

Town of Islesboro
Board of Appeals
MD 01-24 Hearing
April 2, 2025, 6:00 PM
Town Office Meeting Room

APPROVED
4/10/26

MINUTES

Members Present: Patrick O'Bannon, Tom Tutor, Susan West, Peter Willcox, Dylan Purington

Members Present via Zoom: Jon Kerr

Members Absent: Ben Dove

Others Present: David & Joan Losee, Attorney David Perkins, Attorney Bill Kelly, Kara Masters
Siekman, Terry Cowan, Amanda O'Bannon, Ken Smith, Bill Schoppe, Laura Staines Giardino,
Lisa Satchfield

Others Present via Zoom: Attorney Patrick Lyons, Tom & Glenda Dexter, Attorney Kristin Collins,
Town Manager Janet Anderson, CEO David Dyer, Todd Congdon, Dan Tutor, Elizabeth Hayden, Josh
Conover, Chloe Joule, Isabel Jackson

1. Call the Meeting to Order

- Chair Patrick O'Bannon called the meeting to order at 6:00 PM.

2. Procedure

- P. O'Bannon explained the order of the procedure. We have two appellants and one applicant. The burden of proof is on the appellants.
- The appellants will each have 20 minutes to present, the applicant will have 30 minutes. The appellants will have 5 minutes for a rebuttal. Then comments from the public will be heard, at 3 minutes each. All questions and comments go through the Chair.
- We are hearing appeals on a Planning Board decision, on an appellate basis under Chapter 125 Land Use and Chapter 45 Development Review.
- The Appeals Board may reverse the Planning Board decision only if that decision is found to be "contrary to specific provisions of the Ordinance or contrary to the facts presented." The Board will determine whether or not the Planning Board followed the Ordinance.
- Quorum established with all regular members in attendance.
- Appeal filed within the required deadlines.
- Required notices for the meeting have been given.
- The appeal is regarding the Losee application to create a subdivision off Marshall Cove Road, in part of the old Sunset Acres subdivision.
- No conflicts of interest on the Board of Appeals.
- The appellants have standing to appeal.

3. Appellant Tom Dexter

- Attorney Bill Kelly represented Tom Dexter. He stated he submitted his detailed materials, including the appeal application and brief. He pointed out a few issues.
- We start by looking at the Findings of Fact of the Planning Board. This is a 7-page document; the first three pages are a summary of things that happened during the process. The next four pages are the Findings of Fact. For each of the criteria under Chapter 45, there is an explanation of some evidence, and the actual finding of fact. The way this was created is problematic. There are only two forms of findings: "Standards have been

met” and “Not applicable.” If the Board does not reverse the Planning Board’s decision, when this gets to Superior Court, it’s going to come back down almost immediately because the record is not something the court can review. There are no findings of fact, which are specific statements from the record as to what was relied upon to meet criteria. Bill outlined in his materials where he thinks these failed.

- The second preliminary issue is there is a choke point of about 100 feet of land under the road that’s owned in fee by the Congdons and the Dexters. This is referenced in the materials. That section of road is also depicted on the prior Sunset Acres subdivision plan, and therefore the lots of the subdivision have the right to use that road. There’s a major flaw in the Planning Board approval: the Joan Corby lot (part of Losee’s Lot 3, formerly proposed Lot 4). The Planning Board failed to consider as a jurisdictional issue that you can’t approve a subdivision unless the applicant demonstrates that they own the land and they have the right to get out. Access over a right of way is important. The Planning Board cannot exercise jurisdiction without proof of access. They shouldn’t have heard the matter. Mr. Losee couldn’t prove he had access to 20 acres of Lot 3.
- There are private rights that can be exercised in a different court action, in terms of stopping people who own Lot 4 from going over the section of road that’s owned by Dexter and Congdon.
- This is a failure of the applicant to show legally cognizable interest. Any time a board exercises jurisdiction to review a permit, the applicant has to show Right, Title, and Interest. The ordinance requires this. It is appropriate for the Planning Board to look at the nature of the interest. The suggestion in the materials filed by the applicant that this is an issue for Superior Court is not true. The Planning Board should have looked at this to give the ticket to the Losees to play.
- When you have a subdivision road, and someone wants to hop on those rights for land that was not in the subdivision, that’s called a “surcharge” or an “overburden.” You can’t do this. This was not addressed at all in the Findings of Fact.
- This is the first time Bill has seen a subdivision where they don’t demonstrate how they get to a public road. Marshall Cove Road is private. There is no right of access to most of Lot 4 over Marshal Cove Road, and no right of access over Trim Lane. A lot has to get to a public road under the Ordinance.
- There’s a fatal flaw in Lot 3. It has a 50’ Right of Way that extends into the lot. It’s not a road, as required by the subdivision ordinance. In order to have frontage on a road, it has to be on a boundary. In the old Sunset Acres plan, there is a road, and land is conveyed abutting the road. In this case, the road is within Lot 3. Lot 3 does not have frontage on a 50” Right of Way. The driveway does not provide frontage.
- Lot 2 has the same problem. It does not have frontage on a road. A road has to stand alone, be improved, and provide access to all the other lots.
- The old Jones lot does not have legal access out.
- What was the old Sunset Acres subdivision now has its lots reconfigured. You can’t come up with a subdivision that amends the old subdivision unless all lot owners agree.
- There is a reference in the records to the fact that all other Ordinance requirements must be met for this project to be approved. The performance standards of Chapter 125 were not reviewed. So the Findings of Fact that should have been done were not applied.
- The subdivision ordinance isn’t written in such a way that you can just divide land and tell everyone later what you’re going to use it for. You need to identify that, and then use the criteria in the ordinance to review the impacts.

