A regular meeting of the Town of Cochecton was held on August 10, 2016 at 7:00 PM at the Cochecton Town Hall to hold a Public Hearing.
The following members present:

Supervisor Gary Maas
Councilperson Anna Story
Councilperson Sean Nearing
Councilperson Paul Salzberg
Councilperson Edwin Grund
Deputy Town Clerk Margaret Richardson

MOTION: On motion by Councilperson Grund, seconded by Councilperson Story, the following motion was to open the Public Hearing at 7:02PM.

APPROVED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

Deputy Town Clerk, Margaret Richardson read the Legal Notice published in the Sullivan County Democrat on Friday, July 29, 2016:

PUBLIC HEARING
PLEASE TAKE NOTICE that the Town Board of the Town of Cochecton, Sullivan County, NY will hold a Public Hearing at the Town Hall, 74 Smales Road, Lake Huntington, Sullivan County , NY on the 1`0th day of August, 2016 at 7:00PM for the purpose of considering an order directing removal and cleanup of debris of a manufactured home located at 46 Stony Road, and more particularly described as Section 13A, Block 1, Lot 43.13 because of roof system collapse, broken windows and doors and debris piles and ordering said removal, if not performed by the owner thereof to be assessed against the land in the same manner as a general Town Tax.

BY ORDER OF
COCHECTON TOWN BOARD
Hollye Schulman, Town Clerk
Dated: July 13, 2016

- CEO, Gregg Semenetz reported that he posted the legal notice on the house door located on SBL 13A.-1-43.13.
- Town Attorney, Karen Mannino reported that the owner had been served by certified and First Class Mail. They were directed to respond by August 10, 2016. They must let the Town Board know if they intend to either commence removal of debris and demolished manufactured home within 30 days, (an additional 5 days may be added to make up for mail delivery time), plus total cleanup completed in 60 days.
- The Board is agreeable to take this up at the next Town Board meeting on Wednesday, September 14, 2016. If the owner has not made a commitment or commenced cleanup, the Town Board will proceed to advertise for bids to perform demolition, removal and cleanup of said property.

MOTION: On motion by Councilperson Grund, seconded by Councilperson Salzberg, the Public Hearing is closed at 7:30PM.

APPROVED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

Mike Preis, Inc. insurance representative, **David W. Bodenstein** presented to the Town Board the 2016 Insurance Proposal for the Town of Cochecton and Lake Huntington Sewer District.

Supervisor Gary Maas opened the meeting with a pledge to the flag at 7:35PM.

OTHERS PRESENT:
Kevin Esselman –HWY Superintendent
Karen Mannino –Attorney
Gregg Semenetz –CEO
Town Clerk - absent.
Larry Richardson – UDC, UDSB and Co-chair for the Sullivan County Charter Commission
Mike Attianese – President of Cochecton Ambulance Corps.
Joe Manaseri – Planning Board Member

MOTION: On motion by Councilperson Grund, seconded by Councilperson Nearing, the Town Board has formally directed property owner of Section 13A, Block 1, Lot 43.13 to commence removal of debris and demolished manufactured home within 30 days, (an additional 5 days may be added to make up for mail delivery time), plus total cleanup completed in 60 days. If this is not performed by the owner, a Public Notice will be published in the *Sullivan County Democrat* advertising for bids for removal and cleanup of property, thereof to be assessed against the land in the same manner as a general Town Tax.

ADOPTED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

Deputy Town Clerk, Richardson read the Legal Notice to Bidders for the delivered price for ice control sand published in the Sullivan County Democrat on Friday, July 29, 2016:

LEGAL NOTICE TO BIDDERS
PLEASE TAKE NOTICE that the Town Board of the Town of Cochecton, Sullivan County, NY will receive sealed bids for the delivered price for ice control sand to the Town Highway Garage in Lake Huntington, New York, from September 1, 2016 through August 31, 2017, as required. The ice control sand must be natural brown sand and must meet Sullivan County minimum requirements, all as fully described in Bid Specifications available from the Town of Cochecton Highway Superintendent and delivered to Cochecton Highway Garage. Each bidder must present documentation of Sullivan County specifications and analysis report on product to be delivered.

