



**TOWN OF MIDDLEBURG
PLANNING COMMISSION
REGULAR MEETING MINUTES**



**MONDAY, OCTOBER 23, 2023
PENDING APPROVAL**

PRESENT: Terence S. Cooke, Chair
Donald Woodruff, Vice Chair
Edward R. Fleischman, Member
Rachel Minchew, Member
Mimi Dale Stein, Member
Morris “Bud” Jacobs, Councilmember

STAFF: William M. Moore, Deputy Town Manager/Town Planner
Rhonda S. North, MMC, Town Clerk

ABSENT: H. H. “Dev” Roszel, Member (excused)

The Middleburg Planning Commission held their regular monthly meeting on Monday, October 23, 2023 in the Town Hall Council Chambers. Chair Cooke called the meeting to order at 7:00 p.m. Town Clerk North called the roll. Commissioner Fleischman advised that he was participating in the meeting remotely, as he was travelling to Dulles Airport.

Disclosure of Meetings with Applicants

No meetings with applicants were reported by the members.

Public Comments

No public comments were offered.

Approval of Meeting Minutes

Vice Chair Woodruff moved, seconded by Councilmember Jacobs, that the Planning Commission accept the September 25, 2023 work session and regular meeting minutes as presented.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, and Stein and Councilmember Jacobs
No – N/A
Abstain – N/A
Absent – Commissioner Roszel
(Chair Cooke only votes in the case of a tie.)

Public Hearings & Action Items

Special Use Permit 23-02: Request for Museum – 11 W. Washington Street – The Museum of Hounds & Hunting, North America

Deputy Town Manager Moore reviewed the history of the application. He reminded the Commission that a museum was allowed in the C-2 District with a special use permit.

Nancy Bedford, of 2598 Five Points Road in Marshall, VA, and Mary Ewing, of 8609 Spriggs Road of Warrenton, VA, appeared before the Commission representing the application. Ms. Ewing advised that their Board of Directors was excited about having a presence in Middleburg. She noted that if approved, this would be an additional location, as they planned to keep their museum in Leesburg open.

Ms. Bedford advised that the proposed location would serve as a gallery and meeting place for their members. She noted that they would also host fireside chats, book clubs and other events there. Ms. Bedford advised that they wanted to be a part of the Hunt Country and noted that eight hunt clubs were located within an hour of Middleburg. She reported that they had artifacts in storage that they would like to display.

No one else spoke and the public hearing was closed.

Councilmember Jacobs expressed concern that the museum and its activities were not directed primarily toward the benefit of the public and advised that his preference would be for there to be great access for the public. He opined that it would be an error if visitors did not have the opportunity to see the museum's offerings.

Ms. Ewing confirmed they wanted to be a resource for the general public. She noted that fox hunting was embedded in Middleburg and advised that they wanted to share their message on the history of fox hunting. Ms. Ewing reiterated that they wanted the public to use the museum and advised that their events were designed to entice the general public to visit it.

Ms. Bedford advised that they would have daily exhibits that were geared toward the public. In response to inquiries from the Commission, she advised that the museum would be open on weekends and noted that they would have three staff members present to serve the public. She advised that there was a large parking lot behind the building that was available for their use.

Deputy Town Manager Moore reported that there would be four parking spaces in the lot that would be dedicated to use by the museum.

Councilmember Jacobs moved, seconded by Vice Chair Woodruff, that the Planning Commission forward SU 23-02 to Council recommending approval as contained in the application materials.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, and Stein and Councilmember Jacobs
No – N/A
Abstain – N/A
Absent – Commissioner Roszel
(Chair Cooke only votes in the case of a tie.)

Special Use Permit 23-03: Request for Two Upper-Story Apartments – 5 E. Federal Street – Lizanne White Driskill

Will Driskill, of 36078 Little River Turnpike, appeared before the Commission representing the application. He noted that they added a floor plan to it. Mr. Driskill reminded the Commission that the application was for a one-bedroom studio apartment and a one-bedroom apartment.

Deputy Town Manager Moore suggested that if the Commission was inclined to recommend approval, they do so with the recommended conditions.

Commissioner Minchew moved, seconded by Vice Chair Woodruff, that the Planning Commission recommend forwarding SU 23-03 to Council, recommending approval as contained in the application materials and with the following conditions: (1) general conformance with the proposed floor plans; (2) upgrades to paving, landscaping, fencing and lighting, subject to approval by staff and/or the appropriate Town review committee(s); and (3) compliance with building code and other applicable codes related to use of the building.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, and Stein and Councilmember Jacobs
No – N/A
Abstain – N/A
Absent – Commissioner Roszel
(Chair Cooke only votes in the case of a tie.)

