



Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

Phone: (518) 891 – 4150

Fax: (518) 891 – 1324

Web Site: www.saranaclakeny.gov

DEVELOPMENT BOARD MEETING MINUTES 5:00PM TUESDAY, FEBRUARY 6, 2024

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Rick Weber, Present

Meg Cantwell-Jackson, Present

Bill Domenico, Present

Dan Reilly, Absent, Excused

Tim Jackson, Alternate, Present

I. APPROVAL OF MINUTES

Chair Elias Pelletieri opened the meeting at 5:00pm.

Motion to approve January 2, 2024 Regular Meeting Minutes by, Bill Domenico, seconded by Rick Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Meg Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Tim Jackson, yes; and Pelletieri, yes. All in favor, meeting minutes approved.

II. ITEMS FOR BOARD ACTION

1) Public Hearings

A. Public Hearing for the Application of: Christine Wais, Special Use Permit for a Short-Term Rental, 151 Prospect Ave.

Motion to open the public hearing by Weber, seconded by Pelletieri.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

Pelletieri read aloud a letter received from Chase Jermano, neighbor at 159 Prospect Ave., that stated support for the rental operations.

Motion to close the public hearing by Cantwell-Jackson, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

B. Public Hearing for the Application of: Elizabeth Villa (Mills), Special Use Permit for a Short-Term Rental, 120 Olive St.

Motion to open the public hearing by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

No public comment made.

Motion to close the public hearing by Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

C. Public Hearing for the Application of: Denise Bujold, Special Use Permit for a Short-Term Rental, 1 Harbor Hill Ln.

Motion to open the public hearing by Pelletieri, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

No public comment made.

Motion to close the public hearing by Weber, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

D. Public Hearing for the Application of: Daniel Murch and Diione Fox-Murch, Special Use Permit for a Short-Term Rental, 62 Old Lake Colby Rd.

Motion to open the public hearing by Cantwell-Jackson, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

No public comment made.

Motion to close the public hearing by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

E. Public Hearing for the Application of: Francis Weldele, Special Use Permit for a Short-Term Rental, 93 Bloomingdale Ave.

Motion to open the public hearing by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

No public comment made.

Motion to close the public hearing by Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

F. Public Hearing for the Application of Kelsey and Wyatt Cassidy, Minor Subdivision, 11 Duprey St.

Motion to open the public hearing by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

No public comment made.

Pelletieri stated that a later motion is to table this decision so they will leave the hearing open for now.

G. Public Hearing for the Application of: Zacharia Peltier and Daniel Woodruff, Site Plan Review for a restaurant with a bar, 28 Broadway

Motion to open the public hearing by Cantwell-Jackson, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

Frank Schmidt stated support and congratulated the applicants on tackling an empty downtown storefront.

Motion to close the public hearing by Domenico, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

H. Public Hearing for the Application of: Pendragon Theatre, Area Variance for front setbacks and parking on Woodruff St. and Church St., 56 Woodruff St.

Motion to open the public hearing by Jackson, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

Erik Sandblom, engineer for the project, introduced the representatives present from Pendragon Theatre and gave a brief overview of why they are seeking an area variance.

Melinda Little, Board Member for Pendragon Theatre, stated that they are committed to working with the surrounding neighbors and that everything Erik has shared has been worked on with all parties involved. She added that they are aiming to open the theatre in 2026.

Motion to close the public hearing by Domenico, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing closed.

I. Public Hearing for the Application of: Aubuchon Realty Co. Inc., Special Use Permit, 258 Broadway

Motion to open the public hearing by Cantwell-Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes.

All in favor, public hearing opened.

Caryn Mlodzianowski, Project Manager from Bohler Engineering, gave an overview of the project to the Board and the public, including a history of approvals sought before this Board. She stated the proposed new building will utilize a portion of the existing foundation and be approximately 25,090 sq. ft. She stated that the previous meeting feedback and approval allows for the parking spaces that are now dedicated on the south side of the building and the elimination of that street access to Cedar St.