4. Appellant Kara Masters Siekman

- Terry Cowan represented Kara Siekman, who owns property on the corner of Marshall Cove Road and Trim Lane.
- Kara distributed handouts of smaller scale copies of some of the maps.
- The large map that is on display is an earlier draft with four lots, not the final plan.
- Terry submitted to the Planning Board during the process, and they are part of the record.
- Terry explained the concerns with Kara's land. There are serious concerns.
- The neighbors had a cooperative relationship at the outset, when surveys were being done. This has gone south. Mr. Losee and the Planning Board have not accepted our definition of the issues. If the Planning Board had been more responsive to abutter concerns, things would have gone more smoothly.
- The Planning Board cannot find wiggle room. It has to make definitive, firm decisions. The Board seemed to waive its duties on eight of the 13 Findings of Fact. They stated they were "not applicable," but didn't find any fact. Not being interested in solving the problem carried over into the antipathy that developed during the hearings. They didn't seem to be interested in neighborhood concerns.
- Kara and her then husband bought property (Lot7) in the Sunset Acres subdivision in the 1990s. In the early 1980s, when the Losees were getting ready to buy Lots 5 and 6, there was concern about what their access would be. Someone hired Jesse Rolerson to survey the neighborhood. He came up with a plan that showed the Lot 7 Road. In 1985, three members of the Select Board who were sitting as the Planning Board decided that the actual Right of Way that was in use was in a different location than was shown on the Sunset Acres plan. They decided that the Right of Way did not have a significant impact on land use. They moved the Right of Way within Lots 5 and 6. The Jesse Rolerson plan, however, also still showed the proposed road, which was important frontage for Kara's property as well as the Losees lots. Two months after the Jesse Rolerson's plan was accepted in the registry, the Losees bought their property. They used the western line of the proposed road as their eastern boundary. That was their frontage.
- Kara stated that the first lot she purchased was land-locked. Her frontage is the Right of Way that's in question. She referred to the current Town tax map. They have reverted back to the original Right of Way because her lot needs frontage.
- Terry stated that Kara has been struggling over the past several months trying to claim that this is still a proposed road. If it has been abandoned, she and the Losees each own half of it. That has never happened.
- The Losee plan shows a 25' Right of Way on Kara's property. This was for the exclusive use of the owner of the Olson's property, now called Camp Conundrum. This was given by the developer of Sunset Acres. In the 1987, the Congdons began using it.
- Kara stated she did not lose her back lane. She persisted for six days against adverse possession. The Losees do not have a right to cross Kara's land; only Julia Olson has an exclusive right to cross the land.
- Terry added that if Kara lost her access through the actions of the Losees, she is harmed by the plan. If Mr. Losee is going to claim that this Right of Way is a road that he owns, then Kara's frontage has moved on that road.

5. Applicant David & Joan Losee

- Attorney David Perkins represented the Losees.
- Based on the record, he sees a Planning Board that was very deliberate. They had multiple hearings, got input from attorneys throughout the proceeding, and came up with some good solutions for issues.
- The Losees bought three parcels over time, and the ultimate outcome is three parcels. And that happened with the guidance of the Planning Board.