Zoning Text Amendment 23-04: Repeal & Re-enact Article VI Pertaining to Advertisements and Notices of Hearings for Plans, Ordinances, Amendments, Appeals and Applications

Deputy Town Manager Moore reminded the Commission that this was a housekeeping item to bring the Town Code into compliance with recent State Code changes. He further reminded them that the plan was to reference the State Code rather than spell it out so if it changed again in the future, the changes would automatically be incorporated into the Town Code. Mr. Moore noted that the proposed ordinance retained the local provision regarding signage to alert the public of the public hearing; however, he was proposing a change to the language which involved cases of applications that involved multiple properties, so it would be at his discretion to decide how the signs should be spaced in order to avoid sign litter.

No one spoke and the public hearing was closed.

Vice Chair Woodruff moved, seconded by Councilmember Jacobs, that Zoning Text Amendment 23-04, with the stipulation that Mr. Moore made regarding signage, be forwarded to the Council for approval.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, and Stein and Councilmember Jacobs
No – N/A
Abstain – N/A
Absent – Commissioner Roszel
(Chair Cooke only votes in the case of a tie.)

Council Representative Report

Councilmember Jacobs reported that the Town was scheduled to move into the new Town Hall on Thursday, October 26th.

Discussion Items

R-2 Community Meeting Follow-Up

Deputy Town Manager Moore thanked those individuals who attended and participated in the community workshop to discuss the R-2 District. He reported that the report, which would contain the collation of the public’s comments, would be received from The Berkley Group in November. Mr. Moore advised that once received, a joint work session would be scheduled between the Planning Commission and Town Council. He noted that there was no timeline for the meeting at this time. In response to an inquiry from the Commission, Mr. Moore advised that the written report would be forwarded to the Town and that he would forward it to the Planning Commission and Council.

In response to an inquiry from the Commission, Town Clerk North reported that the minutes from the workshop would be presented to the Commission for their consideration during their next meeting.

Quorum for November Meeting

Commissioner Stein advised that she may have a conflict with the next meeting date. The remainder of the members who were present indicated they would be present for the November 27th meeting.

There being no further business, Chair Cooke adjourned the meeting at 7:29 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

Middleburg Planning Commission Transcript
October 23, 2023

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video that is on the Town's website – www.middleburgva.gov)

Rhonda North: Okay. Terry. It's 7:00 p.m.

Terry Cooke: Very good. Thank you and good evening, everyone. Welcome. We will call to order this regular meeting of the Middleburg Planning Commission for October 23rd, 2023. I'm sure as everyone knows, we have three public hearings on the agenda tonight. We'll get to those very shortly. We have to go through a few little preliminary matters first. But hang in there. Rhonda, would you please call the roll?

Rhonda North: Chair Cooke.

Terry Cooke: Present.

Rhonda North: Vice Chair Woodruff.

Don Woodruff: Present.

Rhonda North: Commissioner Fleischman.

Ed Fleischman: I'm present remotely.

Rhonda North: And could you please tell us where you're calling in from and the purpose for the remote participation?

Ed Fleischman: I'm on route to Dulles Airport. I'm leaving the country.

Rhonda North: Okay. Commissioner Minchew.

Rachel Minchew: Present.

Rhonda North: Commissioner Roszel is absent. Commissioner Stein.

Mimi Stein: Present.

Rhonda North: Council Member Jacobs.

Bud Jacobs: Present.

Terry Cooke: Thank you all. First order of business is disclosure by the Commission Members of any meetings they may have had with applicants or parties having matters coming before the Commission. Anyone have any of those meetings or discussions they need to disclose? Hearing none. We'll move on to the next agenda item which is public comment. This is an opportunity. This is not a public hearing, but it is an opportunity for any members of the public who wish to address the Commission on any matter you want to share with us or bring to our attention. Is there anyone who has any comments for the Commission at this time? Hearing none. We will close the public comment period. Next item is approval of minutes. This will be the minutes of the Commission's work session and regular meeting for September 25th, 2023. Do we have a motion?

Don Woodruff: I move [multiple speakers] be accept as presented.

Terry Cooke: Do we have a second?

Bud Jacobs: Second?

Terry Cooke: Any comments? Any discussion? All in favor?

