

Town Council Meeting Agenda

Minutes

January 27, 2020

Chair Kuhn called the meeting to order at 6:00 pm

Roll Call

All Councilors were present and answering roll call.

Item 1 Order to go into Executive Session pursuant to the Laws of Maine to discuss and consider the acquisition of real estate rights, pursuant to 1 M.R.S.A. § 405 (6) (C).

Councilor Asherman moved the order; Councilor Hemphill seconded.

The motion carried unanimously.

The Council entered executive session at 6:05 pm.

The Council returned from executive session at 7:11 pm.

Pledge of Allegiance

Chair Kuhn led those present in the Pledge of Allegiance.

Item 2 Public Forum

Chair Kuhn opened the public forum.

John Winslow of 253 Gray Road expressed concern that an email that Chair Kuhn received during the January 13 Council meeting was not included in the public record. He felt that the Council should refrain from checking emails and text messages during Council meetings.

Lee Hanchett of 21 Stone Ridge Road expressed concern that the Planning Board's preliminary approval of Homestead Farms was not included in the Falmouth Focus. He felt that the zoning and the overlay were in contradiction regarding permitted uses. He listed issues of concern that the Planning Board did not consider.

Chair Kuhn closed the public forum.

Chair Kuhn thought it was a good suggestion to include significant Planning Board developments in the Falmouth Focus. Mr. Poore agreed. He added that Board of Zoning Appeals updates should also be included. He said that residents were welcome to provide feedback on the Falmouth Focus via email or phone.

Item 3 (Consent Agenda)

- **Order to approve the minutes of the December 9, 2019 Town Council Meeting.**
- **Order to approve the minutes of the January 13, 2020 Town Council Special Meeting.**

Councilor Trickett moved the order; Councilor Johnson seconded.

Chair Kuhn opened the public comment period; there was no public comment.

The motion carried unanimously.

Item 4 Report from staff, Council committees, and Council liaisons regarding updates on assignments and projects.

Councilor Cahan said that the Falmouth, Cumberland, and Yarmouth Home Energy Fair was a success.

Councilor Hemphill provided a reminder about the ecomaine 2020 eco-Excellence awards. Nominations will be accepted until January 31 at 5:00 pm. ecomaine is holding an event in Scarborough, “Know Before You Throw” the morning of January 30. It will be a recap of the summer internship program.

Chair Kuhn said that public forum on short-term rentals has been scheduled for February 6 at 7 pm at Town Hall in the Council Chambers.

Mr. Poore provided a reminder that there will be a special meeting of the Council on February 3. He reviewed the anticipated agenda items.

Item 5 Report from the Appointment Committee and order regarding various vacancies on Boards and Committees.

Councilor Hemphill reviewed the Appointment Committee’s recommendation. He noted a correction that Peter Kenlan and David Sinnett were being recommended for reappointment as Planning Board-Regular Members. Richard Jordan had been inadvertently listed on the recommendation and order.

Councilor Asherman moved the order with the correction noted by Councilor Hemphill; Councilor Cahan seconded.

Chair Kuhn opened the public comment period; there was no public comment.

Motion carried unanimously.

Item 6 Order to purchase real estate and to authorize the town manager to execute the transfer of the same.

Amanda Stearns said that the Council approved an order to accept a donation of land at the November 25, 2019 meeting but legal review determined that the conservatorship that holds the property does not allow the property to be donated. The order in front of the Council is to authorize the expenditure of \$600 which is the number that the heirs suggested. The funds authorized in the previous order for legal and closing costs would still be in effect.

Councilor Hemphill moved the order; Councilor Johnson seconded.

Chair Kuhn opened the public comment period; there was no public comment.

Councilor Hemphill expressed support for the Town to acquire the property.

The motion carried unanimously.

Item 7 Order to rescind Order 60-2020, approved at the November 25, 2019 Council meeting, to transfer \$65,000 from the Street Improvement CIP Fund to the Public Works Vehicle CIP Fund.

Mr. Poore said that staff found a way to handle the funding need internally without a supplemental appropriation from the Council. \$17,000 will be transferred from the General Fund Contingency Account and the purchase of a replacement vehicle for the Town Engineer will be deferred to the next budget cycle.

Councilor Trickett moved the order; Councilor De Lima seconded.

Chair Kuhn opened the public comment period; there was no public comment.

The motion carried unanimously.

