

TOWN OF DERRY
ZONING BOARD OF ADJUSTMENT MINUTES
August 18, 2022

Members Present

Lynn Perkins, Chairman
Craig Corbett, Vice Chair
Crystal Morin, Secretary
Allan Virr
Donald Burgess

Members Absent

Alternates Present

Michael Donlon
Gaspar Obimba
Richard Tripp
James Dietzel

Alternates Absent

Code Enforcement

Robert Wentworth, Assistant Building Inspector

Mr. Perkins called the meeting to order at 7:00 p.m. with the salute to the flag. Mr. Perkins stated that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 this public body is authorized to meet now physically and also electronically. As such this meeting is being held and will also be providing public access to the meeting by telephone with additional access possibilities by video utilizing the ZOOM app for the electronic meeting. To participate in this meeting, you can be present or by dialing 323-909-140 or by clicking on the website address: derrycam.org/TuneIn the phone numbers are 646-558-8656 or 312-626-6799 meeting ID: 323-909-140 or if anybody has a problem, please call 603-845-5585 or email at: ginnyrioux@derrynh.org. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled otherwise the meeting will end at 10:00 PM. Mr. Perkins said that all votes taken are taken during this meeting shall be done by roll call vote.

The Board members introduced themselves.

22-137 Michael Umit
Owner: Jarrell Revocable Trust

The applicant is seeking a modification of condition #2 of the variance granted on August 20, 2020 to allow the operation of a used automobile sales business at the property. The applicant is requesting approval to increase the number of vehicles allowed on the lot from 10 to 22 at 46 East Derry Road, Parcel ID 39031, Zoned MDR

Michael Umit, applicant, reviewed the required criteria for the record

Mr. Perkins said that before the Board went into questions for the applicant that he wished to hear from Code Enforcement.

Code Enforcement

Mr. Wentworth said that Mr. Mackey provided the following information with regard to the property in the Board's folders for the record.

- No changes are proposed to the building.
- The business use will stay the same: a used car dealership.
- The landlord has provided 12 additional parking spaces to the owner, hence the request to allow an additional 12 vehicles for sale under the license. The Board may wish to clarify how many vehicles being actively advertised for sale are allowed to be displayed versus how many vehicles are allowed that are waiting for repair.
- The post Covid economy has resulted in longer wait times for receipt of repair parts, longer wait times for vehicle titles, and the vehicles are staying on the lot longer.
- There is a letter from the landlord (Mr. Philip Jarrell) in support of the additional vehicles along with historical information about this parcel.

Board Questions

Mr. Perkins asked how here for infractions. Mr. Umit said that currently it is hard to get parts for vehicles so some vehicles sit longer.

Mr. Perkins asked if correct that original purchase for wholesale was for 6 to 10 vehicles and that any additional vehicles would be kept at another location. Mr. Umit said that was correct that he also has a place in Chelmsford but currently he has 10 vehicles waiting for parts so need additional provisions for parking.

Mr. Perkins asked if the repairs were being done at the location. Mr. Umit said no that he has repairs done in Pelham.

Mr. Perkins asked why the vehicles waiting for repair were not kept at that site. Mr. Umit said that the site was currently full so only able to drop off the vehicle when received the parts and pick up when done.

Mr. Perkins asked if had any issues or complaints. Mr. Umit said no.

Mr. Corbett said that of the 22 vehicles on site what was the break down of sale verses repair. Mr. Umit said that currently have 16-17 for sale and 5-6 for repair.

Mr. Virr said that he visited the site and counted 23 vehicles. Mr. Umit said that not all the vehicles at the site were his that some of them belonged to the body shop as they share the parking lot.

Mr. Obimba said that in reviewing the prior minutes it was stated had other locations for storage of vehicles. Mr. Umit said that due to Covid parts have become hard to obtain so vehicles need to wait for repairs before they could be sold. He said that he did not know who had complained as landlord heard that a complaint had been made about the number of vehicles. Mr. Umit said that he has spoken to his landlord and that he has no issues with the number of vehicles on site.