All of Commission: Aye.

Terry Cooke: Okay. Any opposed? Thank you. Minutes are approved. Now we come to the public hearings. The first of our public hearings this evening is a Special Use 23-02 request of the Middleburg Museum of Hounds and Hunting for a Special Use Permit for a museum at 11 Washington Street, zone C-2 Town Commercial District. We have a memo from staff. Will, you want to summarize that for us?

Will Moore: Yes. Thank you, Mr. Chairman. So, we reviewed this at your September meeting. There is no new information to present. Just a quick refresher. This is the C2 district that is the Town Commercial core district. The subject property at 11 West Washington Street is mid-block between Madison and Pendleton Streets on the south side, directly across from Safeway. And as discussed within the C2 district, a museum is allowed for as a special exception use, meaning it needs a special use permit. So that's why we're going through the additional scrutiny on this. But again, there's no new information to present from last month. If I might suggest we move forward with the hearing and then afterwards, if the Commission has any questions for myself or the applicant, we would address them during that time.

Terry Cooke: Thank you, Will. I'll just say at the outset, and this pertains to all the matters up for public hearing tonight, we will remind each speaker to please state their name and their address as they begin their comments. The purpose of the public hearing is for you to share information with us about your application. It is not a question-and-answer session between the applicant or members of the public and the staff or the Commissioners, and I would like to encourage everyone to do their best to keep their comments to three minutes so we can move through everything. I will invite the applicant or applicant's representative to go first, and we'll invite the applicant to come back at the end of any public comments in case the applicant has any response or rebuttal to comments that are made this evening. So, with that being said, is there an applicant representative present who would like to address the commission? Please, please come up and again state your name and address.

Nancy Bedford: I'm Nancy G. Bedford and my address is 2598 Five Points Road, Marshall. It's just off of the Atoka Road.

Terry Cooke: Thank you.

Mary Ewing: Good evening. I'm Mary Ewing. My address is 8609 Spriggs Road, Warrenton, Virginia.

Terry Cooke: Thank you. Ladies, anything you want to share with us?

Mary Ewing: Well, you'll recall that I introduced at the September meeting, Nancy Bedford, who was on the original board and has been Chair of our Board for the last ten plus years and is intimately familiar with the search that has been going on to find a place in Middleburg. We're very excited at the possibility, pending your granting of the use by special review, that we could have our presence here as a museum in Middleburg, which we've long sought. Not, you'll recall, we're not giving up the space in Morven Park, but rather this would be an additional location. We thought that it might be important for you to know what hours. You had expressed some interest in knowing what hours we will be open and how we'll be using the museum to facilitate the space and our mission. So, Nancy, why don't you go forward with that?

Nancy Bedford: Our plans for the museum are as a gallery, as a meeting place for museum members and fostering new members and having fireside chats, a book club and many other events. We want to be more a part of the Hunt country which Middleburg is a part of. We feel a little remote in Leesburg as most of the year, although we do have a big event there in May, which is a major money raiser for us. We think we are in the middle of about eight hunts that are within an hour or so of Middleburg with memberships, and we have a lot of artifacts and small art in storage, which

we would very much like to bring out for the public and for our members. And we really look forward to moving into this building. We have lots of ideas that we're working on, and we think it would be the right place for us at the right time. Thank you.

Terry Cooke: Thank you. Thank you very much. Anyone else here this evening who wants to speak in favor or opposition of the application? Very good. Hearing none, we'll close the public hearing on this matter. Does anyone on the Commission have any questions for the applicant? Bud [inaudible] Council Member Jacobs.

Bud Jacobs: Council Member Jacobs. I have a concern that the museum and the activities that you describe are not primarily directed toward the benefit of the public. I understand that your members would enjoy having a space for fireside chats and to look at your artifacts, and that's all well and good, but my own preference is that there be great access to the public for what you're going to have on display, and the kinds of activities that you're going to have. It seems to me it would be an error, given the amount of weekend traffic, for example, that we see in Middleburg, that our visitors [00:10:00] don't have the opportunity to see the kinds of things that you guys can offer, both in terms of the history of the hunt, the equine history of Middleburg, and overall, its appeal to people who come here for just this purpose.