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Legal Notice to Bidders continued:

Bids will be accepted until 3:00 p.m. on August 9, 2016 and they will be opened at 7:30 p.m., August 10, 2016 at the regular Town Board meeting at the Town Hall located at 74 Smales Rd., Lake Huntington, NY 12752.
Bids must be submitted in a sealed envelope marked "sand bid" addressed to Hollye Schulman, Town Clerk, Town of Cochecton, P.O. Box 295, Lake Huntington, NY 12752 and must bear on the face thereof the name and address or the bidder.
No bid may be withdrawn within 30 days from the date of the bid opening.
The contract will be awarded to the lowest responsible bidder at or after the regular Town Board meeting on August 10, 2016. In the case two or more responsible bidders submit identical bids as to price the town board may award the contract to any such bidder.
The right is reserved to reject any and all bids.
The attention of the bidders Is particularly called to the non-collusive bid certification, which must be provided, pursuant to Sec. 103-D of the General Municipal Law and that section 103-A of the General Municipal Law, is hereby considered to be part of any contract to purchase which may be entered into and proof of NYS Workers' Compensation coverage is hereby considered to be part of any contract to purchase which may be entered into.
Further information and complete bid specifications are available by contacting Highway Superintendent, Kevin Esselman at 845/932-8737.
BY ORDER OF
TOWN BOARD
TOWN OF COCHECTON
Hollye Schulman, Town Clerk
Dated 7/25/2016

BID OPENING FOR ICE CONTROL SAND:

There were two (2) bids submitted and the Deputy Clerk read them in the order they were received:

1. R & H Gorr – Excavating & Trucking: $ 12.97 Per Ton Delivered
2. Deckelman Trucking: $ 13.82 Per Ton Delivered

The Town Board will award Ice Control Sand Bid after Highway Superintendent finds out from the Bidders where they will be getting their ice control sand from.

RESOLUTION # 44
J. Hughson Excavating Inc. Invoice $ 5,350.00
On motion of Councilperson Nearing, seconded by Councilperson Salzberg, the following resolution was to approve payment of $5,350.00 for removal of 55 yards of garbage and cleanup of property SBL 15.-1-26. Before and after pictures are provided by CEO Semenetz.

ADOPTED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

RESOLUTION # 45
Renewal of Town of Cochecton and Lake Huntington Sewer District Liability Insurance
On motion of Councilperson Grund, seconded by Councilperson Story, the following resolution was RESOLVED to renew the Insurance Policy presented by David Bodenstein of Mike Preis, Inc.

ADOPTED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

RESOLUTION # 46
Kristt Company Shredder Quotes
The current shredder used by various departments is no longer repairable. It is noted that this particular shredder was salvaged from a dumpster and Bill Boucher repaired it several times. It has been used by many departments since the New Town Hall opened. The Kristt Company provided a replacement cost of $879.00 ($1,449.00 retail). However, he recommended two other models for consideration which are heavy duty and provide an automatic oiler with a higher security level option.
On motion of Councilperson Grund, seconded by Councilperson Story, the following resolution was to purchase the MBM 2604 CC for $1,589.00 (retails $2,549.00)

ADOPTED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

MOTION: On motion of Councilperson Grund, seconded by Councilperson Story, the following motion was to approve a Flea Market Sale, Saturday, August 13th in the Town Hall Community Room hosted by the Women's Cochecton Community Club. All Town Board members voted in favor.

APPROVED: AYES: 5 NAYS: 0
Supervisor Maas
Councilpersons: Grund, Story, Nearing and Salzberg

MOTION: On motion of Councilperson Salzberg, seconded by Councilperson Grund, approval of minutes from July 13, 2016 meeting: All in favor:

APPROVED: AYES: 5 NAYS: 0
Supervisor Maas
Councilpersons: Grund, Story, Nearing and Salzberg

MOTION: On motion of Councilperson Grund, seconded by Councilperson Salzberg, the following motion was to approve bills on Abstract #8 for payment as follows:

Prepaid: Claim #'s 380-390 [#391-399 are not used, skipped due to Deputy Error]
General Accounts: Claim #'s 400-413
Total General Funds: **$3,986.35,** including prepaid
Debit Card Account: Claim # 414
Total Debit Card Funds: **$190.46**
Sewer Accounts: Claim # 415-417
Total Sewer Accounts: **$2,393.74** including prepaid
Lighting District Accounts: none
Total Lighting District Funds: **$0**
Highway Accounts Claim #'s 418-426
Total Highway Accounts **$186,098.37** including prepaid

Claim #'s 387, 414, 418, and 419 split between funds same voucher.
PREPAIDS were paid on July 14,21,22,25 and 8/10

APPROVED: AYES: 5 NAYS: 0
Supervisor Maas
Councilpersons: Grund, Story, Nearing and Salzberg

CORRESPONDENCE:

- Seniors' program, SLAC will meet 8/26/16, 10AM at the Government Center. Councilperson Salzberg will attend. Speaker is Legislator Chair Luis Alvarez discussing the Sullivan County Health and Wealth Initiative.
- Youth Commission paperwork for Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Insurance coverage was received and completed. The applicant is not applying for workers' compensation certificate of exemption and will provide a separate NYS workers' compensation insurance coverage. The applicant is a political subdivision that is legally exempt from providing statutory disability benefits coverage.
- NYS Annual Flow Certification was filed.
- There will be an equipment auction at the Government Center.
- Election Inspectors class for Cochecton is 8/11/16, 9:30AM-1:30PM at the Government Center. Attendees completing the training will receive $25.00. They will earn $12.00/hour as an Elections Inspector.
- The UDC sent a letter regarding a siren alarm warning system in the event of a catastrophe, i.e. a breach in a reservoir;
- The DCO passed the NYS Inspection
- The Sewer Plant and UV system passed inspection

PUBLIC COMMENT: None

COMMITTEE REPORTS:
SULLIVAN COUNTY CHARTER COMMISSION: Larry Richardson
Sullivan County Charter Commission; The Commission held its regular meeting on Wednesday July 20, 2016. The meeting was chaired by me.
The meeting was focused on the best way to present a resolution with supporting documentation for a change in County government to an elected County Executive.
The next scheduled meeting will be August 17th at 6:00 PM at the government center.
As always should anyone have comments or suggestions for the commission, they can call me or email me through my town email address: lrichardson@townofcochectonny.org.

Scenic Byway; The UDSB held its regular meeting on Monday August 25, 2016.
The main topic of discussion was the long proposed Visitors Center along the Scenic Byway. As you know, the information available to the UDSB organization was that inactivity had caused the money to be lost. "Suddenly" the word is that the money had been transferred from the Federal Government's control to New York State's. However, the money is no longer earmarked for the Visitors Center, but rather part of a larger pool of unexpended resources available to multiple communities. Some in the county thought that a Visitors Center was needed more near the Casino. In the end, the County Legislators agreed to submit request for three projects; a Visitors Center along the Byway, one near the Casino and an extension of the county's hiking trails program. Those submitting requests are to be notified as to the winning projects by the end of August.
Note: Legislature Chairman Luis Alvarez and Planning Commissioner Fred Eisenberg were available to explain the grant program.

Items under discussion:

- Website Re-design Proposal- still pending
- NYS Adopt-a Highway Program (Kris Gilbert from the Binghamton office for Scenic Byways was in attendance)- still pending
- Use of Sullivan County Probationary people to pick litter. The UDSB was advised that participants under the program are covered by the Department's insurance. Supervision is not required; these people work on an honor system. Safety equipment would be provided. Only transportation is lacking.
- Documenting NYS Route 97 Roadside Attractions -continuing
- Skinners Falls Bridge may not be repaired until sometime in November.
- A suggestion was made to look into having Skinners Falls Bridge listed as a Historical Site since the construction is somewhat unique with Baltimore Trusses. The engineer who designed the bridge also designed the Verrazano Bridge.

The next meeting is scheduled for August 22, 2016 at 7:00 PM.

UDC REPORT: Larry Richardson
The Council held its regular meeting on Thursday August 4.