Mr. Donlon said that that is this request for a short or long term as even allowing 100 spaces vehicles would still need parts and is this an attempt to move more cars of flexibility. Mr. Umit said that 22 vehicles would allow more flexibility with parking instead of sending back to auction and lose money.

Mr. Wentworth said that the definition of a used car lot is a car on lot waiting for sale not waiting for parts. He said that would fall under the junk yard status of which is not allowed.

Mr. Umit said that storage of vehicles does not help a business grow and that parts are hard to obtain and will not look like a junk yard.

Mr. Tripp said that the Board was originally told that the lot in Pelham would be used for storage. Mr. Umit said that Pelham is the garage where the vehicles get fixed then move to a dealership.

Mr. Tripp asked if the vehicles are currently being stored in Derry then move to Pelham for repair. Mr. Umit said that the garage is for repairs and there is not a large storage area.

Mr. Tripp said that the previous testimony said that there would be storage in Chelmsford so now using Derry for storage of vehicles. Mr. Umit said yes, but need to do work to open the rear portion of the lot to make room for storage. He said that the vehicles are for sale but are waiting for parts.

There was some discussion with regard to prior variance.

Mrs. Morin asked how vehicles were transported and what types of repairs were waiting for parts. Mr. Umit said that they were transported via tow truck. The repairs were brakes, rotors, oil changes and sensors. Mr. Umit said that the vehicles are purchased at auction and do not know what is wrong with them until purchase and then have a chance to check them.

Mr. Tripp asked Mr. Wentworth if there were any vehicles allowed for storage. Mr. Wentworth said that the variance was for a used car lot not storage of vehicles for repair. Mr. Corbett reviewed the original case for the record and feel that the cars on site were only ones to be for sale and originally told that repairs would be performed in Chelmsford. Mr. Umit said that Chelmsford did not have space ready for vehicles. He said that he needs an additional 12 spaces until he can obtain the parts.

Mr. Perkins said that if had space for 100 vehicles possible to continue to purchase more. Originally estimate only have 10 vehicles or currently over purchasing. Mr. Umit said not over purchasing as currently have 7-8 vehicles for sale with 4 needing parts. He explained that he needs to pay the rent and that allowing 22 spaces will give him the ability to run his business.

Mrs. Morin said that the lease agreement only allowed 12 spaces. Mr. Umit said that he explained his situation to his landlord and that he agreed to the increase. He said that the parking area is also shared with the body shop and mechanic.

Mr. Tripp asked how many vehicles were there currently and how many were ready for sale. Mr. Umit said that currently there are 15-16 vehicles with 9 ready for sale.

Mr. Virr said that he understood the issue of waiting for parts but if grant 12 more on lot could potentially have 12 more waiting for repairs. Mr. Umit said he was not looking to extend the parking lot. He said that the property was a former dealership that had many more vehicles.

There was some discussion with regard to former variance requests for the property.

Mr. Perkins informed the public that now would be the time to call in favor of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Favor

Philip Jarrell, owner, said that he currently lives out of state and have never had any issues with the property. He said that he has spoken with the adjacent neighbor and resolved a small issue but they stated that they had no issues with the property parking. Mr. Jarrell said that the concern of possibly having 100 vehicles that would not happen as he would not allow as the landlord. He described the property current uses for the record. He said he believes that Mr. Umit underestimated his original request and business growth so now seeking a modification and that as his landlord he would not allow him to outgrow his space.

Mr. Perkins explained the zoning changes and that the transition was to get away from used car lots. He said that the area holds a historic part of the community and that prior applications for this property were allowed 6 vehicles and the Board allowed Mr. Umit 10 to allow for some growth and have been to the site of which currently has more than double the amount of vehicles allowed.

Mr. Jarrell said that he has no knowledge of the number of vehicles for sale as no signs on the vehicles. He said that in the 90's Derry had many car lots that are no longer here and this property was the former East Derry Lincoln Mercury dealership that had 30 plus vehicles on the site with the autobody shop and mechanic shop. Mr. Jarrell said that the former hair salon had 8-10 cars there and understand what trying to do but the property has never had any complaints with the number of vehicles there. He said that visiting the site one would have a hard time knowing which vehicles belong to Mr. Umit or to one of the other tenants.