- When the Losees first applied, they were asking for approval for three lots without including what became Lot 4. The Planning Board requested all the land included.
- When people started talking about the Title, Right, and Interest issue, nobody was disputing that Lots 1, 2, and 3 have access.
- You can't just come in and make arguments to the Planning Board that someone doesn't have Title. You have to submit deeds, title opinions, surveys, etc. That didn't.
- The Board's counsel ultimately recommended the applicant make Lots 3 and 4 one lot, because there was no dispute that Lot 3 had access. That was the Planning Board's elegant solution to not have to address whether part of the parcel had access.
- When this issue came up, Mr. Losee went back and got the deeds from a long-way back. These showed the express easements for all these lands.
- There were easements granted in the Corby to Chayes deed. That granted right-of-way to the Town road. Under Maine law, once a parcel has an easement, if you neglect to repeat that in the next deed, that parcel still has that easement.
- The Planning Board is not charged with litigating Right, Title, and Interest. The Planning Board is a gatekeeper, and they have to be satisfied that the Losees have the right to use these lots in the way that they are proposing, to break them up into lots for sale.
- The Losees presented their deeds, survey, and the express deeds that add the easements. Nobody responded by putting anything of a legal nature in front of the Planning Board to demonstrate their claims that there are no easements.
- When the applicant comes and has a survey, responds, provides the deeds that show historic access, and it's clear that Trim Lane and Marshall Cove Road have been used for many years, the Planning Board is entitled to say there's enough standing to proceed with the application. This was the right thing for the Board to do.
- There are a lot of facts being thrown around tonight. Those facts don't matter for the standard of review for tonight. What matters is the record. People can't come in with new facts, new arguments. They have to point to the record, and things they put in the record and presented to the Planning Board. The appellants bear the burden of proof.
- The area around Lot 7 Road and the travelled right-of-way is not what this is all about. These are the boundaries that the surveyor set. It doesn't affect whether the Losees are entitled to take the three lots that they acquired over time and to have them approved by the Planning Board for three lots once again. The Board did consider Right, Title, and Interest, and got it right.
- Regarding surcharge or overburden on Trim Lane and Marshall Cove Road and the "chokepoint," property is layers of rights. If someone owns 100 feet, and there's historic easement across there, that doesn't stop people from using it. What was historically three lots is going to become three lots again. If there will be three homes using that road, there's no evidence that that's overcharging the road. The Planning Board had good reason to not find that this very modest subdivision would be an overburden.
- Regarding the issue of changing the Sunset Acres subdivision, it's really not. The Losees have always owned the land next to their subdivision lot. Although they are breaking it up, the Sunset Acres subdivision is what it has always been.
- Mr. Kelly argued that the Board erred in approving property lines for lots and leaving the Planning Board to deal with future owners of those lots when they know what they want to do with them and get approval. The Planning Board accepted that. They were focused on approving the lots. They appropriately waived certain requirements (hydrants, technical capacity), because Mr. Losee didn't want to build houses. He only wanted three separate lots from what was naturally merged when he acquired three abutting lots.

- David Losee stated that the old Sunset Acres subdivision they bought into didn't have all the details of setbacks and other things. When they built their house, they went to the Planning Board and went through the permitting process.
- In dividing the old Lots 5 and 6, he wanted to add a little yard to it and made a better lot.
- Regarding the issue of the Trim Lane relocation, back in 1985 when they bought the land, his lawyer said the road was in the wrong place. It was existing as it's configured on the plan. Putting a road through the proposed right-of-way would have been difficult, as it is very steep ledge. By coming into the more usable land, you get a nice road. Common sense. David's lawyer went to the Planning Board (Select Board acting as the Planning Board) and got this looped road approved as part of the subdivision. Regarding the lot line on Siekman's property, he hired a surveyor to figure it out. The surveyor did his research and concluded that it is where it is on the plan.
- David knew there would be a challenge with the Corby land (Lot 4). He also knew that the deed existed regarding access. When Corby sold to Chayes, a deal had already been made with Ellis, Grinnell and Randlett to bring Trim Lane up to service the Corby property. As David Perkins stated, there's a statute that says they don't lose their access because of the sale. However, he didn't want the Corby land to be part of the three lots he proposed for the purpose of selling, and it was at first not included. The Planning Board didn't want that extra land hanging out there, and asked him to mark it as a fourth lot. The surveyor came back and did the pins and soil testing, and created Lot 4. The access issue still came up. The Planning Board's attorney suggested combining Lots 3 and 4, as Lot 3 obviously has access. David agreed to do that.
- We could cut out a piece to sell without creating a subdivision, and then five years later do it again. David thought that by going through the process with the Planning Board, he could learn something that he didn't know. He thought participation with Town officials was the right thing to do.
- If we were to build a modern condo community somewhere, we'd want to do the road standards, fire hydrants, etc. But this is a dirt road with a few houses. Let's use common sense. The Planning Board did a good job of applying common sense.
- David Losee is asking the Board of Appeals to reject these appeals and recognize that the Planning Board did a really good job. Their efforts should be honored.