- Tamara Porter, Leadership Sullivan Class of 2016 member gave an overview of their community effort to clean-up the old canal in the area of Corwin Farm along Rte. 97.

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UDC Report continued:

- A suggestion has been made by the NPS Chief Law Enforcement Officer Larry Neal that the UDC takes over payment disbursements for the local community law enforcement contracts. It would be basically a pass-through program. The UDC is looking in to the request.
- The Council is requesting inventory of existing fire alarm sirens still active within the river corridor. The suggestion is that such sirens with a distinctive sound could be part of an emergency alert system. Although many fire companies are discontinuing sirens in favor of member pagers, the sound is universally accepted as an emergency alert to the general public. Perhaps NYC could fund an expansion and enhancement of such alarms.
- The NPS along with the Council continues to work on its position regarding Solar Projects that might be planned within the Corridor since the subject was not addressed in the River Management Plan.
- Sunday was the Annual Rafting Trip sponsored by the UDC with discounted pricing for participants. As of Thursday 113 people had signed up.
- August 13th will be the NPS Birthday celebration in Narrowsburg from 10:00 to 2:00. At 11:00 volunteers will form a "100" under the Narrowsburg interstate bridge.
- If the Town does not have a Tag Grant proposal yet, perhaps a brochure similar to what Lumberland made showing all of the Historical Markers in the town could be considered. A sample brochure was given.

YOUTH COMMISSION: Councilperson Grund

- Met on August 2, 2016
- Coal Mine Tour is planned for 8/24
- Wayne County Fair Tuesday, 8/9 with approximately 32 kids
- Dorney Outdoor Water Park 8/17 – rain date 8/25. 29 have signed up so far.
- Camel Back Day Trip August 3rd. 14 kids in town and 16 out of town kids and adults attended.
- Indoor Water Park Fundraiser tentatively set for October 22nd. 45 rooms are booked. Will possibly make $1,000 profit.
- We are doing a Raffle with great prizes being drawn on the day of Tricky Trunk, 10/29. Prizes include: 1 week at Villa Roma; 1 night at Aquatopia; $100 Walmart gift card; dinner for two at the Club Villa Roma; Landers River Trip for Two; plus many more prizes.
- Received $500 from the Millennium pipeline

Next meeting will be September 6th at 7PM.

Website Report – July, 2016 – Anna Story

- Added agenda
- Review and corrections to June 22 Minutes for Hollye
- Added June 8 and June 22 minutes to board page
- Removed expired youth events and added new events
- Removed Expired Legal Notices
- Added ice control sand bid legal notice
- Added public hearing legal notice
- Removed expired information in News Alerts Box
- Added Tax roll to news alerts and assessor's page

Total Hours Worked: 7 hours

Fire District – The meeting was held on Monday, August 8, 2016.

- Bills were paid.
- KME fixed window molding and a light in the cab compartment on the new truck (warranty items)
- Work is slowly progressing on the antique fire truck

E-911 sent a survey requesting information on how many radios are needed. We still need to purchase 20 pagers and 10 portable radios. 9 pagers are still supposed to be supplied by the county.

SENIORS: Councilperson Salzberg. He will be attending the Seniors Legislation Committee (SLAC) meeting 8/26/16

KEEP COCHECTON CLEAN: Jerold Yavarkovsky - absent

<u>DEPARTMENT HEADS:</u>

SUPERVISOR: (Gary Maas)
Monthly Financial Report
Bank Information:

Bank Information:
Deposited $ 100.00 UDC check
Deposited $ 1592.00 Judicial fees
Deposited $ 686.00 Judicial fees
Deposited $ 947.54 Town Clerk fees
Deposited $25.79 debit card
Deposited

Made transfers and deposits as needed and gave budget to actuals to board
Activity:

- Have visited construction site at Sewer Plant, work being done by WITTCOM, INC. for Sewer UV project.
- Have replied to DEC on Lake Huntington and sent out water samples.
- Worked on Zoning Law draft after town board meeting.
- Ordered sign for Sewer Dept. Building.