There was some discussion with number of vehicles on site for repair verses for sale.

Mr. Perkins informed the public that now would be the time to call in opposition of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Opposed

No one spoke in opposition of the request.

Mrs. Morin asked Mr. Wentworth if the matter was not the selling of the vehicles but the unregistered vehicles. Mr. Wentworth said that it was the storage of unregistered vehicles on the property. He said that the vehicles for sale must be inspectable and that vehicles waiting for repair are not inspectable vehicles at this time.

Mr. Perkins asked how complaint was received. Mr. Wentworth said that this was the first time hearing of the matter.

Mr. Corbett of 22 vehicles not all for sale how would one police the lot. Mr. Wentworth said that would probably be difficult.

Mr. Burgess asked what year of vehicles were currently for sale. Mr. Umit said that the vehicles range from 2010 and up.

Mr. Donlon said regardless of 100 cars does not solve the cars for repair on the lot which is the real issue so feel allowing more vehicles does not solve the problem.

Mr. Corbett said 22 for sale or just 22 there currently of which only allowed 10.

Mr. Perkins reviewed Mr. Mackey's staff report and said that the third item is the number of vehicles allowed for repair. The Board over the past years has continued to grant Mr. Jarrell to lease space with allowances to Mr. Umit and as Mrs. Morin pointed out this is a residential area and the reason for the conditional approvals.

Mr. Umit said that having 22 cars would allow him to have some flexibility to fix and sell the vehicles and not his intention to store vehicles.

Mr. Burgess motioned to go into deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Mr. Tripp said that he had some additional questions that he would like clarification.

Mr. Burgess motioned to come out of deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Mr. Tripp said that the reason he asked the question is that did not remember original variance from July of 2020 and was it granted for auto sales only and not auto storage. He said that he felt the applicants request was for more cars was moot point as currently the other vehicles are storage and waiting for repairs.

Mr. Burgess motioned to go into deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Deliberative Session

Mr. Virr said that the verbiage of conditions of variance from 2020 stipulated the number of cars for sale on the lot may need to eliminate the word for sale.

Mr. Perkins said that the issue is the number of vehicles on the lot whether for sale or repair as Mr. Wentworth pointed out need's clarification. The Board needs to determine the number of vehicles on lot for sale and number of vehicles for repair.

Mr. Corbett said that Mr. Mackey said the number for sale verses repair needs to be stipulated. The applicant is seeking 22 vehicles and that the Board needs to determine if that is reasonable or excessive.

Mr. Burgess said that he felt that it would be a decrease in the nonconformity. He said that the vehicles are not registered and possibly not titled and that he was hung up that the applicant is currently allowed 10 but stated that he has 16 there now where he's only allowed 10. If give 22 what is to say he then goes to 30.

Mr. Perkins said that the applicant states that 6 vehicles are waiting repairs and that the Board could modify the number of vehicles for sale and number for repair.

Mr. Corbett said that could be a consideration but not met now.

Mrs. Morin said that she would consider more sales.

Mr. Perkins said could structure a motion of 10 vehicles for sale with 2 for repair. He said that the Board gave latitude for 10 but now seeking allowance for unregistered and/or repair vehicles.

Mr. Virr said that the applicant said that there was opportunity for off site storage at other locations and that he did not wish to allow storage.

Mrs. Morin said that she agreed with Mr. Virr that the applicant stated that other areas were available in Pelham and Chelmsford.

Mr. Corbett said that the applicant was allowed 10 and somehow arrived at the 12 spaces to give some latitude and now his percentage of repairs are more than sales.

Mr. Virr said that the applicant said that he has 16 on site but when he visited the site he counted 23 with no plates and did not feel that the body shop would park where these vehicles were located.

Mr. Perkins asked if Board wished to structure motion to clarify.

Mr. Burgess said he did not see need.

Mr. Corbett said no need to clarify.

Mr. Perkins reviewed the conditions for the record.

