

**EXPANDED DRAFT MEETING SUMMARY**  
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NASHUA CITY PLANNING BOARD  
September 17, 2026

The regularly scheduled meeting of the Nashua City Planning Board was held on September 17, 2026 at 7:00PM in the 3<sup>rd</sup> floor auditorium in City Hall.

Members Present:     Joe MacIntyre, Mayor's Representative  
                             Adam Varley, Vice Chair  
                             Cameron Green, Clerk  
                             Dan Hudson, City Engineer  
                             Ald. Patricia Klee  
                             Larry Hirsch

Also Present:           Sam Durfee, Planning Manager  
                             Connor Muise, Deputy Planning Manager  
                             Scott McPhie, Planner I

**APPROVAL OF MINUTES**

September 3, 2026

**MOTION** by Mr. MacIntyre to approve the minutes, as amended.

**SECONDED** by Ald. Klee

**MOTION CARRIED 4-0-2 (Hirsch, Green abstained)**

**COMMUNICATIONS**

- **A26-0166, 8 Merrit Parkway**
  - o Postponed to the 10/1/26 meeting
- **A26-0167, 66 Concord St**
  - o Postponed to the 10/1/26 meeting
- **A26-0164, 444 Amherst St**
  - o Revised CUP letter
- **A26-0186, 111 Northeastern Blvd**
  - o Revised staff report
- **A26-0153, 78 Amherst St Subdivision Plan**
  - o Withdrawn
- **A26-0160, 8 Blue Hill Ave Subdivision Plan**
  - o Withdrawn

**REPORT OF CHAIR, COMMITTEE, & LIAISON**

None

**PROCEDURES OF THE MEETING**

After the legal notice of each conditional, special use permit, site plan or subdivision plan is read by the Chair, the Board will determine if that the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time the applicant or representative will be given time to present an overview and description of their project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant or staff.

The Chair will then ask for testimony from the audience. First anyone wishing to speak in opposition or with concern to the plan may speak. Please come forward to the microphone, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for conditional, special use permits, site plans and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

Per our legal charter, we have a quorum when five members are present. There may be some recusals this evening for certain board members, but as long as five members are sitting each case can be

heard. At the discretion of the chair, the order of the cases can be rearranged.

**NEW BUSINESS - CONDITIONAL USE PERMITS**

**A26-0178** 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and conditional use permit approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 - Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2.

**NEW BUSINESS - SUBDIVISION PLANS**

**A26-0154** 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 - Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2. **(Withdrawn)**

**NEW BUSINESS - SITE PLANS**

**A26-0153** 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 - Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2. **(Postponed to the September 17, 2026 meeting)**

*Mr. Varley said he would take A26-0153 and A26-0178 together.*

**MOTION** by Mr. Green that the applications are complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Mr. Hudson

**MOTION CARRIED 6-0**

Paul Chisholm, Civil Engineer, Keach Nordstrom Associates, 5  
Commerce Park N Ste 201, Bedford, NH

Mr. Chisholm introduced himself on behalf of the owner. The plan before you tonight is an expansion to Putnam Place, Phase II. The existing condominium at 3-13 Putnam Street is six units; the proposal is to expand that to ten. The project requires a conditional use permit to expand that use in the RB zone. We plan to raze the derelict single-family home at 78 Amherst St and construct two new duplexes. The four new units will face Amherst Street. The parking will be oriented in the same direction as it currently is, it will just be expanded up toward Amherst Street. The driveway for 78 Amherst Street will be removed.

Mr. Chisholm outlined topography, lighting, and landscaping. There will be a 6-ft high stockade fence, a couple of arborvitae, and some additional plantings to screen the property. He described the stormwater improvements, proposed architecture, and deck design.

Mr. Chisholm said this project requires a conditional use permit to expand the multifamily use. We believe this is a compatible and logical expansion to an existing development that will provide continuity to the area. It will not substantially change the character of the property and will make productive use of a parcel that is somewhat constrained. We are requesting three waivers, as detailed in the staff report. We have received staff comments, we haven't had a chance to address all of them but we see none that stand in the way with this project. We feel comfortable with the conditions proposed. We take no exceptions to the conditions proposed in the staff report. We feel this is a reasonable expansion, fits in the neighborhood, and provides continuity to the property.

Mr. Varley asked if the electrical connection to the existing units is overhead.

Mr. Chisholm said yes.

Ald. Klee asked how many additional units there will be.