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Supervisor monthly financial report continued:

CONTRACTUAL	$ 4,000.00	
Abstract #1	0.00	$ 4,000.00
Abstract #2	$ 97.11	$ 3,902.89
Abstract#3	$723.32	$ 3,179.57
Abstract #4	$180.00	$ 2,999.57
Abstract #5	$189.60	$ 2,809.97
Abstract#6	$124.00	$ 2,685.97
Abstract#7	$192.78	$ 2,493.19
Abstract#8	$119.31	$ 2,373.88

Worked 83 hours

HIGHWAY SUPERINTENDENT: Kevin Esselman

- Was out ditching and patching
- Did most of our paving and sealing
- Cut brush
- Had a few repairs

Diesel – 1118.6 gals del / used 456
Gas - 200 gals del / used 138
Worked 160 hrs
Contractual balance is $ 1,941.08

The flail mower on the tractor is 23 years old. It has been welded several times. The main weld broke this past week. The tractor is in good condition. Request to purchase an OGS 74" flail mower for $19,401.00 using machinery equipment funds account. Councilperson Nearing asked about the paving on Pine Wood Road. Hwy. Supt. Esselman said it is paved with a new material called cold mixed paver. It is 3 inches thick and cost is approximately $20,000.00 less than the material he has used in the past. It is a learning experience and will track durability.

RESOLUTION # 47
Purchase of an OGS Flail Mower
On motion of Councilperson Grund, seconded by Councilperson Nearing, the following resolution was RESOLVED to approve purchase 74" OGS Flail Mower for $19,401.0.
ADOPTED – AYES 5 NAYS – 0
Supervisor Maas
Councilpersons: Story, Nearing Salzberg and Grund

TOWN CLERK: Deputy Richardson

- UDC check # 2100 in the amount of $100.00 was received 7/29/16 and turned over to the Supervisor the same day.
- County of Sullivan Mortgage Tax check #2703 in the amount of $1,904.93 was received 8/01/16 and turned over to the Supervisor the same day.
- I mailed out the Supervisor's Annual Budget Request to town officials and department heads.
- I received a notice from Williamson Law Book Company regarding their "Annual Support Fee". They listed all of the benefits and services they provide. An economic factor such as escalating health care costs makes it necessary to increase fees effective January 2017 by 2%.

I Issued:

- 0 permanent handicapped and 2 temporary parking permits in July.
- 1 Marriage License
- 9 Dog Licenses
- Collected for 1 Driveway Permit

I mailed renewal dog license notices for August and late June dog license renewals in July.

Town Clerk, Hollye Schulman worked a total of 29 3/4 hours in July
Deputy Clerk worked a total of 13.5 hours in July.
Sharon Erdman, appointed for July 13th meeting worked a total of 7 ½ hours

Contractual balance $1,648.92

CODE ENFORCEMENT: (Gregg Semenetz)

- Submitted a written report: Worked 80 hours traveled 664 miles
- Issued 5 permits; 0 renewals, 1 C of O's, Notices of Disapproval 1, 4 Municipal search letters, 0 appearance tickets
- Revenues of $800.00, and expenses of $408.56
- Contractual Balance: $2,325.22

Councilperson Story asked CEO to check a residence CR 116 off Brook Road. There is an accumulation of trash, old refrigerator, etc., that has been there for over a year.

TAX COLLECTOR: (Eileen Hennessy) not present
No report

TOWN ATTORNEY: (Karen Mannino)
Submitted a written report.
She reported on the Board's consideration to sell two 3 acre town lots adjoining, (6 acres total) on Nearing Road, SBL 9.-3-25.3 and 9.-3-25.4. It is not held by a special district and would be sold as an asset. The Board needs to pass a resolution indicating that the property is no longer needed for town purposes: a resolution is needed approving the terms of the sale: a resolution is needed to authorize the Supervisor to close on the property. The approval of the sale would be subject to permissive referendum. The Town would have to publish a legal notice for the permissive referendum no more than 10 days after the resolution approving the sale. The Town will be able to close on the property 30 days after publication of the permissive referendum. She suggested that the Town make sure that there were no limits on the transfer and/or use. Supervisor Maas asked that she investigate the deed that was filed at the Government Center. Cochecton Assessor King provided a list of sold properties that are comparable to the town lots.
Nothing more to add

ASSESSOR: (Lorry J. King) not present
Submitted written report: Supervisor went over the report
Old Business:
1. Reminder to all *new* homeowners they must apply to the State to receive their STAR check.