Mr. Burgess motioned to come out of deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Mrs. Morin motioned on case #22-137 Michael Umit, Owner: Jarrell Revocable Trust to Grant a modification of condition #2 of the variance granted on August 20, 2020 to allow the operation of a used automobile sales business at the property. The applicant is requesting approval to increase the number of vehicles allowed on the lot from 10 to 22 at 46 East Derry Road, Parcel ID 39031, Zoned MDR as presented with the following conditions:

- 1. Subject to obtaining all State & Town permits and inspections.**
- 2. No more than 22 vehicles max allowed on lot.**
- 3. Vehicles to be displayed in rear lot of property.**
- 4. Hours of operation Monday – Saturday 9:00 AM – 6:00 PM & 9:00 AM- 4:00 PM Sunday by appointment only.**
- 5. Variance to expire when business vacates premises.**

Seconded by Mr. Virr.

Mr. Corbett: No. Believe modification would be contrary to the spirit and intent of the ordinance.

Mrs. Morin: No. For the same reasons as stated by Mr. Corbett.

Mr. Virr: No. Sensitive to the MDR zone as the area is partially in the Historic District. Not comfortable with expansion of number of vehicles allowed.

Mr. Burgess: No. Feel not in the spirit of the ordinance and would be contrary to the public interest.

Mr. Perkins: No. Feel substantial justice not met as prior dealership use not reason to grant modification.

The application was Denied by a vote of 0-5-0. Anyone aggrieved by a decision of the Board has 30 days to file a request for a rehearing. After that the recourse would be to appeal to Superior Court.

22-138 Joseph Iudicone

The applicant is requesting a variance to the terms of Article VI, Section 165-45.B.1.d.ii of the Town of Derry Zoning Ordinance to replace an existing 20 ft. x 20 ft. garage with a new 24 ft. x 24 ft. garage which will be located less than 15 ft. from the side and rear property lines 8 Desmarais Ave, Parcel ID 26161, Zoned MHDR.

Joseph Iudicone, owner, reviewed the required criteria and proposal for the record.

Board Questions

Mr. Perkins asked if the hardship portion could be outlined. Mr. Iudicone said that his property from his back porch to the lot line was only 40'.

Mr. Virr asked if the current 20' x 20' was in disrepair and if there would be fire access. Mr. Iudicone said yes that he purchased in October and has made some repairs but would like to build a new one before winter so he could park his vehicles in.

Mr. Corbett asked if the chain link fence was the property line. Mr. Iudicone said yes and explained the area for the record.

Mr. Corbett asked if the 24' x 24' garage benefit was for cars or storage. Mr. Iudicone said both.

Mr. Burgess said he went by the property and that the property was very nice and well kept and that the ability to pull into a garage would be of benefit verses the current location.

Code Enforcement

Mr. Wentworth said that the property was challenging due to the size and that Mr. Mackey had provided the following information with regard to the property for the record.

- The applicant is proposing to demolish the existing 20' X 20' garage located in the rear of the property and replace it with a 24' X 24' garage.
- The applicant is proposing moving the current garage 9 feet to the south (left) and 4 feet east. This will allow the right bay of their garage to be accessible. Currently, with the small back porch it is not usable.
- This proposal will not meet the minimum yard depths which requires side and rear yards to be 15 feet. This change will result in a distance of 10 feet to the fence.

Mr. Corbett informed the public that now would be the time to call in favor of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Favor

No one spoke in favor of the request.

Mr. Corbett the public that now would be the time to call in opposition of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Opposed

No one spoke in opposition of the request.

Mr. Burgess motioned to go into deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbet, Mr. Perkins

Deliberative Session

Mr. Corbett said that the current setback was zero and more than 5' relocation was better location and would allow more use.

Mr. Perkins reviewed the condition for the record.

Mr. Corbett motioned to come out of deliberative session.

Seconded by Mrs. Morin.

Vote: Unanimous.

Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Mrs. Morin motioned on case #22-138 Joseph Iudicone to Grant a variance to the terms of Article VI, Section 165-45.B.1.d.ii of the Town of Derry Zoning Ordinance to replace an existing 20 ft. x 20 ft. garage with a new 24 ft. x 24 ft. garage which will be located less than 15 ft. from the side and rear property lines 8 Desmarais Ave, Parcel ID 26161, Zoned MHDR as presented with the following conditions:

- 1. Subject to obtaining all State & Town permits and inspections.**

Seconded by Mr. Burgess.