Mary Ewing: Absolutely. Well. Well said. And let me reassure you that we want to be a resource for the general public. We feel that the history of fox hunting is so embedded in, particularly the history of Middleburg and in this area, and our members already know that. [laughter] But the general public, we want to present that message and say, this is what fox hunting has been over the years. These are some of the beautiful things that represent fox hunting, and these are the things that are happening now as Nancy said, eight hunts in this very close general area. So, we very much want to have the general public and our events are going to be designed to entice the general public to come visit us, see what we have.

Nancy Bedford: Yeah, I'm sorry I left that out of my presentation because we're very much thinking of the public all the time and how our daily exhibits will work and the traffic and how we appeal to the public and how we meet the public and so don't fear we aren't thinking about this.

Bud Jacobs: Well, I do have fear. One of my questions relates to how you might staff the museum. I think it would be awful if, for example, it's mostly closed on the weekend.

Mary Ewing: [off mic] it won't be.

Bud Jacobs: Can we take that as a commitment?

Mary Ewing: Absolutely.

Nancy Bedford: Oh, yeah. We'll definitely be open weekends and we're starting a staff roster and we've got, we're very hopeful and happy with the participation we're receiving that.

Bud Jacobs: Well, I know you have a robust slate of volunteers, so that's good news.

Nancy Bedford: And we plan to have more than just one person in there all the time. We feel we need three to really present to the public.

Bud Jacobs: That's all I have, Mr. Chairman.

Terry Cooke: Thank you. Commissioner Woodruff. Did you have a question or a comment? No.

Don Woodruff: Just going to second my colleague to my right.

Terry Cooke: Anyone else on the Commission? Commissioner Stein.

Mimi Stein: Yeah. I just have a quick question. Yeah. Commissioner Stein, I have a quick question about the parking. I'm not quite sure from the materials we're looking at where what parking will be available for your museum? I know there's so much parking back there, but.

Mary Ewing: Behind the museum, there's a very large parking lot that's owned by the landlord, and our spaces are there.

Mimi Stein: So, in that one first section, that one large first section.

Mary Ewing: I'm not sure I understand what you mean.

Mimi Stein: Yeah, I guess there's one that faces. Yeah, one the access is on Federal and then the other is closer to the building. So, it's [off mic].

Mary Ewing: Closer to the building.

Mimi Stein: Okay, I know which one. Okay.

Will Moore: If I may, if you were to look at attachment three.

Don Woodruff: Yes.

Will Moore: The very first page which is titled Duffey House.

Mimi Stein: Yeah.

Will Moore: If you scroll down to the bottom, you'll see the building kind of highlighted in orange and yellow, the four dedicated spaces that they have.

Mimi Stein: Oh, that's what the little cars are for? [laughter]

Will Moore: Yes, ma'am. Yeah.

Mimi Stein: So, I get it.

Will Moore: Those are the ones that are dedicated for their use. Okay.

Mimi Stein: Thank you.

Terry Cooke: Anyone else on the commission?

Don Woodruff: My dog wanted to be sure you were going to leave the water ball outside.

Mary Ewing: Absolutely. You're talking to somebody that has two dogs. We're going to take care of the dogs of the town.

Terry Cooke: Anyone else? Oh, Commissioner Fleischman anything?

Ed Fleischman: No. No comment.

Terry Cooke: All right.

Ed Fleischman: Right now. Thank you.

Terry Cooke: Thank you. Thank you. Very good. We will close the public hearing on this matter. Staff has provided a menu of possible motions for our consideration this evening. Do we have a motion on this matter? Motion to approve motion with conditions or a motion to not [00:15:00] approve or table. Anyone?

Don Woodruff: Where is the. Go ahead. You do it. You got it. [off mic]

Bud Jacobs: I move that the Commission forward SU 23-02 to Council recommending approval as contained in the application materials.

Don Woodruff: Second.

Terry Cooke: We have a motion and a second. Any discussion? All right. We will. All in favor, please indicate by saying aye.

All of Commission: Aye.

Terry Cooke: Opposed? Hearing no opposed. Abstentions? Hearing no abstentions, motion is approved. Thank you.

Mary Ewing: Thank you. We want to thank each and every one of you very, very much. We're very excited. [inaudible] Thank you all so much.

Terry Cooke: We wish you good luck.

Mary Ewing: Thank you, thank you. We want you all to come.

Don Woodruff: We will. [multiple speakers]

Mimi Stein: Can't wait to see it.

Don Woodruff: Especially if you have donuts. [laughter]

Will Moore: He's got to have a dog bowl and he's got to have donuts. [multiple speakers].

Bud Jacobs: Do you want to make that a condition of approval?

