

**TOWN OF KINGSTON, NEW HAMPSHIRE  
HISTORIC DISTRICT COMMISSION  
Tuesday, August 8, 2017  
Public Meeting**

**Members Present:**

Virginia Morse, Chair  
Charlotte Boutin, V. Chair  
Glenn Coppelman, Planning Board representative  
George Korn, Board of Selectmen representative  
Susan Prescott  
Stanley Shalett  
Stacy Smoyer

Other Attendees:      David Edmunds  
                                 Mari Eggleston  
                                 Brian Gallant  
                                 Jef Flanders-McDougall (representing the public)  
                                 Scott Ouellette (representing the public)  
                                 Russell Prescott  
                                 Robert Stewart, Town Building Inspector  
                                 Jim Storace  
                                 Cheryl Suliveras

Ms. Morse called the meeting to order at 7:07 PM.

**Town Board Updates:**

**HDC:** Ms. Morse provided critical correspondence. She described a short letter she received from Bob Morse at 188 Main Street regarding intended repairs to the home at this address. The pine shingles on the north side of the home have deteriorated, and he intends to replace all of the shingles on a 23 foot x 8 foot section with cedar shingles including the replacement of window casings, sills, and all fascial boards. All of this will be repaired/replaced in kind. The existing windows will remain. There will be no changes to the exterior design of the house. His plan to start these repairs as soon as possible. No permit is required for these repairs, and this letter was only a notice to the Board.

Ms. Morse then asked for omissions, additions, and/or corrections to the transcribed minutes of the meeting held on July 11, 2017. Ms. Boutin made a motion to accept the Minutes as written. Ms. Prescott seconded this motion. All others in favor. None opposed and none abstained.

**Planning Board and CIP:** As mentioned in the July meeting, the process to update the Capital Improvement Plan has begun. Mr. Coppelman advised that the letters to departments went out and are due back on August 24. A meeting will be held soon after Labor Day to start work on these requests. To avoid past issues, the letter did try to

impress upon the departments that full information for each request will need to be submitted in a timely fashion by the deadline date.

Also as mentioned at the last meeting, the All American Assisted Living received conditional approval. Mr. Coppelman had no new updates on the issue regarding the well for this proposed facility.

**Board of Selectmen:** Mr. Korn also did not have an update on the well issue for the proposed All American Assisted Living facility.

He provided an update on the status of bandstand. It is completed now and was very well done.

**Heritage Commission:** Ms. Boutin shared that she, too, was proud of the bandstand and expressed that she was happy it was done in time for Kingston Days. She also felt that Kingston Days went well.

Regarding Historical, the pamphlet is going into effect. There is still some work to be done with planning of different things.

Regarding the replacement of the library roof, the project is full-steam ahead once the weather breaks. There is no date at this time for the demolition of the existing roof.

**ZBA:** No updates available.

**Richard and David Edmunds**  
**187 Main Street, Change to House Plans**

Ms. Morse distributed the new plans to all Board members.

The Public Hearing was begun at 7:16 PM.

Ms. Morse shared that she met with Rob Stewart, Richard Edmunds, and David Edmunds to discuss ideas. No specific guidance was provided, but suggestions were made. The new plans reflect this conversation.

David Edmunds now spoke. Based off of the Minutes and verbal statements from the last HDC meeting and also from the site walk performed on July 21, adjustments were made to the plan. The materials will not change from the prior plan, and he brought samples to the meeting. The major issues he sees from discussions at prior HDC meetings are as follows:

1. Quality of plan itself: The new plan is complete showing elevations, dimensions, detailed notations, approximate grading, and symmetry.
2. Elimination of drive-under garage: The Edmunds' will temporarily support the floor and remove the existing knee wall. They will pin the foundation, form a new foundation wall on top of the existing foundation wall, and drop it around the corner as shown on the new plan. They will frame that in. From Main Street, the front of

the house will have an even reveal, and the around-the-corner foundation will drop as the grade comes around. They will completely eliminate the garage-under.