6. Rebuttal—Kara Masters Siekman

- Kara thanked everyone for being here. She shared chronological maps of the Sunset Acres subdivision, going back to 1979. The pink boundary shows the original lots. With that ownership, we have rights to use all of the roads within that boundary. Subdivision rights of way do not go away. We also have a right to keep the bounds of the lots the same. If any changes are proposed, there must be a re-subdivision that involves all the owners of the subdivision agreeing, and all the abutters of the subdivision being invited to the hearings. That didn't happen.
- The Jesse Rolerson plan is an amendment to the subdivision. It is not a re-subdivision. An amendment cannot move the lot lines. Therefore, Kara's frontage remains. It has been returned to the tax maps.
- When Kara first purchased her land, she bought 5.5 acres, then 2 acres. The right-of-way in common is shared. No one person can claim it. Maine law says that if a road is not developed in 20 years, which happened in 2005, the land goes 25' to the center line to the abutters. This is stated in John Cunningham's letter. The Losees and Kara share the land under the right of way. Kara's 25' back road is cleanly on her property.

- Terry Cowan added that what is not in the record is a deed that shows that the Losees own that 50' strip. They don't have a deed for that.

7. Rebuttal—Tom Dexter

- Bill Kelly differs with David in terms of reviewing the record. There are deeds in the record. There's a multi-page letter from the Congdons with deeds attached that reference the issues. There is some confusion.
- The Chayes lot goes between the end of the Sunset Acres subdivision and the Joan Corby lot. Part of the confusion is that the Chayes lot was also referenced as the Carl Corby lot, not to be confused with the Joan Corby lot, which is most of Lot 4, as depicted on the draft. That deed to the Losees is in the record when he talks about the easements. The easements in question run from Lot 7, which was the end of the old subdivision road out, to serve Lots 5 and 6. There's no easement to get past the Frank Corby lot and the Chayes lot to get to the Joan Corby lot. That's in the record, and it doesn't describe it running out to the main road.
- There's a clarifying corrective deed which was issued by the Congdons and the Dexters to the Losees in 2023. It had to do with access over Trim Lane. It specifically says it served to clarify access to the Alice Chayes lot, which is depicted on the subdivision plan as the Carl Corby lot. They Alice Chayes lot should not be confused with the Joan Corby lot, which has no right of access over the road segment retained by the grantors. This is the 100' section. This deed was accepted by the Losees.

8. Rebuttal—David Losee

- David Perkins stated the deed that Bill Kelly just referred to is the deed done by the Dexters and recorded by the Dexters and it comes in the context that they claimed some land they didn't own, so it doesn't prove that there are no easements on this side.

9. Questions and Comments from the Public

- Todd Congdon stated that it seems Mr. Perkins didn't read the complete record. They had plenty of deeds to support the position that there's no access to the Corby lot.
- Todd added that the Planning Board went to the 4-lot plan vs. the 3-lot plan because there were 4 lots. They didn't recommend it as an idea to solve the problem, they just said that this is what Mr. Losee was applying for.
- The problems with access to the old Corby lot have been there from the beginning. Todd and Robynann have outlined their objections in two letters that are in the record.
- Attorney Kristin Collins spoke on behalf of the Planning Board. She advocated for the Planning Board process. What we're hearing tonight is basically a courtroom litigation of the quality of title under various legal documents, which neither the Planning Board nor the Board of Appeals is qualified to figure out. The law respects that. The law looks for when looking at the threshold issue of Right, Title, and Interest is having presented a document that on its face contains the rights that you need to do your project. We did have a deed on its face that contained the rights, at the very least, to access the lots as finally proposed. That is all that's necessary. Anything beyond that requires us to litigate this case, which is not appropriate.
- Kristin Collins added that the Planning Board did receive and respond to the issue of whether the easement stretched to the Corby lot. On her recommendation, if it didn't