Item 8 Re-introduction of an Ordinance for Pesticide and Fertilizer Regulations.

Councilor Cahan reviewed the changes between the original version of the proposed ordinance and the version that was being re-introduced at the meeting.

Councilor Asherman felt that the revised proposed ordinance reflects almost all the public input received at the public hearing.

The Council discussed the schedule for moving the ordinance forward. The public hearing would be held on February 24 and the vote on the ordinance and resolution would be at the March 9 meeting.

Councilor Trickett said that the Ordinance Committee did a great job of incorporating the feedback received at the public hearing. He felt that the fertilizer requirements might pose the most burden on the commercial applicators. Councilor Cahan said that Kimberly Darling, Energy and Sustainability Coordinator, and Nancy Lightbody, Conservation Commission Chair, planned to continue outreaching the businesses and that Ms. Darling intended to make the reporting process as easy for the applicators as possible. Councilor Trickett asked about the comments from the public hearing regarding establishing a baseline for testing. He asked about conducting initial year water testing. Councilor Asherman said he was under the impression that a lot of the baseline work is already being done by other organizations. Ms. Darling said Friends of Casco Bay and the Casco Bay Estuary Partnership have a lot of information on this. She said that water quality testing is expensive. She will look into how testing would work and costs. Councilor Asherman said that it would be important to consult other organizations to avoid duplication of work. Chair Kuhn supported conducting initial data collection as she felt that testing was one of the advantages of doing the reporting step first. Councilor Cahan said that she heard that the Council was requesting more information at the next meeting about what it would take to make the testing happen.

The public hearing was scheduled for the February 24 meeting.

Item 9 Presentation and discussion on Falmouth Fire-EMS Department current and past staffing structure and pending staffing study.

Howard Rice, Fire Chief, delivered the presentation. He reviewed the history and current status of Falmouth Fire-EMS. He discussed the staffing study process. He reviewed the 5 challenges facing the Department, 1) call volume has increased significantly, 2) availability of call members has decreased, 3) adequate numbers of members are needed to respond, 4) EMS protocols have changed, 5) on-duty staff perform many other important duties. Call volume has increase from 1,637 in 2011 to 2,216 in 2020. Chief Rice discussed average response times for each apparatus and when apparatuses were called to the scene but did not respond. Mr.

Poore asked for clarification on the status of engine 3 and tower 1. Chief Rice said that Station 3, where engine 3 was located, was closed several years ago. There is no tower 1. He discussed decreases in average crew size. He reviewed the decrease in active call members. The Department is still having success with recruiting new call members but has had difficulty with retention due to employment relocations and other commitments. In the past 10 years, 29 active fire-fighters/EMTs have obtained new fulltime fire-EMS jobs. He discussed changes in the paid staff versus call staff response rates. He discussed how paid staff cannot complete the jobs they were hired to do if they are always responding to calls. He discussed the National Fire Protection Agency's standard for how many members should respond to calls and the OSHA two in two out rule. He described how changes in EMS protocols have been effective but require members to spend increased amounts of time on calls. He also described the Department's community outreach efforts and membership drives. He reviewed a timeline describing changes in the Department's total full-time equivalent numbers.

Councilor Asherman asked about reciprocal agreements with other towns. Chief Rice described Falmouth Fire-EMS' mutual aid and automatic aid agreements with surrounding towns' departments. He said that surrounding towns except for Portland are in similar staffing situations as Falmouth. He felt that because of this the agreements work well for larger incidents but are challenging for day-to-day situations.

Chair Kuhn asked if the challenges around recruiting and retention were statewide? Chief Rice said that they were nationwide.

Councilor Trickett asked if he was correct in stating that there has not been much growth in fire and smoke calls in the last nine years? Chief Rice said that was correct; fires are down everywhere. Councilor Trickett asked if the growth was driven largely by EMS and fire alarms. Chief Rice said that was correct. Councilor Trickett asked why call volume was projected to continue to increase so much faster than population growth. Chief Rice said the projections were calculated based on a 20-year run rate. He said that medical alarms and lift assists have increased as well as unique calls. He said it is hard to predict future changes in Fire-EMS that could impact call volume. Councilor Trickett asked if the Department was starting to see returns on investment from fire alarm and extinguisher testing in terms of fewer false alarms. Chief Rice said that he thought that the Department would see returns on investment but that it will take some time.