3. Interlocking block walls: Rather than interlocking block walls, they will install a dry-laid colonial stone wall which will be shorter due to grading changes with the grade tapering off. The stone wall will likely be no more than 12-14 inches tall. A similar dry-laid stone wall will also be installed in the back near the rear-entry door. This will also be a short wall.
4. Grade of driveway: The finish grade will be brought up for coverage over the existing culvert.

In David's opinion, this new plan and the changes therein should satisfy the concerns as stated in prior HDC meetings and discussions. He will make sure there are no deviations from the plans once approved.

Ms. Morse asked if there were any recusals from any Board members. There were none.

She now opened up the meeting to questions from Board members for David.

Ms. Prescott asked if the dirt driveway in the front of the house would remain on Main Street. David stated that the driveway will only be on East Way. Ms. Morse asked if the address would change. Mr. Stewart, the building inspector, was also present, and he stated that the address would remain as Main Street, and this was cleared with Chief Briggs as well; this issue is resolved.

Ms. Prescott asked if there was a picture of what the stone wall would look like. David had a cross-section off of the internet. It is a dry-laid stone wall. No mortar, traditional stone and dirt. The wall will be made of natural stone.

Ms. Morse asked David about an arrow notation on one of the drawings regarding the rear and left side elevations where the stairs lead up to the house door via the deck. She assumed the arrow reflected grading but was not sure. David stated this has to do with the design program itself, and a new architect created the plan. The arrow does not mean that the grade is going against the house; it will be away from the house.

Ms. Morse asked about increased coverage over the town's existing drainage in the proposed driveway, and she mentioned the new plan indeed does so. David concurred.

Ms. Morse also confirmed that the proposed height of the house is not higher than other structures in the area. David concurred.

Ms. Morse posed a question of Mr. Stewart regarding grandfathering: David chose not to use the outbuilding that existed on the property when it was purchased and did not add this square footage to the proposed house to be built. Ms. Morse asked if this square footage could be added to the house in the future after the house is built. Mr. Stewart stated the issue would need to be looked at very carefully. He said grandfathering is legal nonconforming, and any new work must conform to zoning.

Ms. Morse confirmed with David that all materials will be the same as discussed in the past. David said they were. Ms. Morse asked what materials will be used for the deck. David believes it will be pressure-treated decking, no artificial products only wood. David added that he will keep a close eye on the materials.

Mr. Coppelman stated that there are a lot of improvements from last meeting but is still not satisfied with the orientation and rhythm of windows. He believes the front is fine, but the sides and back are “hideous” and really do not follow any traditional layout or pattern. This is his biggest issue.

Mr. Shalett inquired about the elevation from East Way to the building, if the slope will be what it is now or brought up higher. David confirmed it will be higher. He asked if it will cover the entrance of the garage. David confirmed that the land will be contoured around the corner of that house with plantings. Both David and Ms. Morse explained to Mr. Shalett that the new plan removes the driveway under the house and that the grading is changed from the prior plan. Mr. Shalett asked if there would be a bulkhead, and David said there will not be one.

Ms. Prescott also expressed concern about the symmetry of the windows on the sides of the house. David said on the East Way side, he has already asked Ralph to center the 3 windows with the top egress window. He inquired about the placement of the window on the other gable end which has 1 egress window and 2 regular-sized double-hung windows. Mr. Coppelman added that the top egress window is not centered with the bottom 2 windows. He would like to see the sides match as in most colonial homes, the windows are symmetrical from one side to the other. Mr. Coppelman and Ms. Prescott asked if the windows on the East Way side could be symmetric with the other side of the house. Ms. Prescott also asked if the 2nd floor window could be centered on the gable end, and David concurred. David added that it would not be too cumbersome to add a window and make the window placement symmetrical on both sides. Both Ms. Morse and Ms. Prescott added that the house would look more balanced if the sides were symmetrical.

Ms. Morse now opened the discussion up to public comments.

Ms. Jef Flanders-McDougall now spoke and requested that in the future it would be helpful for large plans to be posted up so that members of the public could reference them and be prepared for the discussion. Ms. Morse stated that this would be helpful but isn't always available. Ms. Flanders-McDougall also inquired about the grading. David added that dirt and/or fill will be brought in. He confirmed that the grade will be flatter and tapered toward the road. David referenced a drawing in his possession that shows the proposed final grading. Ms. Morse explained to Ms. Flanders-McDougall that some existing houses on Main Street are put up on a mound to keep them away from water and she expects this proposed house will look the same. Mr. Coppelman added that from the road, the grade will gradually slope up to the house, and this was confirmed by David. Ms. Flanders-McDougall also asked about window symmetry in the rear of the building.