Mr. Chisholm said there are six currently, and there will be four more. Two and two.

Ald. Klee asked where the fence and arborvitae will be located.

Mr. Chisholm said it's in between the edge of the parking area and Amherst Street.

Ald. Klee asked if it goes to the corner of Putnam.

Mr. Chisholm said yes.

Ald. Klee asked if the current parking lot entrance will remain.

Mr. Chisholm said correct. There is a driveway for the house, and that will be removed.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. MacIntyre said there are six units on .67 acres, and we're adding another four. On a site that small, is this in spirit with the Master Plan?

Mr. Durfee said from the context of more building and lot coverage perspective, it's within keeping of the regulations. The Master Plan doesn't get so granular as to dictate those lot coverage regulations. More broadly speaking, adding housing is a master plan goal. This is in keeping with that goal.

Mr. MacIntyre said this is a small project. What do the regulations state for density of units?

Mr. Durfee said maximum density is 7 units per acre, and what is proposed is almost 15 units per acre. This did receive a density variance from the Zoning Board on April 14, 2026.

Mr. MacIntyre said he agrees with the aesthetics of razing the home, that's a good move.

Ald. Klee asked if the staff report refers to capping the old sewer line, and a new one will be brought into the site.

Mr. Hudson said yes, the sewer service is to the existing house. They will be tying into the sewer on the condo lot, they won't need a new line. That whole site will share the same service.

Ald. Klee asked if that line can handle all the units.

Mr. Hudson said we believe so. We've asked them to submit calculations.

Ald. Klee asked if the applicant concurs.

Mr. Chisholm said correct. Given minimum sizes of sewer pipes, they can handle quite a bit of flow compared to what this development will create. I can submit the calculations, and if there are any improvements that need to be done his client will do what he has to do.

### **PUBLIC MEETING**

Mr. Varley closed the public hearing and opened the public meeting. He said this is an improvement over what is there. It's a fairly modest expansion. Increased density meets the housing goal of the Master Plan.

Ald. Klee said when we had review by an outside consultant they advised that we should be building to what the neighborhood is. She feels that this property is not consistent with the neighborhood. She won't not vote for this, but we need to keep looking at this to not change the character of old neighborhoods.

Mr. MacIntyre said he agrees with Ald. Klee, this sticks out in the neighborhood. His real concern was to clarify how much we're going to jam pack on a small lot. This is pushing it. If it's within regulation, he'll go with it. This is so close to being too much on too little.

Mr. Green said he used to share a window with this lot and was there for the construction of the original six units. The way that the site is laid out, these last four units make it a much better plan. It completes the Amherst Street portion.

Ald. Klee said if it weren't for the fact that those apartments to the north exist, she doesn't think she could vote for this. She would want a different look to the façade. They're not unattractive, but it's not in keeping with the neighborhood. The rezoning effort is to keep neighborhoods similar.

Mr. Green said this is a natural ending stop on Amherst Street before it continues into more a residential feeling. Otherwise it would be very out of place.

**MOTION** by Mr. Green to approve the following waivers for New Business - Site Plan A26-0153:

- a. §190-279 EE: to waive the requirement to show all existing features on adjacent parcels.
- b. §190-221: to waive the requirement to install all utilities underground.
- c. §190-198: to waive the requirement to exceed the maximum number of parking spaces.

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

**SECONDED** by Ald. Klee

**MOTION CARRIED 6-0**

**MOTION** by Mr. Green to approve New Business - Conditional Use Permit A26-0178. The Board finds that the application meets the Approval Criteria under §190-133(F).

**SECONDED** by Ald. Klee

**MOTION CARRIED 6-0**

**MOTION** by Mr. Green to approve New Business - Site Plan A26-0153. The Board finds that the application meets the Approval Criteria under §190-146(D) with the following conditions:

- a. All Technical Review Comments in the Planning Staff report shall be addressed to the satisfaction of the Planning Department.
- b. Any waiver(s) granted shall be listed on the plan. Should any waiver(s) be denied, the plan must be revised to comply with the applicable site plan regulations.
- c. All conditions from the Planning Board decision letter will be added to the plan.