Councilor Hemphill said that he is impressed by how well the Fire-EMS Department works to keep residents safe. He hoped that going forward the Council could identify a better situation for the Department.

Council Cahan asked what the pool would be like for hiring full-time staff. Chief Rice said it would be a challenge but he felt that the Department is attractive and hoped that having full-time positions would help with retention. He was confident that the Department would get people, but it might take some time to reach the full amount needed.

Chair Kuhn asked if the Department is competitive at recruiting at its current compensation levels. Chief Rice said yes. Falmouth pays at the top tier for part-time employees. He did not think that the Town loses people due to compensation. Losses are largely due to moves.

Councilor De Lima thanked Chief Rice for his presentation. She said that the points that stood out to her were the decreasing average crew size and the call response times. She felt that this is money that the Council has no choice but to figure out a way to accommodate. Chief Rice said that the Department has been committed to keeping the call model as long as it can. Mr. Poore added that when Chief Rice was hired, it was important for the hiring committee to hire someone with a combination department background. The Town's goal was to defer having to switch to a full-time department for as long as possible. He felt that the staffing timeline showed the evolution of small fixes. He said that when the administrative assistant was hired originally it was also a call position. Since that time, the Department has only added two more people during

the day. The staffing study presentation is expected at the February 10 Council meeting. Chair Kuhn added that an opportunity for public comment will be scheduled after the staffing study presentation.

Item 10 Workshop discussion regarding accepting Alpine Drive and Sylvan Drive as public streets. The Workshop will include a presentation on the street acceptance process.

Nathan Poore, Town Manager, delivered a presentation on the street acceptance process. He described the history of the street acceptance process. He reviewed the ordinance and Street Connectivity Policy. He also reviewed the application process. He reviewed the street connectivity policy and examples of connectivity. He discussed the Council review criteria.

Mr. Poore said that there had already been an extensive staff review and legal review. He said that there were a handful of items that could be easily resolved. Staff meet a few weeks ago and decided that connectivity was not clear. Staff agreed, before Town and neighborhood money was spent to resolve the final items, to find out whether the Council was ok with the connectivity that the neighborhood was proposing.

Ralph Sama, developer of the property, said that he and his wife purchased the property in the early 1990s. The property is around 70 acres. Most of the property is on the south side of the CMP easement and six or seven acres is on the other side. They were accepted for a 10-lot subdivision, Alpine Woods, in the early 2000s. Nine of the ten lots are now occupied and there are two roads in the subdivision, Alpine Drive and Sylvan Drive. A large portion of the property has not been developed. The neighborhood is unified in wanting the Town to accept Alpine Drive and Sylvan Drive as public streets. He felt that several factors had changed in the neighborhood's favor over the years. He said that when the subdivision was approved the issue of connectivity was just beginning to be discussed. The subdivision is connected to Bowdoin Drive, a paper street. There is also a walking path abutting the old Hurricane Road. There is a trail that runs along Hurricane Road that the subdivision will deed to the Town. Additionally, Mr. Sama and his wife are willing to offer a 20-foot easement on the other side of the CMP corridor that would serve to get the pedestrian easement closer to town property.

Chair Kuhn asked about the feasibility of the Bowdoin Drive paper street for either road access or a trail. Mr. Sama said that the easement could be used for a trail although the property is steep. He did not know the status of the Bowdoin Drive approval. He thought vehicular connectivity was possible, but it would be unpopular with residents.

Councilor De Lima asked where one would park to access the 20-foot pedestrian easement. Mr. Sama said that people are currently parking in the cul-de-sac. Councilor De Lima asked if there was room for a few cars. Mr. Sama said yes. It could become an issue if the number of cars increased to more than a few. Councilor Trickett asked if a parking area could be created in the cul-de-sac. Mr. Sama said it could be looked at. Councilor Johnson said it sounded like there were cars already parking there. He said that the neighbors he has met with would be ok with people parking in the cul-de-sac to access the trails.

Rebecca Hatfield of 20 Alpine Drive delivered a presentation. She said that all the residents of the neighborhood were in attendance. She said that Alpine Woods was identified as a designated residential growth area in the 2013 comprehensive plan. She discussed accessibility. Alpine Woods is one of two neighborhoods off Winn Road with existing sidewalks. She described trail connectivity. There are over three miles of trails in the neighborhood which are heavily used by the public. She said that the neighborhood has naturally become a public thru way. She felt that Ms. Sama offering the easement would allow permanent trail connectivity. She said that she does not mind people parking around her house to use the trails. She feels that it shows community connection.