David mentioned that due to the floor plan, some of the windows will be smaller, i.e. bathroom and basement windows. It is more difficult to make these symmetric. He reiterated that the sides will be changed to be symmetrical.

Mr. Scott Ouellette now spoke. He expressed concern about the East Way elevation. The drawing still shows a step down, but he feels the grade should be brought up on this side. He feels the foundation can be filled in all around with cement and remove the basement window then backfill the grade. His wife did research and sent pictures of porches to the Board. One is of the Josiah Bartlett house with a porch on the side to break up the expanse. He believes in the future, a porch with lattice can be built. Mr. Ouellette then handed around the pictures of the porch to the Board members. He also showed the Board pictures of the original house for review. David expressed that it is not necessarily proper to compare the original house to the proposed new one. Mr. Ouellette mentioned he is referring to the grade of the previous house, not the house itself. He also stated that he believes all 4 windows should be the same size. David said that cannot be done as the top window is an egress window.

Mr. Shalett asked Mr. Ouellette if there is an easy way to obtain window symmetry and put back the grade that was similar to the original home. Mr. Ouellette explained again why he believes the grading should match the original house.

David explained that he and his father appreciate the suggestions.

\*Gap in recording\*

David said once it is done, people will be pleased with the final outcome. He feels the porch would require more demolition, concrete, fill and significantly increased construction costs.

Ms. Morse clarified that the grading change is caused by the driveway change from Main Street to East Way. David agreed.

Ms. Prescott asked if the house would look better by losing the basement window on the East Way side and bringing the grade up as well as moving the retaining wall near the back door rather than the side door. Mr. Coppelman added that his preference would be that the grading be as close to possible to the grading of the original house. Ms. Morse said she is less bothered by the rear window asymmetry as it is less visible. She likes the looks of a porch but does not feel that the HDC can require a builder or homeowner to add a porch. She is the most concerned about the appearance of the East Way side.

David expressed it is difficult as each party involved in the discussion has his or her own vision. He reiterated that he believes the plan he and his father have prepared will look nice.

Ms. Morse reiterated that in the current drawing of the side facing East Way, the house appears to be 3 stories tall due to the basement. Bringing the grade up will make it look like a 2-story colonial. She clarified that the house would look better if:

1. Main Street side of house: The window is centered for symmetry.
2. East Way side of house: One more window is added, the basement window removed, and the lot graded down so it does not appear as a 3-story house.

Ms. Prescott concurred with Ms. Morse's clarification. Mr. Shalett commented that in light of these new plans, the house might look less like a 3-story building with these changes. David said plantings will help as well and that the retaining wall can be brought over and tapered down even more.

Ms. Morse asked if the basement window can be removed. David said it can be removed, and this would be a cheaper option than demolishing the entire wall. He expressed that adding and moving windows is easier than adding a porch. Ms. Morse added that the recommendations made will improve the appearance of the house.

Mr. Ouellette clarified that his recommendation is not to just remove the basement window but filling the whole basement knee wall with cement, not just remove the window and cover the space with siding. David stated that he understands what Mr. Ouellette is suggesting.

Ms. Morse stated she wanted to wrap up this issue so the project can move forward. She asked if the members were ready to provide approval. Ms. Smoyer expressed that she needs assurance that the applicant fully understands the changes. David offered to work with Ralph and update the plan with the suggestions made. He did not believe a porch would be an option, and Ms. Smoyer concurred with this. David offered to drop off the revised plans at Town Hall.