- d. All outstanding comments in a memorandum from Joe Mendola, PE, Senior Staff Engineer, dated August 27, 2026, shall be addressed to the satisfaction of the Division of Public Works.
- e. Per the Fire Marshal's Office, the four new condominium units will be as numbered Amherst Street addresses, with the sub-addresses as follows:
  - a. Proposed 78
  - b. Proposed 80A
  - c. Proposed 80B
  - d. Proposed 82A
  - e. Proposed 82B
- f. Prior to the issuance of a building permit, the change in addressing from 78 Amherst Street to 78, 80 A& B, & 82 A& B Amherst Street shall be approved by the Board of Aldermen.
- g. The lot line merger form will be completed and placed on file at the registry of deeds at the applicant's expense.
- h. As this is an identified inactive asbestos site, all work must comply with Chapter Env-Sw 2100 and Env-A 1800 of the New Hampshire Code of Administrative Rules.
- i. Prior to the issuance of a Building Permit, the Condominium Site Plan shall be recorded at the Registry of Deeds, at the Applicant's expense. The Applicant shall provide the City with checks for the necessary recording fees.
- j. All proposed demolition activities require inspections for the presence of asbestos containing materials prior to Environmental Health's sign-off on Nashua's Building Safety Department's Demolition Permit Approval Form.
- k. Prior to the commencement of site work, a pre-construction meeting shall be held, and a financial guarantee, to be reviewed and approved by City staff, shall be in place.
- l. Four-months prior to the first request for a Certificate of Occupancy, the Applicant shall provide the Planning Department with a draft of the Declaration of Condominium documents for review and comment.

- m. Prior to the issuance of a Certificate of Occupancy, all stormwater documents shall be updated and recorded to reflect the four additional units.
- n. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed.
- o. Prior to the issuance of the final Certificate of Occupancy, an as-built plan locating all driveways, buildings, utilities, and site landscaping shall be completed by a professional engineer or a licensed land surveyor and submitted to the Engineering and Planning Departments. The as-built plan shall include a statement that all construction was completed in accordance with the approved site plan and applicable local regulations.
- p. Prior to the issuance of a Certificate of Occupancy, school impact fees shall be paid, in accordance with Article VIII Impact Fees of the Nashua Land Use Code.

**SECONDED** by Ald. Klee

**MOTION CARRIED 6-0**

**NEW BUSINESS – CONDITIONAL USE PERMITS**

**A26-0170** EC NH Real Estate Holdings (Owner & Applicant) requesting a modification of condition #1 of a Conditional Use Permit approved on September 7th, 2023 and amended on September 5th, 2024, and December 11th, 2025. Property is located at 310 Daniel Webster Highway. Map A - Lot 733. Zoned General Business (GB). Ward 7.

**MOTION** by Mr. Green that the application is complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Mr. MacIntyre

**MOTION CARRIED 6-0**

Atty. Morgan Hollis, Gottesman & Hollis PA, 39 East Pearl St, Nashua NH

Atty. Hollis introduced himself on behalf of the owner. He said this is his third time back for an extension, and he apologizes for that. We have improvements that are being made to the Zimmerman Board and Ski site, which we have finally reached agreement on.

Now we can move to the other three players: Macy's, Target, and Simon Malls. This has been a complicated and fluid situation in that there are a lot of improvement benefitting the Zimmerman parcel, which will affect the other parcels. Everyone has engaged their own lawyer and their own development vice president and they've changed over the years. We have a signed agreement with Zimmerman, and that will advance the ball significantly. Someone has to blink first, and we reached an agreement this week. We are optimistic we will have this done by the timeframe asked.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. Hudson said he appreciates the continued effort by the applicant. It is complicated, if it was easy it would be done by now. He feels that we are close.

Ald. Klee said she voted against this originally because there were a lot of specific issues, especially with the intersection. She respects the fact that the applicant has kept Mr. Hudson involved. She is for this extension because she believes they are doing all the right things.

Mr. MacIntyre said he appreciates the effort to keep the ball rolling. He asked staff if this drags into August 2027, that any activity going on at the Sheraton hotel would be going on at the same time.

Mr. Durfee said it's possible, but we're pretty far away from actually finalizing things with the Sheraton hotel. What the Board approved was concept plans, the NHDOT has to approve them too. That project was appealed to Superior Court, so it's a big unknown.

Mr. MacIntyre asked he doesn't want activity at two locations at the same time.

Mr. Hudson said if the two happen concurrently it's not a bad situation necessarily. The work here is specifically for Zimmermans driveway access configuration, it has a very small focus. He doesn't see an issue.

**PUBLIC MEETING**

Mr. Varley closed the public hearing and opened the public meeting. He said it's apparent that the applicant wants to get this done and is making all efforts to do that. He is in favor.