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Councilor Asherman asked if there is a paper street on Bowdoin? Mr. Sama said that he believed yes. The Councilors said that they would like to know that information. Council Asherman asked how old the roads are. Mr. Sama said that the roads were built in 2003 or 2004 but were not finished until 2015 or 2016. Mr. Sama said that the roads are in very good shape.

Councilor Hemphill appreciated the neighbors' openness to allowing residents to use the trails. He said that thru connectivity is the goal.

Councilor Trickett felt that the Town has an interest in preserving and formalizing access to the trail network. He wanted more information regarding the added financial and public services burden of taking on a small subdivision.

Chair Kuhn asked about why the other issues were not put before the Council. Mr. Poore said because he and Jay Reynolds, Public Works Director, are confident that they will work through the other issues. Chair Kuhn asked if the staff recommendation included an evaluation of additional costs? Mr. Poore said it did not. He said were the Council to accept Alpine Drive and Sylvan Drive as well as Cavendish Way, Paddock Way, and Killarney Road (pending applications) it would not be enough mileage to require an additional plow truck driver but if the Council continues to accept streets over the next several years staff will need to be added.

Councilor Trickett asked if there was any issue regarding sidewalk maintenance. Mr. Poore said he has not yet spoken with Mr. Reynolds about the prioritization of plowing the sidewalks. He thought that the neighborhood sidewalks would be the lowest tier. He asked Mr. Sama if the neighborhood currently plows the sidewalks during the winter. Mr. Sama said no. Mr. Poore said he would ask Mr. Reynolds whether the Town would maintain a neighborhood sidewalk like this. Councilor Asherman said he would like to know if the Town was required to. Mr. Sama said that he included current plowing costs in the documents he submitted.

Chair Kuhn asked about the total length of these two streets is? Mr. Sama said approximately 1,750 to 2,000 feet.

Councilor Cahan was interested in hearing more about how the Town handles sidewalks at a future meeting.

Councilor Trickett asked if it would be an option to accept the street but accept only an easement on the sidewalk so that the public would have a permanent right to use the sidewalk, but the neighborhood would continue to be responsible for maintaining it. Mr. Poore said that he had never heard of splitting it like that. The Council could accept a public easement rather than the right-of-way street acceptance. The Town would have the right but not the obligation to maintain.

Chair Kuhn said the Council had some questions such as clarifying access from the Bowdoin Drive trail, the possibility of creating parking, and general questions about what it would mean in terms of cost. Mr. Poore asked if the answers to these questions are readily available, if the Council would be willing to continue the discussion at the February 3 meeting. Chair Kuhn said that would be great if possible.

Councilor Johnson did not think that a parking lot was requisite. The road is wide, and the neighborhood is close to Community Park.

Councilor Asherman asked if the street became a public street whether the school buses would be required to go down it. Mr. Poore said yes. The buses currently stop at Winn Road.

Chair Kuhn said it would be helpful to have some ideas for the parking presented at the next meeting. Councilor De Lima agreed.

Ms. Hatfield added that there is a significant amount of parallel parking in the neighborhood.

Item 11 Order to authorize the Town Manager to enter into a license agreement regarding use of town property to install and maintain certain site improvements which were approved by the Falmouth Planning Board on January 7, 2020, including stairs, underdrain system, rip rap, and a temporary/seasonal dock. The Town Manager shall be authorized to sign and deliver the license agreement, substantially in the form presented, with such minor revisions as the Town Manager and Town legal counsel shall approve, upon the Licensee's reimbursement of all Town attorney fees associated with the preparation, finalization and recording of this license agreement.

Ethan Croce, Community Development Director, said that the Bennetts own property on Carroll Street. Their property and four other properties on the street are separated from the oceanfront by town owned land that was acquired decades ago for the installation of a sewer line. All the properties along Carroll Street have come before the Planning Board to stabilize the shoreline which is eroding. Any semi-permanent or permanent site improvements proposed on Town property require approval by the Town Council. For two neighboring properties, the Town entered into a revocable license agreement that allows the property owners the ability to install improvements which the Town can remove anytime with or without cause. The license agreement is a one-year term with successive one-year automatic renewals. The one piece that is unique to this application is that there is a small piece of pre-existing patio that partially lies on Town property that the property owners are looking to maintain.