Vote:

Mrs. Morin: Yes.

Mr. Burgess: Yes.

Mr. Virr: Yes.

Mr. Corbett: Yes.

Mr. Perkins: Yes.

The application was Granted by a vote of 5-0-0. Anyone aggrieved by a decision of the Board has 30 days to file a request for a rehearing. After that the recourse would be to appeal to Superior Court.

It was noted for the record that Mr. Perkins and Mr. Burges would step down and that Mr. Corbett would act as Chair and that Mr. Donlon and Mr. Tripp would sit for the following case:

**22-139 Brandon White,
 Owner: Franklin Place, LLC**

The applicant is requesting a variance to the terms of Article VI, Section 165-42.A of the Town of Derry Zoning Ordinance to allow the operation of an automobile dealership at the property at 98 Franklin Street, Unit #4, Parcel ID 31014-001, Zoned IND IV

Brandon White, applicant, reviewed the required criteria for the record. Mr. White said he wished to sell approximately 4 to 6 vehicles a month. He said that in order to hold a dealers license he needed to have a location for a shop and that this location had a former dealership and that he was familiar with the location and that the owner of the property Mr. Boutot was also present to answer any additional questions that the Board may have.

Board Questions

Mr. Corbett asked where would be 6 to 8 vehicles be located and if the 4 to 5 vehicles per month were part of the equation. Mr. White said that he would have 4 to 5 parked out back and the others inside and that there would be no more than 8 vehicles at a time.

Mr. Corbett asked what would the hours of operation be. Mr. White said he wished to have Monday – Friday 8:30 AM – 3:30 PM & Weekends by appointment only as unable to see from road so will make appointments.

Mr. Virr asked if the vehicles for sale or repair if have the ability to repair on property. Mr. White said the bay has a lift already installed and he would do repairs on site. He said that he has no issue of obtaining parts and can repair wheel bearings, brakes and O2 sensors himself.

Mr. Virr asked if he had connections for other repairs. Mr. White said yes that he has connections in Derry and Hudson if he was unable to do the work himself.

Mr. Virr asked where purchased from and how transported. Mr. White said that he purchases at the Londonderry or Billerica auctions and has a dealer plate or trailers the vehicles.

Mr. Tripp asked if the use required a change of use for the district. Mr. Corbett said that the zone was for new dealerships but used vehicle sales required a variance.

Mr. Obimba asked when the LLC was created. Mr. White said that he created his business in October but did not have a location to operate from until this location became available.

Code Enforcement

Mr. Wentworth said that a new dealership can sell used cars but a used vehicle dealership is not allowed in the zone. Mr. Wentworth said Mr. Mackey had provided information in the Board's folders with regard to the property for the record.

- No structural changes proposed.
- The applicant is requesting a small online dealership consisting of 6 to 8 vehicles. The potential will be 4 to 5 cars parked outside in the back of the building. The property is located in the Industrial IV Zoning District with permits the sale of new automobiles along with the accessory use of the sale of used vehicles but does not allow used car dealerships as a primary use.
- Proposed hours from 8:30AM to 3:30PM, with the occasional appointment after hours.
- Need to verify days of operation, not listed in the application.

Mr. Burgess said the request is for 6 to 8 vehicles. Mr. White said yes that he hopes to sell 4 to 6 vehicles per month but requested 6 to 8 vehicles just in case.

Mr. Virr said that the pictures of the property show several bays. How many would be leasing. Mr. White said only 1 bay and described which bay for the record.

Mr. Virr asked what was the size of the bay. Mr. White said that he was unsure but that the owner would probably know.

Alain Boutot, owner said that the bay was 70 feet deep and 30 feet wide and that the interior will hold 4 vehicles and that the former tenant had 3-4 vehicles inside and 4 outside.

Mr. Virr asked if the picture was of the front of the property or the rear. Mr. Boutot said it was the rear of the property. He said that there was a plumbing company and apartments across the street. Mr. Boutot described the area for the record.

Mr. Corbett informed the public that now would be the time to call in favor of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Favor

No one spoke in favor of the request.