Ald. Klee said she echoes Mr. Varley's sentiments. There has been activity, granting this extension is in keeping with moving this forward. We should approve this.

**MOTION** by Mr. Green to approve New Business - Conditional Use Permit A26-0170, and to amend Condition #1 of the December 4th, 2025, Approval to read as follows:

Prior to the issuance of a Certificate of Occupancy, the Applicant shall have received final approval from the City of Nashua's Engineering Department of the Division of Public Works for the design and reconstruction of the Pheasant Lane/Daniel Webster Highway intersection and shall post a financial security in a form approved by the City of Nashua and in an amount approved by the Engineering Department for all improvements. Said improvements shall be completed no sooner than March 15th, 2027, and no later than August 15th, 2027, and to the satisfaction of the Engineering Department. Such an amendment will be subject to the following subsequent condition:

a. All prior conditions of approval from the September 7th, 2023, September 19th, 2024, and December 4th, 2025 approvals are incorporated herein and made a part of this approval, unless superseded by a new condition.

**SECONDED** by Ald. Klee

**MOTION CARRIED 6-0**

**NEW BUSINESS - CONDITIONAL USE PERMITS**

**A26-0164** C&J Properties, LLC (Owner), Kyle Cataldo (Applicant) requesting conditional use approval of a vehicle repair and service business. Property is located at 444 Amherst Street. Map H - Lot 44. Zoned Park Industrial / Mixed Use (PI/MU). Ward 1.

**MOTION** by Mr. Green that the application is complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 6-0**

Matthew Lara, Civil Engineer, TF Moran, 48 Constitution Dr,  
Bedford, NH

Mr. Lara introduced himself on behalf of the applicant. We are seeking a conditional use permit to convert the site to vehicle repair. The property is currently used as a photography studio, but previous to that it was used as a machine shop. It still has the infrastructure in place, there are two garage bays for conducting repairs. It has everything needed, we are not changing anything to the site. There may be some interior removal of plywood to the bays, façade upgrades, and some interior upgrades, but nothing structural. We are seeking a waiver, as detailed in the staff report. The most recent plan from 2022 shows the machine shop, and we would be going back to that.

The Board had no further questions.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. Varley said the waiver request is to not provide a site plan. What are we waiving, the submission of one?

Mr. Durfee said correct.

Ald. Klee said the engineering comment relative to traffic, can she get more insight?

Mr. Hudson said we typically credit whatever the difference in existing traffic to proposed traffic. We request contribution to the traffic corridor based on the increase in trips, not the total. They are due a reduction of half based on the existing traffic.

Ald. Klee said at one time there was a Walmart proposed at Building 19, and there were concerns about automotive or hair salon because it abuts a conservation area. This is not too far from that. Is there an issue?

Mr. Durfee said no, they are not triggering any wetland review from the Conservation Commission or Zoning Board.

Mr. Hudson said Pennichuck Water has an overlay district for the water supply. They would do that approval with Pennichuck. If the use is internal to the building it may not be an issue.

Ald. Klee said there is also a conservation area below that too.

Mr. McPhie said that Pennichuck would usually address it.

Mr. Varley confirmed that the applicant was amenable to paying the traffic corridor contribution fee.

#### **PUBLIC MEETING**

Mr. Varley closed the public hearing and opened the public meeting. He said this is a relatively straightforward application with minimal impact on the site. It seems like a modest plan and a historical use as well.

**MOTION** by Mr. Green to approve the following waivers for Conditional Use Permit A26-0164:

a. §190-271: To waive the requirement to submit a site plan

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

**SECONDED** by Mr. MacIntyre

#### **MOTION CARRIED 6-0**

**MOTION** by Mr. Green to approve New Business - Conditional Use Permit A26-0164. The Board finds that the application meets the Approval Criteria under §190-133(F) with the following conditions:

1. Prior to issuing the building permit, all comments in a memo from Joe Mendola, Senior Staff Engineer September 16, 2026, will be resolved to the satisfaction of the Division of Public Works.

**SECONDED** by Mr. Hudson

**MOTION CARRIED 6-0**

**NEW BUSINESS - SITE PLANS**

**A26-0186** Northeastern SPE LLC (Owner and Applicant) requesting minor site plan amendment to place 36 self-storage containers on-site. Property is located at 111 Northeastern Boulevard. Map 140 - Lot 1. Zoned Park Industrial (PI). Ward 6.