Unknown Audience Member: Any particular flavor of donuts? [laughter] [inaudible]

Don Woodruff: I like chocolate. Oh. What is Cricket doing here?

Will Moore: She's with that group.

Don Woodruff: I know.

Cricket Bedford: That's my stepmother.

Don Woodruff: I know. I realized that I had to.

Will Moore: Thank you. Thank you.

Don Woodruff: All right.

Terry Cooke: Very good. Our next public hearing is Special Use 23-03, request by Lizanne White Driskill for a Special Use Permit for two upper story apartments at 5 East Federal Street, zone C3 commercial general commercial district. Anyone from the applicant wish to address the Commission on this? Please. Name and address.

Will Driskill: Name is Will Driskill. Want to thank you guys for having us out again. My address is 36078. It's now Little River Turnpike, Middleburg, Virginia. Always gets me. We added a general floor plan, this time to our application. It kind of shows the two units we have. One is a one-unit bedroom and can put up a general wall that's collapsible in case they needed to take it down or make the room a bedroom larger or smaller. And the other room, it's one-bedroom, main bath. And then there's a general. Let me get my notes. There's a general area for a living area. Other than that, we have no changes to our application since last time.

Terry Cooke: Thank you. We had a good discussion of this last month, and I noticed you did as you said. You provided the floor plans, which were absent last month.

Will Driskill: Yes. Correct.

Terry Cooke: Got that. Anyone else here to speak on this application? No. Okay. Any questions or comments by the Commissioners for this applicant? Hearing none. Okay. Again, we have a menu of options for motions on this application. Does anyone care to make a motion? [off mic].

Will Moore: If I may, while Commissioner Minchew is looking for that. Thank you to Mr. Driskill for getting those floor plans, I think that were helpful. If you are to give favorable consideration to this application, I would suggest the second option, which is the removal or recommending approval with certain conditions.

Terry Cooke: Thank you. [off mic]

Rachel Minchew: The Commission recommends that we move forward on SU23-03 to Council, recommending approval as contained in the application materials with the following conditions: one general conformance with the proposed floor plans. Number two upgrades to paving, landscaping, fencing, and lighting, subject to approval by staff and or the appropriate Town Council Review Committees. And number three, compliance [00:20:00] with building code and other applicable codes related to the use of the building.

Terry Cooke: We have a motion. Do we have a second?

Don Woodruff: Second.

Terry Cooke: Any discussion? Very good. All those in favor of the motion, please say aye.

All of Commission: Aye.

Terry Cooke: Opposed?

Ed Fleischman: Aye. Oh, I'm [inaudible].

Terry Cooke: Opposed? Comments? No comments. Very good. The motion is approved. Thank you. Thank you very much.

Will Driskill: Thank you. Appreciate it.

Terry Cooke: Thanks. Good luck.

Don Woodruff: You passed us.

Will Driskill: Great, Mr. Woodruff. Thank you.

Don Woodruff: You were worried about that.

Will Moore: I'll reach out about next steps.

Will Driskill: Yeah. Thanks. Appreciate it. [Multiple Speakers]

Will Moore: Thank you.

Terry Cooke: Okay. Our final public hearing is zoning text amendment 23-04, an ordinance to repeal and reenact article six of the Middleburg zoning ordinance pertaining to advertisement and notices of hearings for plans, ordinances, amendments, appeals and applications. I know I skipped over the memo on the last one Will because I thought we were all pretty well apprised of that one. But this one I think you can orient us on again.

Will Moore: Certainly. Thank you, Mr. Chairman. So as noted last month during the meeting after which you initiated the amendment, this is generally a housekeeping item. There have been changes to the enabling legislation in the Code of Virginia related to required notices and advertisements for certain hearings. So, this is bringing our local ordinance up to date with those codes, rather than the ordinance restating all of those different code provisions as it attempts to right now, instead, we would simply reference within our ordinance the applicable section of the state code, which does a couple of things. A, it lessens the wordiness of our own ordinance, but it also by doing that by reference, as changes may be made by future general assemblies, those changes would automatically be incorporated into our ordinance without requiring a text amendment. There is one slight change to the draft from last month that I made, so you may recall that there is a local provision. It's not mandated by code, but a local provision for certain types of applications that we place signage on the property to kind of heighten awareness of the public. We would maintain that requirement with this update. However, I did notice that within there, the way it was worded in draft one every single property that was subject to one of those types of applications would have to have a sign posted on it. Generally, that is the case because generally most applications that you see are only pertaining to one individual property. But in the case of like a mass application, a mass rezoning, for example, if we were to expand or contract the historic district or adopt an overlay district of another sort that brought in dozens and dozens of properties, we don't have the capacity to put a sign on every single property. So, this would simply clarify that if an application was for more than one property, it would be at my determination as how to space those throughout the affected area. So adequate notice is still provided, but we don't have a littering of signage on every single property. So that's the only change from last month's draft is that clarification.