Ms. Prescott wanted to clarify the East Way elevation issue: She would like to see the basement window eliminated and the foundation wall filled in completely with concrete all the way across. David said in talking with the concrete contractor, a straight concrete wall all the way across is not possible; there would be a stepped concrete wall covered with vinyl to follow the grade around the corner. Mr. Coppelman asked if the clapboard would be straight with foundation exposure, and Ms. Prescott felt a stepped foundation with stepped clapboard would not look as colonial as she would like to see. David asked for clarification of the foundation appearance. Ms. Prescott said she would rather see concrete straight across, not steps, with plantings to hide the foundation, and she would rather see exposed foundation than clapboard. \*Indecipherable information being heard from Ms. Smoyer in the background regarding this issue at this point in the conversation.\* David mentioned that bringing the concrete around the corner would be easier from a construction standpoint.

Ms. Prescott asked if the original plan had a stick-built foundation rather than concrete. If the new plan varies from this original plan, then it must be discussed further. David said he would consult with his father regarding the stick-built foundation in that part of the

house versus concrete. David is not sure if his father would make that concession. There was now a discussion between David, Ms. Prescott, and Mr. Coppelman regarding the foundation appearance (stick-built versus concrete) of the original plan and the existing plan on the East Way side of the house. Ms. Morse clarified that the clapboards are level on the original plan, but when the garage structure was moved underneath the house, the clapboard level was stepped. She stated if these steps remain, the plan will not be approved. David expressed his understanding but said he cannot agree without discussing this with his father first. Ms. Morse stated that it will be best to wait until input is received from his father, and that decisions cannot be made tonight.

Ms. Prescott now showed David what they would like to see by mocking up the drawing with a pencil. David expressed this would be a lot more work, and Ms. Prescott expressed once again that this was what was on the original plan. Ms. Smoyer added that she believes this may be better for drainage as the water will flow away from the house with this change.

David asked if there are any design issues in the back of the house as there is a drop as well on that side. Ms. Prescott reiterated that Ms. Morse believes that the rear side of the house is less visible and does not necessarily need to be changed.

David believes it may be possible to make the foundation/clapboard change on the East Way side of the house and will discuss this with his father. He requested that the Cease and Desist order be lifted so work can begin on changing the foundation. He will have the plans changed and given to Ms. Morse. Ms. Morse stated the Board needs to have completed plans to be reviewed and approved prior to lifting the Cease and Desist order. In the interest of time, David asked if approval can be received prior to next month's meeting. Mr. Coppelman stated that another public hearing must be scheduled to discuss this issue, but ultimately it was up to the Chair and the Board to add another meeting to the schedule. Ms. Morse and Mr. Coppelman had a discussion regarding whether an additional meeting would need to be announced again in the paper as a public hearing, and Mr. Coppelman stated that abutters do not need to be notified again, but in the Planning Board, a public notice is still issued. Mr. Ouellette felt that a public notice should be issued. Ms. Smoyer asked how much time David would need to revise the plans, and David felt a week would be sufficient. Ms. Morse said there is space on Tuesday, August 22, and Mr. Coppelman confirmed that the Planning Board will not be using the room on that night. Ms. Morse now checked if there would be a quorum available to attend that night, and the members confirmed there will be. It was decided that there would be a continuation on Tuesday, August 22 at 7 PM in Town Hall to review the revised plans.

**MOTION:** Mr. Coppelman made a motion to discuss the revised plans at another public hearing on Tuesday, August 22, at 7 PM in Town Hall. Ms. Boutin seconded the motion. David agreed that he will be there.

*Members in favor: Seven.*

*Members in opposition: None.*

*Abstentions: None.*

Ms. Morse also read a letter from an abutter, Ms. Julie Robie, of 184 Main Street to the Board regarding this issue. This letter referenced another letter to Mr. Steve Cullinane, the NH Asbestos Program Manager, from April 25, 2017, but this attachment was not in the original letter sent to Ms. Morse; it has since been received by Ms. Morse. In the letter to Mr. Cullinane, Ms. Robie expressed concern about who would oversee construction. Ms. Morse confirmed with Mr. Stewart that he would oversee construction, and he concurred.

**Russell Prescott, 46 Little River Road**  
**Barn Alterations**

Ms. Morse stated she had the application and plans from Mr. Prescott and shared these with the Board.

Ms. Prescott recused herself from the discussion.