matter to Mr. Losee, it made sense to combine Lots 3 and 4 into one single Lot 3, because there is access to at least some portion of that lot. What we're left with is a private question between the abutters. Does that mean that because you can access only a portion of Lot 3, that you can't access any of it? Or, have they overburdened the easement? We actually don't know where a home ultimately is going to go on this lot, if at all, and if it's on the portion with no issue of access, then there's no issue. This outside of the realm of what the Planning Board would do.

- Regarding whether the Findings of Fact are sufficient or not, they're not sufficient on any of the issues that have been raised in substance here tonight with the title issues and why the Planning Board found that access was there. Beyond that, she is not hearing any specific deficiencies that could have been more sussed out with more detailed findings, certainly not ones that were raised in front of the Planning Board as far as she knows.
- Kara Masters Siekman asked Attorney Collins if there was a reason a title search was not required with so many abutter questions about title. Kristin Collins replied that there was a deed that described access that meets the standard for Right, Title, and Interest as a *prima facie* matter. To require a title search suggests that there's going to be a title opinion. To require title opinion suggests that the Planning Board is now going to evaluate legal claims, which they do not do.
- Kara added that the Ordinance states the Planning Board may require a title search, and asked again why it wasn't required. Kristin replied that there were lawyers' letters in the record, and the applicant is an attorney himself.
- Chair Patrick O'Bannon stated that whether the Planning Board did or didn't require something is irrelevant right now. We're working with what the Planning Board issued, and whether that met the requirements of the Ordinance. We need to work with what we have on the table right now.
- Todd Congdon stated the deed from Joan Corby to the Losees contains no wording for a right-of-way to the Joan Corby lot.

10. Public part of meeting closed at 7:25pm.

11. Board Deliberation

- T. Tutor stated that while access to that lot is a pivotal issue, he doesn't think it matters to the Board of Appeals. It seems as if someone could own a piece of property south of that and meld it with these lots, and have even further access to Trim Lane. Even though that seems nonsensical, he thinks that's not grounds for us to accept the appeal.
- P. O'Bannon referred to Losee's final plot plan. He stated that when the ABC Company (Ray Ellis, Doug Grinnell, and Yeaton Randlett) bought the old Trim Farm, they bought more than what became Sunset Acres. They had the Losees' Lot 2 and the northern portion of Lot 3. They sold off some of it to the Corbys, and subdivided the rest into Sunset Acres. The deeds are pretty clear that the ABC company was saying they will provide a 50' right-of-way to that connects and gives access back out to Marshall Cove Road, which seems to show that they have right-of-way into Lot 3. The Board is looking at Lot 3, as that is what's on the subdivision plan. What happened with the moving of Trim Lane is not really relevant.
- T. Tutor asked if this plan substantially altered the Sunset Acres subdivision such that all members should have been part of the deliberation.