**MOTION** by Mr. Green that the application is not a Development of Regional Impact

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 6-0**

**MOTION** by Mr. Green that the application is complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 6-0**

Atty. Chris Swiniarski, Devine Millimet, 111 Amherst St, Manchester, NH

Atty. Swiniarski introduced himself on behalf of the owner. As detailed in the staff report, we are asking to eliminate 36 parking spaces onsite for the placement of self-storage containers. Currently the site has 53 parking spaces, we will end up with 15 spaces. There will be no physical change to the site, these parking spaces are not going to be removed, just occupied by storage units. There isn't that much more to this. He feels this meets the waiver criteria. The use contemplated here does not require parking, there are 1-2 employees onsite and we still have 15 parking. Self-storage doesn't require much parking beyond loading and unloading. This site was developed in 1994 for mixed retail, office, and warehousing. This is an adaptive reuse of the site for a demand that the community needs.

Atty. Swiniarski said this request is in connection to a contemplated sale of the property. Atty. Brad Westgate is here to represent the buyer, and is here to answer questions.

Mr. Varley asked if the internal structure of the building is already used for self-storage.

Atty. Swiniarski said yes, the majority of it.

Ald. Klee said the staff report said something to the effect of 80 parking spaces originally required before it was brought down. Now you want it to go to 15 spaces.

Atty. Swiniarski said yes.

Ald. Klee said this means only 15 people at any given time, including staff, can be there.

Atty. Swiniarski said the idea of self-storage is that you don't park, you pull up and there's an active loading and unloading. 15 spaces is more than what is needed. Historically the city has required fewer parking spaces for this use.

Mr. MacIntyre asked about the future use of the site.

Atty. Brad Westgate, Welts, White, & Fontaine, 29 Factory St, Nashua NH

Atty. Westgate said he represents the prospective buyer. It will be a self-storage facility; the additional units just add more rentable space to it.

Mr. Hudson asked if the units will stay onsite, or be delivered to and from properties.

Atty. Westgate said they will stay on the site indefinitely. This is the functional equivalent of a permanent structure.

Ald. Klee asked if the 15 parking spaces are in front of units.

Atty. Westgate said no. The main building has inside storage, tenants will be parking and go inside to their unit. If they are using the outside units they probably will park in front of it. There are three other self-storage facilities in Nashua that received significant parking reduction waivers. When you visit sites there are hardly any people there.

Ald. Klee said she agrees that there is typically a lot of parking, but she doesn't agree that everyone comes in and out quickly.

Mr. MacIntyre said he agrees in regards to the traffic impact. It doesn't appear that it will block access to his favorite pizza parlor either. He hopes that the new owner will do something to clean up the site. It looks old and terrible.

Atty. Westgate said one of the principals is in the audience and heard that.

Mr. Hudson asked if the Fire Marshals have commented on this and whether it is a fire hazard to have units right up against the property line.

Mr. Muise said they received a letter, mostly in regards to private fire hydrants, updates to Knox boxes, and an apparatus overlay. Those were all addressed prior to the meeting.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

**PUBLIC MEETING**

Mr. Varley closed the public hearing and opened the public meeting. He said it seems like a straightforward plan, and we have discussed parking with previous self-storage uses. He has no concern with the waiver.

Mr. Green said a lot of the impact is directly by the building, not the frontage.

**MOTION** by Mr. Green to approve the following waivers for Site Plan A26-0186:

- a. §190-198: To allow 15 parking spaces where 50 are required.

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 6-0**

**MOTION** by Mr. Green to approve New Business - Site Plan A26-0186. The Board finds that the application meets the Approval Criteria under §190-146(D) with the following conditions:

- a. Any waiver(s) granted shall be listed on the plan. Should any waiver(s) be denied, the plan must be revised to comply with the applicable site plan regulations.
- b. Self-storage containers shall conform to the dimensional requirements for accessory uses and structures under §190-31.

**SECONDED** by Ald. Klee

**MOTION CARRIED 6-0**

**OTHER BUSINESS**

**1. Review of tentative agenda to determine proposals of regional impact.**

**MOTION** by Mr. Hudson that there are no items of regional impact

**SECONDED** by Mr. Green

**MOTION CARRIED 6-0**

**DISCUSSION ITEMS**

None

**MOTION** to adjourn by Mr. Green at 8:13 PM

**MOTION CARRIED 6-0**

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Kate Poirier - Taped Hearing