Councilor Asherman asked if there were any potential negative impacts to the shoreline. Mr. Croce said no. Pete Clarke, Wastewater Superintendent, reviewed the application and the applicant worked with Mr. Clarke to redesign the property to address his concerns. Mr. Poore added that shoring up the property is better for the sewer line.

Councilor Hemphill asked if the neighboring properties had built stairs. Mr. Croce said yes. The three adjacent properties to the south have some sort of formalized access to the water; similar appearance and function.

Councilor Trickett asked if there was an existing stairway. Mr. Croce said no. Councilor Trickett asked if there was an existing dock. Matt Bennett, the homeowner, said that they realized the extent of the erosion after moving in. He said that the priority is to stabilize the bank. There is currently no dock there. It is so eroded at the end of the path that it is necessary to use a ladder to access the shoreline.

Councilor Trickett asked about the license fee. Mr. Croce said that the license fee amount is at the discretion of the Council. The past two license agreements have had a \$200 fee that was used to offset town attorney expenses. Mr. Poore said that the applicant has put money in an escrow account for legal fees. Mr. Croce said that the agreement has been drafted so that all the legal fees must be paid before the Town delivers the license agreement.

Councilor Johnson asked about the cause of the erosion? Mr. Poore said that a lot of the erosion in Falmouth is caused by the groundwater. Councilor Johnson asked if some of the repairs would occur on Town land but at the expense of the homeowner. Mr. Poore said that was correct. Councilor Johnson expressed concern

about maintaining the existing patio on Town land. Mr. Bennett said that 40 square feet is a tiny fraction. By folding it in all the necessary legal protections are now included. Mr. Bennett said the patio is blue stone that is sitting on grass.

Mr. Poore asked if the patio is in the shoreland zone and if it would be permissible where it is located. Mr. Croce said that at the time of installation the patio would not have required a permit. If it were installed today it would require a permit due to regulations that have changed in the past 15 years. Councilor Trickett agreed with Councilor Johnson's concerns regarding the patio. He said that the homeowner could purchase the piece of land or the Town could charge a license fee to maintain what is there.

Councilor Cahan asked if the public would be able to access the patio if they came from the waterfront. Councilor Asherman asked if there was public access to it. Mr. Croce said there is no formalized access. There is a 20-foot wide strip of Town land that connects to Carroll Street, but it is not advertised as public access. There is access by water, however, it is muddy at low tide. Mr. Bennett said that the work he plans to do will all be on Town land. He said that he never sees people walking along the shore because it is so muddy. Councilor Hemphill did not think it was likely that the public would use the patio. Councilor Cahan said that she did not see a problem with the landowner maintaining the existing patio because it is pre-existing, and it is technically accessible to the public.

Councilor De Lima said that the town benefit is that the improvements will address the erosion problem. She pointed out that the license is revocable after one year and that the patio is pre-existing.

Councilor Johnson said that he had not realized that the Town owned land extended as far as it does in both directions. He felt that most residents probably do not realize that the shorefront is town owned land. Chair Kuhn said that the sewer lines run all over the Foreside.

Councilor Asherman noted the benefit to the Town of preventing further erosion.

Chair Kuhn said she was hearing consensus that the value to the town in shoring up the landscape is a sufficient public benefit to grant the license. A remaining question was whether the Town should require payment for the patio. Councilor Cahan felt that the benefit of shoring up the shoreline far outweighs a license fee.

Councilor Trickett asked if the sewer line was in use? Mr. Poore said yes. It is running parallel to the water. Councilor Trickett supported issuing the license but felt that there should be a license fee. He asked if the Town will be involved on an ongoing basis to make sure that the project is done in a way that benefits the Town. Mr. Poore said that he believed that the Wastewater Department inspects this line on an annual basis. Chair Kuhn said that the Planning Board supported the project which suggested to her that it would be done in a sufficient manner to meet the goal of supporting the sewer and shoring up the embankment.

Councilor Johnson asked if a similar situation existed with erosion further south down Carroll Street and whether anything was being done by those homeowners to repair it. Mr. Croce said yes, over the last fifteen years all the properties from the Bennett property down to Hammond Road have done stabilization work.