Mary Bartel, neighbor at 238 Broadway, stated that her previous concern was the Cedar St. access, but she appreciates that now its just one; the Broadway access.

Katrina Glynn, Community Development Director, shared that the consultant team at LaBella Associates is still in process of reviewing the stormwater pollution prevention plan.

Mlodzianowski acknowledged that pending that review, there will most likely be minor changes from here on out, if any.

Matthew Rogers, Development Code Administrator, stated that the Board has met the requirements of holding a public hearing for the Special Use Permit and it is not an issue to leave the public hearing open, or they may close it.

2) Board Action

A. Application of: Christine Wais, Special Use Permit for a Short-Term Rental, 151 Prospect Ave.

Chrissie Wais, applicant, gave a brief overview of the history and operation of the primary residence as a short-term rental. She stated that house rules are posted and followed without any issues.

Motion to issue a negative declaration for purposes of SEQR by Weber, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Domenico, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Special Use Permit for a Short-Term Rental with the following conditions, 1) the applicant shall apply for a Short-Term Rental Permit pursuant to §106-104.3 Short Term Rentals, 2) camping shall not be permitted, 3) the Short-Term Rental Permit and a copy of the house rules in conformance with §106-104.3.K shall be displayed

in the dwelling unit in a location that is easily visible and noticeable to guests, 4) post on or about the inside of the front room or main door of each dwelling unit a card listing emergency contact information and house rules, 5) comply with Village Code Chapter 188. Peace and Good Order, with respect to noise, 6) comply with the maximum occupancy limits that will be established by the Code Enforcement Officer, 7) parking shall be allowed solely in approved spaces, 8) rental arbitrage shall not be permitted, 9) the owner shall be responsible for all refuse and garbage removal in conformance with §106-96 of the Village Code, 10) compliance with the signage requirements of §106-104.3 Short Term Rentals, and 11) Occupancy to be set by Code Enforcement Officer, by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

B. Application of: Elizabeth Villa (Mills), Special Use Permit for a Short-Term Rental, 120 Olive St.

Elizabeth Villa, applicant and property owner, shared with the Board the typical operations on the property.

Motion to issue a negative declaration for purposes of SEQR by Domenico, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Special Use Permit for a Short-Term Rental with the following conditions, 1) the applicant shall apply for a Short-Term Rental Permit pursuant to §106-104.3 Short Term Rentals, 2) camping shall not be permitted, 3) the Short-Term Rental Permit and a copy of the house rules in conformance with §106-104.3.K shall be displayed in the dwelling unit in a location that is easily visible and noticeable to guests, 4) post on or about the inside of the front room or main door of each dwelling unit a card listing emergency contact information and house rules, 5) comply with Village Code Chapter 188. Peace and Good Order, with respect to noise, 6) comply with the maximum occupancy limits that will be established by the Code Enforcement Officer, 7) parking shall be allowed solely in approved spaces, 8) rental arbitrage shall not be permitted, 9) the owner shall be responsible for all refuse and garbage removal in conformance with §106-96 of the Village Code, 10) compliance with the signage requirements of §106-104.3 Short Term Rentals, and 11) Occupancy to be set by Code Enforcement Officer, by Cantwell-Jackson, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

C. Application of: Denise Bujold, Special Use Permit for a Short-Term Rental, 1 Harbor Hill Ln.

Motion to issue a negative declaration for purposes of SEQR by Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Special Use Permit for a Short-Term Rental with the following conditions, 1) the applicant shall apply for a Short-Term Rental Permit pursuant to §106-104.3 Short Term Rentals, 2) camping shall not be permitted, 3) the Short-Term Rental Permit and a copy of the house rules in conformance with §106-104.3.K shall be displayed in the dwelling unit in a location that is easily visible and noticeable to guests, 4) post on or about the inside of the front room or main door of each dwelling unit a card listing emergency contact information and house rules, 5) comply with Village Code Chapter 188. Peace and Good Order, with respect to noise, 6) comply with the maximum occupancy limits that will be established by the Code Enforcement Officer, 7) parking shall be allowed solely in approved spaces, 8) rental arbitrage shall not be permitted, 9) the owner shall be responsible for all refuse and garbage removal in conformance with §106-96 of the Village Code, 10) compliance with the signage requirements of §106-104.3 Short Term Rentals, and 11) Occupancy to be set by Code Enforcement Officer, by Domenico, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