Terry Cooke: Okay. Very good. Uh, anyone here this evening to speak on this matter? Seeing none. Any discussion among the Commissioners? As we said last month, this was pretty cut and dry. I think it's just bringing us into conformity with the changes in the state code. So, do we have a motion on this one?

Don Woodruff: Yes. I move the zoning text amendment 23-04, with the stipulation that Mr. Moore made regarding signage be forwarded to the Council for approval.

Terry Cooke: Thank you, Don, do we have a motion, a second? I'm sorry.

Mimi Stein: Second.

Bud Jacobs: Second.

Mimi Stein: Okay.

Terry Cooke: Any discussion? Very good. All in favor of the motion, please say aye.

All of Commission: Aye.

Terry Cooke: Those opposed? Hearing no opposition. No. Abstentions. The motion is approved. Thank you. That concludes our public hearings this evening. Next item on the agenda.

Don Woodruff: Most [00:25:00] exciting [inaudible].

Terry Cooke: Yes. We all look forward to Council Representative Report. You're on Bud.

Bud Jacobs: And I look forward to being mocked. [laughter]

Don Woodruff: Munked?

Bud Jacobs: Munked. October 20? Thursday, October 20?

Rhonda North: 26th.

Bud Jacobs: 26th I believe we will be moving into our new town hall. [applause] And that's all I have.

Don Woodruff: That sounds like a major step.

Bud Jacobs: Well, I hope it turns out to be true.

Rhonda North: Me too. [laughter]

Terry Cooke: Following up on Don's comment, I assume there will be donuts. [laughter] Great. Yeah. Something we all look forward to. All right, we will close the Council Representative Report. Any discussion items? We have one listed on the agenda. Comments on the R-2 community meeting follow up. Will.

Will Moore: Yes, so I don't necessarily intend this evening to be an extensive discussion, although that's at the discretion of the Commission, of course. I simply wanted to thank those who were able to attend and participate, both members of Commission, the elected officials, as well as, and in particular the general public. So, thanks to all who participated. The next steps are that we will await sometime in November to receive a report from the Berkley Group. So those who were in attendance may recall there were some exercises that were going through, but essentially only one table with each exercise reported out on the certain examples that they were asked to review and comment on. However, all of the written comments from all of the tables and all of the participants were collated or were collected, and they are now being collated. So, the Berkley Group will be giving us a report sometime in November on the overall results from those comments. And then the next step will be to schedule a joint work session between this body and the Town Council that we had talked about before. So, we don't have a timeline on that that will be dependent on when we get those comments back first. But we'll certainly get with both you and the Council Members to try to coordinate that meeting as soon as possible after we get those comments.

Terry Cooke: One question is the Berkley group going to make a report to us on their comments, or are we just going to receive their comments and schedule the hearing with the Town Council?

Will Moore: So, the report will be simply back to the town. It won't be specific to one body or the other, but we will get those comments distributed to both you and the Town Council once we receive them. Yes.

Terry Cooke: Any other comments or questions about this, Commission? Rhonda, I had one question. I noticed you sent around minutes for the meeting. The community meeting. Do we have to take?

Rhonda North: Yeah, but we'll have those on the next agenda.

Terry Cooke: Okay. All right. Very good. Okay. Thank you. Any other discussion items any Commissioners want to bring up? Thank you, Will.

Will Moore: Thank you.

Terry Cooke: All right. November 27th, a quorum. When is Thanksgiving this year?

Will Moore: It's right before. So, the Thursday before.

Terry Cooke: So, before we ask the Monday after Thanksgiving. Everybody going to be back in town from wherever you're going? [laughter]

Don Woodruff: Okay, where we're going, wherever my daughter tells me to.

Terry Cooke: Let me know. Okay. Ed, are you going to be back and around?

Ed Fleischman: Yes. I'm available.

Terry Cooke: All right. Very good. Thank you. Okay, ladies and gentlemen, that's it. All nice and quick, I love it. Thank you. Thank you all. We're adjourned.