Chair Kuhn asked what the historical license fee has been for the neighboring properties. Mr. Croce said that effort of undertaking shoreline stabilization does not require Council approval but installing structures over a property does require Council approval. Only two of those homeowners have required license agreements with the Town. With both of those agreements it was a onetime fee to pay for legal costs. Mr. Poore said that

when that sewer line needs to be replaced it will be a major excavation project so it will be the same cost regardless.

Chair Kuhn felt that the proposed plan is consistent with the way at least two neighbors have proceeded so adding additional requirements now would be an additional burden for this homeowner. Councilor Trickett said that he was not opposed to granting the license but felt that it was different from what the other neighbors did. The patio was the biggest issue for him. He desired to charge a license fee. Councilor De Lima said that she did not see this as giving away rights to this land. The Council would be permitting a use that is currently in place. She did not think that the Town charged license fees for the neighboring landowners outside of covering costs. Chair Kuhn said that the difference was just the patio. Councilor De Lima said that she did not see a difference in a stairway and a patio as they are both structures on Town land. If a problem arises the Town can revoke the license. Councilor Asherman said that the square footage of the stairs would be much larger than the patio. Councilor Hemphill agreed with Councilor De Lima's comments. Councilor Cahan said that allowing the patio and dock to be there would allow the Town to have more eyes on its land as the homeowner would notice future issues.

Councilor Asherman moved the order; Councilor De Lima seconded.

Chair Kuhn opened the public comment period; there was no public comment.

The motion carried 5-2. Councilors Trickett and Johnson opposed.

Item 12 Concept discussion on the Community Development Committee's recommendations for ordinance amendments related to kennels.

Councilor Cahan said that the Council was approached by a doggy daycare and overnight boarding business in the Falmouth Shopping Center area that wanted to expand. She read the Town's current kennel definition. The Community Development Committee (CDC) reviewed the state requirements for kennels and was satisfied about the thoroughness of the protections for animals under the state law. CDC invited the kennel, doggy daycare, and dog salon owners to offer their thoughts. CDC learned that there are a lot of dog owners in town and that the current kennel facilities are highly used. She said it seemed like an expansion outside of the Farm and Forest District would benefit residents. CDC's opinion is that the Town should expand the allowance of where kennels should go but also include doggy daycares under the kennel umbrella. She said that CDC discussed allowing kennels in VC1, VC2, MUC, the Gray Road Special District, and the West Falmouth Crossing Master Plan Development District but did not have full agreement. CDC is seeking Council guidance on how and where it would like to go with kennels.

Councilor De Lima felt that tying this in with the comprehensive plan made sense. She asked if there was a pressing need to decide on the VC1 and VC2 areas in advance of the comprehensive plan update. Councilor Cahan said that there is a business that is flourishing and would like to be able to expand the number of dogs that it can board. She felt that it was an appropriate use in those districts especially if it is reviewed as a conditional use. Councilor Trickett expressed concern that the existing business in VC1 is essentially an unregulated kennel. He felt that there is an urgency to regulate kennels in a way that mirrors the state kennel regulation. He said that there is a fair amount of demand for this. He felt that VC1 and VC2 were the natural first step. He expressed concern that it would be harder to make changes once people started opening businesses. If it works in VC1 and VC2 then it could be expanded to other zones during the comprehensive plan update. Councilor Johnson supported expanding to all the zones that Council Cahan mentioned. Councilor Asherman agreed that all five zones made sense. He felt it was important to get the kennels regulated. He did not envision dog kennels as being a big piece of the comprehensive plan process.

Councilor Cahan said that CDC considered how kennels have evolved. They have a much more manicured aesthetic than traditional kennels. She said that CDC considered whether the Town should limit outdoor use and decided to make that part of the conditional use permit evaluation.

Chair Kuhn reminded the audience that the Council is simply providing guidance on what kind of draft should be developed; no final decisions were being made. She supported starting out with the broader zoning because it is where a lot of people live and work. Councilor De Lima said she was ok with the broader zoning. She asked if there were any health concerns with having kennels located near food establishments. Councilor Cahan said kennels are heavily regulated for cleanliness. Councilor Hemphill supported the broader zoning.

Adjourn

Councilor Hemphill moved the order; Councilor Cahan seconded.

The motion carried unanimously.

The meeting adjourned at 10:40 pm.

Respectfully submitted,

Marguerite Fleming
Recording Secretary