D. Application of: Daniel Murch and Diione Fox-Murch, Special Use Permit for a Short-Term Rental, 62 Old Lake Colby Rd.

Motion to issue a negative declaration for purposes of SEQR by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Weber, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Special Use Permit for a Short-Term Rental with the following conditions, 1) the applicant shall apply for a Short-Term Rental Permit pursuant to §106-104.3 Short Term Rentals, 2) camping shall not be permitted, 3) the Short-Term Rental Permit and a copy of the house rules in conformance with §106-104.3.K shall be displayed in the dwelling unit in a location that is easily visible and noticeable to guests, 4) post on or about the inside of the front room or main door of each dwelling unit a card listing emergency contact information and house rules, 5) comply with Village Code Chapter 188. Peace and Good Order, with respect to noise, 6) comply with the maximum occupancy limits that will be established by the Code Enforcement Officer, 7) parking shall be allowed solely in approved spaces, 8) rental arbitrage shall not be permitted, 9) the owner shall be responsible for all refuse and garbage removal in conformance with §106-96 of the Village Code, 10) compliance with the signage requirements of §106-104.3 Short Term Rentals, and 11) Occupancy to be set by Code Enforcement Officer, by Jackson, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

E. Application of: Francis Weldele, Special Use Permit for a Short-Term Rental, 93 Bloomingdale Ave.

Francis Weldele, applicant, stated that the property has been a short-term rental, even with the previous owners and that they have house rules posted and haven't received any

complaints.

Motion to issue a negative declaration for purposes of SEQR by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Domenico, seconded by Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Special Use Permit for a Short-Term Rental with the following conditions, 1) the applicant shall apply for a Short-Term Rental Permit pursuant to §106-104.3 Short Term Rentals, 2) camping shall not be permitted, 3) the Short-Term Rental Permit and a copy of the house rules in conformance with §106-104.3.K shall be displayed in the dwelling unit in a location that is easily visible and noticeable to guests, 4) post on or about the inside of the front room or main door of each dwelling unit a card listing emergency contact information and house rules, 5) comply with Village Code Chapter 188. Peace and Good Order, with respect to noise, 6) comply with the maximum occupancy limits that will be established by the Code Enforcement Officer, 7) parking shall be allowed solely in approved spaces, 8) rental arbitrage shall not be permitted, 9) the owner shall be responsible for all refuse and garbage removal in conformance with §106-96 of the Village Code, 10) compliance with the signage requirements of §106-104.3 Short Term Rentals, and 11) Occupancy to be set by Code Enforcement Officer, by Cantwell-Jackson, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

F. Application of: Kelsey and Wyatt Cassidy, Minor Subdivision, 11 Duprey St.

Domenico stated that with a side setback on one of the lots, there will need to be a variance. Glynn stated that yes, with the structure on the soon-to-be created lot there will need to be a variance and potentially a variance for the structure on the existing, 11 Duprey St., lot as well.

Pelletieri asked about adjusting the proposed new lot line and if that will change what variance may be needed.

Kelsey Cassidy, applicant, stated that they are open to those suggestions. She said that it could just be the one corner of the back structure that needs some variance.

Weber stated that it would be helpful to see the measurements from the property line to all of those structures and have an application prepared if there is a variance that is needed.

Domenico stated that whether it is one variance or several it can come to the Board under one variance application.

Pelletieri stated that the applicant can work with Glynn in time for a review at the next meeting.

Motion to table the decision until the next meeting by Domenico, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, decision tabled.

G. Application of Zacharia Peltier and Daniel Woodruff, Site Plan Review for a restaurant with a bar, 28 Broadway.

Weber stated that with a Site Plan there is reason to have the boundary of the property established and from work out the development of that site.