- P. O'Bannon stated that in 1967, ABC Company sold 21 acres to Carl and Joan Corby. The language in that deed said it "conveys a right of way from the lot to the town road over the road as it now exists to the point where the said existing road now terminates... continuing from the termination of said road to the above conveyed premises." P. O'Bannon believes that conveys a right of way to the northern end of what is now Lot 3. If you're not trying to subdivide Lot 3, it has access.
- T. Tutor asked about frontage requirements. P. O'Bannon stated the Ordinance requires 200' of frontage. Lot 3 has it along the north end. It carries through the deeds; it's not terminated.
- S. West stated she is not prepared to vote on this tonight. She would like to ask the attorney some questions and convene another day.
- Attorney Patrick Lyons (attorney for the Board of Appeals) stated that this is up to the Chair. The public portion is now closed. He is happy to answer questions. The Board can decide to table this and meet another time.
- S. West stated that there is so much complexity and confusion to this matter, that it behooves us to mull it over and get more info if we need it.
- Patrick Lyons stated that another public hearing is not necessary. The record is closed. No new evidence can be presented. The universe of information is confined to the record materials that were provided to the Planning Board, and the arguments that were presented tonight. The question is how to proceed to deliberate. The standard of review is that the Board of Appeals may reverse the decision of the Planning Board only upon a finding that the decision was contrary to the specific provisions of the Ordinance, or contrary to the facts presented to the Planning Board. This is a narrower scope of review than the Planning Board had. If any party appeals the Board's decision to Superior Court, it's not the Board of Appeal's decision that they will review, it's the Planning Board's decision. The Board doesn't need to go through a long process.
- S. West suggested the Board members get copies of the minutes of tonight's meeting, and then meet to discuss. We shouldn't rush it. There is no reason to finish this tonight.
- J. Kerr stated he spent a lot of time reading over the documents. After listening to the presentations tonight, he feels ready to deliberate and decide tonight. He doesn't feel the Planning Board acted in error. If there had been a road association that had evolved with the development of the property over time, we wouldn't be here now. He doesn't think the Planning Board made any errors.
- P. O'Bannon stated that someone brought up the deed from Congdon & Dexter to Losee that deals with the north section of Trim Lane, and that doesn't provide access to the Chayes lot. But the deed specifically provides access to everyone within Sunset Acres, with the language in the deeds about ABC Company extending the road south of Lot 7, it provides access that way. From his perspective, Lot 3 clearly has access to Marshall Cove Road. He feels prepared to make a decision tonight.
- T. Tutor asked about the reference in the Dexter appeal for Losee's deed, Book 4918, Page 285, specifically denying access to the Joan Corby lot. He is unclear on that section of land. P. O'Bannon stated it's the southern section of Lot 3. The Planning Board's lawyer says that if Lot 3 has access, the extended Lot 3 has access. Tom accepts that.
- T. Tutor asked about the application for the subdivision, item 15, the effect the activity will have on traffic. The answer is "none." Is that realistic? Is that issue about usage appropriately deferred until there is a building application? P. Lyons referred to the

applicant's reply brief, which noted the discretion of the Planning Board to waive or find non-applicable some provisions of the ordinance, as the applicant was not planning to develop the property. The Board's determination is whether the Planning Board's decision to find some requirements non-applicable was contrary to the Ordinance. The applicants assert that the Ordinance provides the Planning Board the authority to do that.

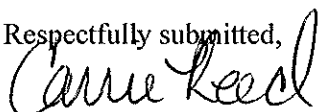
- S. West is concerned about what will happen with the lots and if there will be problems down the line because of the issues that have been raised by the people who object to this. Will this be a legal mess for people who buy the property and will want to develop it? Does this just delay a bigger mess later on. P. Lyons stated that it appears that the Planning Board's determination was that if anyone wants to develop these lots, they have to come back to the town and satisfy any applicable standards. Right now, the Planning Board determined that they are not applicable. The legal issue of the easements and Right, Title and Interest is not in the purview of the Planning Board or the Board of Appeals. *Prima Facie* with deeds was determined to be sufficient for the Planning Board. Is there any evidence that shows something contrary?
- T. Tutor asked about the issue of whether the other members of the Sunset Acres subdivision should have been included. It seems that the Planning Board has the responsibility to do that correctly. Should the Planning Board have sought out input from the other subdivision members? It is described in the Land Use Ordinance (but couldn't find where). P. Lyons answered that from what was presented by the applicant, no lot was changed significantly. The lots that were part of the subdivision remain the same, and then there's an additional lot that wasn't part of the subdivision, but it's not a change to the Sunset Acres subdivision. You can only overturn the Planning Board's decision if you can find it was contrary to the Ordinance. You have to be able to point to the Ordinance.
- P. Lyons stated that if the Board decides to defer the decision to another night, they could ask that the parties could submit proposed findings and conclusions. This could help the Board understand exactly what the arguments are and where in the Ordinance they say it supports or doesn't support the Planning Board's decision. The Board will have to issue a written decision. The proposals will help the Board review the information and come to a decision.

MOTION BY S. West, seconded by P. Willcox, to request the applicant and appellants to submit proposed findings and conclusions, with a deadline of April 11th. No discussion. Roll Call. Motion passed, 5 yes, 0 no.

12. Adjourn

MOTION BY P. Willcox, seconded by S. West, to adjourn meeting at 8:07 PM. No discussion. Motion passed, 5 yes, 0 no.

Respectfully submitted,



Carrie Reed

