the property line backing up to existing neighbors and once that lot is sold the person can do whatever he wants to do on his lot. He stated, “When I first looked at this I was thinking that this would be an ideal conservation subdivision if that section were to slide over just a little to the middle more and that is what you are working on.”

Mr. Simmons – The typical building process would include clearing the trees that are on the lots themselves.

Chairman Sharp – So you are going to clear cut all the trees on all the lots and not try to save some trees for the new homeowners.

Mr. Simmons – Correct - we will be mass grading the lots themselves. That is the typical development pattern that Pulte has used in the past and has been successful with.

Town Planner Cook – We have had a lengthy conversation regarding this. There is a note on the plat regarding it.

Mr. Tatge – Yes there are going to be trees that are going to be removed within the building envelope and the lot area but there are going to be way more trees that are going to be preserved throughout the site – over 50% of the property. The way that Cisco explained to us – we can pretend and go in and save a tree in the front yard or rear yard and then the house goes up and a year later the tree dies, but there is going to be platted permanent conservation area behind the lot which is what the homeowner will pay a premium for as part of the development process. Those areas will be protected through the regulations and the conservation easement process.

Vice-Chairman Dow – I counted eight to nine oak trees in the area near the entrance.

It was advised that those oak trees would remain.

Chairman Sharp – The natural vegetation should remain and the berm should only go where there is no current vegetation.

Vice-Chairman Dow - One of the comments was why you had the entrance across from a house. Have you looked at other areas for your entrance?

Ms. Romaine – It is not in front of the house anymore.

Mr. Tatge – No it is across from the easement driveway. We feel that is the best location. We have addressed that.

Ms. Romaine – Between Lots 12 and 13 there is a...



Chairman Sharp - That is a stub road to a neighboring property for future connectivity.

Ms. Romaine – Does that land not have access to Providence Road?

Town Planner Cook - It does but our ordinance talks if at all possible to have two points of entry.

The Planning Board questioned how they chose the location of the connection.

Mr. Simmons – We looked at some of the constraints. These are in common ownership. Mr. Swimmer did show up at both PIMs and did not express any concerns with the plan.

Ms. Romaine – I realize that NCDOT has put in a left turn from Providence Road. When I try to pull out of my subdivision the wait time in the morning and in the evening is between four and six minutes. I live in Providence Acres. The only opportunity that the people in my subdivision get to pull out is when someone is taking a left into Lochaven and stopping that traffic. I am glad that NCDOT is putting in a left turn for safety reasons. If that were the case this evening I may not be here yet trying to get out of my subdivision. That is a big concern. There are four to five homes that have driveway access further down from Providence Acres and then there is Gardens on Providence. It is a steady flow of traffic. That is a concern for me.

Vice-Chairman Dow – The long term fix is the widening of the road to Waxhaw and you would come out of your subdivision turn to Waxhaw and do a loop.

Ms. Romaine – I would then be able to get out.

Mr. Vivian moved to approve the sketch plan for the Haven Subdivision with the one condition noted in Town Planner Cook's memo. Mr. Perryman seconded the motion, with votes recorded as follows:

AYES:	Perryman, Vivian, Klink and Vice-Chairman Dow
NAYS:	Romaine and Giattino

Mr. Giattino - I think with some care they could preserve some of the really big trees that are not in the building envelope. Some of those trees can be preserved.

Vice-Chairman Dow – What control do we have over clear cutting of lots in a traditional subdivision?

Town Planner Cook – We do not.

Vice-Chairman Dow – We are saving 50% of the trees versus 10% open space in a traditional subdivision. Are we shooting ourselves in the foot?

Mr. Giattino - I think the plan is great. There are some really big trees and I think they could save some of them.

Ms. Romaine - I have very big concerns about the traffic on Providence Road.

Chairman Sharp – You would have the same number of lots if it was a conventional subdivision.

Vice-Chairman Dow – They have the right to build a conventional subdivision.

Ms. Romaine – There is a public safety issue.

**C. Review and Consideration of the Vintage Creek Subdivision Entrance Monument Signs.** The Planning Board received the following memo from Town Planner Cook:

Please find the attached application and package from Standard Pacific of the Carolinas, LLC for the Vintage Creek Subdivision entrance monument signs.

The signs will be facing Weddington-Matthews Road. A copy of the site survey, Hill property survey, site layout, sign description and fence diagram are included in the plans provided. The specifications for the monument signs are as follows:

- Sign face total area is approximately 19.80 square feet and will not exceed 20 square feet. The stone monument will be much larger as our Code allows.
- Height of monument is approximately 8' 10".
- Width of monument at base is approximately 36' 8".
- The monuments are clear of the site triangle and out of State right-of-way at both entrances.

Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

The Planning Board also received the following:

- Sign Application
- Section 58-152 of the Code of Ordinances – Signs Permitted in all R Residential Districts
- Site Survey
- Hill Property Survey
- Site Layout
- Fence Diagram
- Sign Description

Vice-Chairman Dow moved to approve the entrance monument sign for Vintage Creek. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES:	Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow
NAYS:	None

**Item No. 7. Update from Town Planner.** The Planning Board received the following update memo from Town Planner Cook:

- Staff has received a Sketch Plan application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club. This plan will be on the January 27<sup>th</sup> Planning Board agenda.
- Staff has received a Sketch Plan application for the 15 lot Bard Property subdivision located on Hemby Road. This plan will be on the January 27<sup>th</sup> Planning Board agenda.
- The Town Council approved the following text amendments at their last meeting:

- PRD's changed from Conditional Use Permit process to Conditional Zoning Process
- Definition of Conference Center
- The Town Council deferred the vote of the Atherton Estates subdivision. The Council asked that the applicant remove the two (individual lot) driveways on Weddington Road. They also asked that the applicant look into adding more buffering along Weddington Road, preventing a left turn from the subdivision onto Weddington Road and adding a left turn lane on Weddington-Matthews Road into the subdivision. The applicant will be back at the January 13, 2014 Town Council Meeting to address those items.
- The Lake Forest Preserve Map 2 Phase 3B Final Plat was approved with conditions by the Town Council at their last meeting. Those conditions dealt with acceptance of streets and bond money.
- The Weddington United Methodist Church attached signs were approved by the Town Council at their last meeting.
- The following items will be on the January 13<sup>th</sup> Town Council agenda:
  - Fire Hydrant Easement Text Amendment
  - Floodplain Ordinance Text Amendment
- The following items may be on the January 27<sup>th</sup> Planning Board agenda for discussion:
  - Graham Hall Subdivision Preliminary Plat
  - Bard Property Preliminary Plat
  - Text Amendments addressing the new NCDOT Subdivision Street Policy

Town Planner Cook - The Town Council at their last meeting passed a resolution regarding the road situation. The Town is not going to accept or maintain streets. The Council directed Town Attorney Fox and myself to start looking at text amendments to address this.

**Item No. 8. Other Business.**

**A. Report from the December Town Council Meeting.** The Planning Board received the agenda from the December Town Council Meeting as information.

**Item No. 9. Adjournment.** Mr. Giattino moved to adjourn the December 16, 2013 Regular Planning Board Meeting. Mr. Perryman seconded the motion, with votes recorded as follows:

AYES: Giattino, Vivian, Klink, Perryman, Romaine and Vice-Chairman Dow

NAYS: None

The meeting adjourned at 7:31 p.m.

---

Dorine Sharp, Chairman

Attest:

---

Amy S. McCollum, Town Clerk