New Business:
1. I will be attending a course on Storage building valuation if it is offered this fall.
2. As of September 30th, we will have a vacant seat on our board of assessment review. We will need to fill this seat before May of 2017.
3. I have provided the board with recent sales of vacant land to help them determine the value for the possible sale of our property on Nearing Rd.

Assessor Hours: 32.50
Clerk Hours: 37.00,

July	
1355.4	$2,654.65
Lorry King	$100.55
Total July	$100.55
Balance	$2,554.10

SEWER OFFICER: Michael Walter, not present
Submitted a written report:
- Expenditures were $2,393.74
- Contractual Balance: $7579.38

PLANNING BOARD CHAIR: Earl Bertsch, not present

DOG CONTROL OFFICER: (Rosemary Barile) not present
Submitted a written report: traveled 82 miles
Worked 12 hours
Contractual balance: $930.62

HISTORIAN: (K. C. Garn) not present
Reported there were no inquiries in July.

TOWN BOARD:
Supervisor Maas
- The Sewer Plant and UV system passed inspection.
- The algae situation of Lake Huntington is still continuing. Mike Poppolillo is organizing a meeting of homeowners for a meeting in the town hall community room.

Council members Grund, Story, Nearing and Salzberg had nothing more to add

<u>OLD BUSINESS</u>:
1. The Solar Energy Farms:
a) Concern is with *Abandonment and Decommissioning*.
b) Councilperson Story reviewed the section of the Drafted Zoning Law regarding this topic.
c) Fremont imposes a reclamation bond. They have not had their first Solar Farm as yet.
d) Attorney Mannino questioned if the Town of Cochecton will find someone to write this bond plus how would it be enforced.
e) Larry Richardson, past council and planning board member suggested that the Town periodically, say every 5 years, review and adjust the bond. If the Business fails, the property owner is responsible.
f) Attorney Mannino suggested the bond money be paid upfront and held in escrow.
g) Richardson recommended a moratorium as Tusten and Delaware have. This would allow more time to find answers to questions such as plans for removal of large scale solar energy farms; what zones are appropriate?

At this point Councilperson Nearing mentioned that he observed a solar farm on Route 94 that has approximately a 100ft setback behind a berm and fence. He said it was neat. Richardson commented by asking if the Town is willing to take a prime piece of property such as the Fosterdale corners and allow it to be tied up for twenty to thirty years benefiting a few, or should it be protected and made available for developing businesses? Councilperson Nearing and Councilperson Salzberg stated they do not see any chance of business development.

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Solar Energy Farms continued:

Discussion ensued regarding the drafted zoning copy that includes the hamlets, such as the Fosterdale corners on Route 52 and 17B. Supervisor Maas polled the Board asking if the section of the zoning to allow solar farms in the hamlets should be removed:

Councilperson Nearing - No Councilperson Salzberg – No
Councilperson Story – Yes Councilperson Grund – Yes
Supervisor Maas – Yes

MOTION: On a motion by Councilperson Story, seconded by Councilperson Grund, a Public Hearing is ordered, September 14, 2016, 7PM regarding whether to adopt a resolution for a moratorium on large scale solar farms.
APPROVED: AYES: 5 NAYS: 0
Supervisor Maas
Councilpersons: Grund, Story, Nearing and Salzberg

PUBLIC COMMENT:
Linda Drollinger told the Board that she had planned on attending the Planning Board meeting and waited a while in the parking lot. Supervisor Maas said that he will make sure the Planning Board posts a "cancelled meeting" sign on the entrance and that Councilperson Story is alerted to post it on the Town website at least 3 days prior.
No other comments.

MOTION: On motion of Councilperson Salzberg to adjourn meeting, seconded by Councilperson Nearing and all were in favor. Time 9:35p.m. All Town Board members voted in favor.

Respectfully Submitted, _____
Margaret Richardson, Deputy Town Clerk