Domenico asked for clarification on the space that is to be used.

Zacharia Peltier, applicant, stated that there are two storefronts and an apartment walkup

entrance in the building and that they are going to occupy the larger storefront. He described the floor plan to the Board.

Domenico asked about any access to the rear of the building.

Peltier stated that there is a stairwell and a loading dock area where there is access.

Weber asked what is involved for grease trap storage.

Daniel Woodruff, applicant, stated that they are working to get both a dumpster placed on the property and the barrel for the grease may be stored in the garage on the back side.

Domenico asked about any exterior changes.

Peltier stated there will be an exhaust hood installed.

Rogers stated that they are still awaiting a response from the Franklin County Planning Department for approval.

Weber asked about the addition of boundary lines to the Site Plan to ensure that the exterior features are placed within the property.

Rogers shared an image that was an overlay of the property boundary from the Franklin County tax map.

Jackson asked about where the exhaust hood will be placed on the building and asked the applicants to avoid placing it along the side of the building where the Riverwalk is.

Peltier stated the placement will be on the backwall or on the roof. He shared a photo of the backside of the building to show where the two possible locations are.

Domenico stated that he is comfortable with an approval.

Weber suggested conditioning any approval tonight. He stated that he would like to see a revised Site Plan with those boundary lines accurately drawn, screening for the grease trap if it is to be outside, and the Franklin County approval to be finalized.

Motion to issue a negative declaration for purposes of SEQR by Weber, seconded by Cantwell-Jackson.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Pelletieri, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve Site Plan Review with the following conditions, 1) screening to be added pending placement of grease trap outside of building, 2) the Site Plan to be reviewed by village staff after accurate boundary lines are drawn, and 3) Franklin County 239-m approval, by Weber, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

H. Application of: Pendragon Theatre, Area Variance for setbacks, 56 Woodruff St.

Erik Sandblom, project engineer from SRA Engineers, addressed the Board with the preliminary Site Plan and described the reasoning for any variances sought tonight.

Rogers clarified that the zoning district of E-2 has a 0ft. front yard setback and this parcel has two front yards. He also stated that a corner of the lot shows where the existing building is encroaching on a neighboring property and would like to see the applicant provide final documentation on those agreements with the neighboring property prior to final review.

Motion to issue a negative declaration for purposes of SEQR by Pelletieri, seconded by Domenico.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to find the project in conformance with LWRP policy standards and conditions by Domenico, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

Motion to approve area variance for the parking in the front yards and front-yard setback of the building for both Woodruff St. and Church St. with the condition that Franklin County 239-m approval is received, by Domenico, seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, project approved.

I. Application of: Aubuchon Realty Co. Inc., Special Use Permit, 258 Broadway.

Domenico asked about exterior lighting and if this project will be Dark Sky compliant.

Mlodzianowski share the lighting plans with the Board which includes exterior building lighting and standalone lighting for the parking lot.

Domenico asked about the Keene St. side of the proposed building.

Sambuceti stated that with the garbage enclosure located on that side of the property, there will be slate fencing 6ft. high enclosing any receptables to provide complete screening. He stated that they can provide elevations and sightlines.

Domenico stated that will be good to get a visual of infrastructure that is to be placed on the roof and any potential screening.

Weber stated that the Site Plan, as presented tonight, is an improvement.

Jackson asked about the progress of moving forward tonight with the approval and conditioning that approval pending SWPPP review comments.

Glynn maintained that awaiting those comments from the review of the SWPPP and then moving forward in a timely manner is the recommended action.

Motion to table decision until SWPPP review has been completed, by Domenico seconded by Weber.

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, decision tabled.

III. OLD BUSINESS

IV. NEW BUSINESS

1) Future STR Review

Glynn addressed the Board about a plan to move forward with the review of pre-existing STR applications this spring.

V. ADJOURNMENT

Motion to adjourn the meeting by Domenico, seconded by Reilly.

Meeting was officially adjourned at 8:12pm.

Meeting Minutes prepared by Cassandra Van Cott, Administrative Assistant