Mr. Corbett the public that now would be the time to call in opposition of the proposed request. He said if wish to speak press star 9 and someone will answer your call.

Opposed

No one spoke in opposition of the request.

Mrs. Morin said that with reference to Mr. Obimba's question that will need to show letter of good standing before move forward.

Mr. Corbett asked Mr. Perkins if hours of operation need to be listed. Mr. Perkins said yes as typically it assists with Code Enforcement to monitor.

Mrs. Morin asked if there was a front window as State requires a sign. Mr. Boutot said that there was a sign in the front of the building with 6 spaces so will have area for sign for his business.

Mrs. Morin said that a permit would need to be obtained from Code Enforcement for the sign.

There was some discussion with regard to hours of operation and number of vehicles requested.

Mr. Virr motioned to go into deliberative session.

Seconded by Mrs. Morin.

Vote: Unanimous.

Mr. Tripp, Mr. Donlon, Mr. Virr, Mrs. Morin, Mr. Corbett

Deliberative Session

Mr. Corbett reviewed the conditions for the record and asked if a condition for the number of vehicles allowed should be made as part of the conditions.

Mrs. Morin said that the number of vehicles should be listed.

Mr. Donlon said he felt that a sunset condition should be considered.

Mr. Tripp said that he also felt a condition of a sunset clause should be made.

There was some discussion with regard to a sunset clause.

Mr. Tripp said that he felt that the only issue would be the storage of vehicles outside.

Mr. Tripp motioned to come out of deliberative session.

Seconded by Mr. Virr.

Vote: Unanimous.

Mr. Tripp, Mr. Donlon, Mr. Virr, Mrs. Morin, Mr. Corbett

Mrs. Morin motioned on case #22-139 Brandon White, Owner: Franklin Place, LLC to Grant a variance to the terms of Article VI, Section 165-42.A of the Town of Derry Zoning Ordinance to allow the operation of an automobile dealership at the property at 98 Franklin Street, Unit #4, Parcel ID 31014-001, Zoned IND IV as presented with the following conditions:

- 1. Subject to obtaining all State & Town permits and inspections.**
- 2. Hours of operation Monday – Friday 8:30 AM – 3:30 PM & Weekends by appointment only.**
- 3. No more than 8 vehicles allowed.**
- 4. Variance to expire when business vacates premises.**

Seconded by Mr. Virr.

Vote:

| | |
|---------------------|-------------|
| Mr. Virr: | Yes. |
| Mr. Tripp: | Yes. |
| Mr. Donlon: | Yes. |
| Mrs. Morin: | Yes. |
| Mr. Corbett: | Yes. |

The application was Granted by a vote of 5-0-0. Anyone aggrieved by a decision of the Board has 30 days to file a request for a rehearing. After that the recourse would be to appeal to Superior Court.

Approval of Minutes

Mr. Corbett motioned to table the minutes of July 21, 2022 as amended.

Seconded by Mr. Burgess.

Vote: Unanimous.

Mr. Dietzel, Mr. Obimba, Mr. Tripp, Mr. Donlon, Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Other Business

Mr. Perkins said that August 23, 2022 there was an online class with regards to modify how to structure motions as the Board will need to know for the September meeting.

Mr. Virr said that there was online training and that on YouTube had a voluntary test. Also, it was part of the Board's Policy and Procedures that recommends continue education.

Adjourn

Mr. Burgess motioned to adjourn.

Seconded by Mrs. Morin.

Vote: Unanimous.

Mr. Dietzel, Mr. Obimba, Mr. Tripp, Mr. Donlon, Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins

Adjourn at 9:21 pm

Minutes transcribed from notes & tape:
Ginny Rioux
Recording Clerk

APPROVAL OF MINUTES September 1, 2022

Mr. Corbett motioned to approve the minutes of August 18, 2022 as amended.

Seconded by Mr. Burgess.

Vote: Unanimous.

Mr. Dietzel, Mr. Obimba, Mr. Tripp, Mr. Donlon, Mr. Burgess, Mr. Virr, Mrs. Morin, Mr. Corbett, Mr. Perkins