Mr. Prescott now spoke. He reviewed the paperwork given to Ms. Morse. The application is for shed/barn alterations:

1. Replace garage doors: Replace 2 garage doors in the same location as the old garage doors but larger, new 10 feet wide by 8 feet tall, existing 9 feet wide by 7 feet tall. They will be barn-style doors with a cross brace with 4x4 with 2 top-panel windows.
2. Shed/barn siding: Replace and repair existing cedar shake siding and leaving existing windows.
3. Shed/barn foundation: Add a foundation under the north shed.
4. Shed/barn door: Install new entry door on the shed, 29.5 in wide 83 in tall. Door will be a solid wood craftsman-style 6-light. A picture was provided in the paperwork.
5. Shed/barn wall will be sided with cedar shakes with new rough-pine trim.
6. Transom window removal: Removal of existing center transom window on the old garage door. The other windows will remain.

Mr. Coppelman clarified that the replacement of the pine trim cedar shakes is in kind. Mr. Prescott said the color may change, but the materials will be the same on the barn. On the lean-to shed with a new foundation, it will be new construction to match.

Ms. Smoyer also inquired about the stone veneer on the exposed foundation. Mr. Prescott explained that there is a slope in the grade; the grade will not be changed, so the foundation will be showing as the floor of the barn will be raised. The height of the barn will move from approximately 7 feet to approximately 9 feet to accommodate the garage door, which means more stone will be showing. Ms. Smoyer asked how much higher, and Mr. Prescott said about 2 feet.

Ms. Morse clarified with Mr. Prescott that he will be raising the structure up and installing a new foundation that will be covered with a veneer of rock. He concurred. Mr. Prescott explained that he provided pictures of cedar shakes and rough pine trim with 1 foot of veneer rock shown, and there will be more stone showing, especially as the grade



drops off substantially. Shrubbery will be planted as well. There will be about 4 feet of stone showing.

Ms. Morse asked about the picture of the door and if it was just an example. Mr. Prescott said the barn will have a door with windows. He stated that the picture is good for scale.

Mr. Coppelman asked about cedar shakes. Mr. Prescott said they will go all around eventually. He thinks much of the existing siding may have to be removed.

\*Gap in recording\*

Mr. Prescott said there is a bow in the wall and rotten sheathing that needs to be replaced. Once this work is done, cedar shakes will be installed. The existing side door and windows will remain. He stated that the existing foundation is in disrepair, and there is concern about the upcoming winter weather.

Mr. Coppelman asked about the material for the new garage doors and what they would look like. Mr. Prescott stated that there is a description provided in the drawing and that they are usually composite over fiberglass or vinyl; he is not sure of the exact manufacturer at this time. The lights will be square. The doors will have the appearance of wood. It will be an insulated door with 3 or 4 panels. The door is not noticeable from the street.

Mr. Shalett asked how the garage door will be opened or closed. Mr. Prescott said it will be probably electrical but may be manual. Mr. Shalett said the door looks heavy.

Ms. Smoyer said from the pictures, it looks like the current structure is an overhang, not really a shed, and does not have full walls. Mr. Prescott said it is more of a lean-to supported by reclaimed telephone poles and will be enclosed. Ms. Smoyer asked if it will go the entire length of the barn. Mr. Prescott said it would and that it would look very similar to his home at 50 Little River Road.

Ms. Boutin asked if whole building will be brought up similar to the old barn. Mr. Prescott said yes. She was concerned about the structure collapsing, and Mr. Prescott reassured her that the contractor will be using equipment to ensure safety.

Ms. Morse had no further questions as did none of the other Board members.

**MOTION:** Ms. Boutin made a motion to accept the plans as presented. Mr. Shalett seconded the motion. Mr. Coppelman clarified that this motion will grant a Certificate of Approval. Mr. Prescott requested to mail the Certificate of Approval to 50 Little River Road. Ms. Morse stated the cost of alteration is \$25 made out to the Town of Kingston.

*Members in favor: Seven.*

*Members in opposition: None.*

*Abstentions: Ms. Prescott.*

**Brian Gallant and Cheryl Suliveras, 181 Main Street**  
**Porch Addition**

Mr. Gallant stated there are no changes from the information provided at the last meeting. He now brought samples of the materials to be used and information about the desired color palate. They have decided to go all the way across. He went through the samples he brought to the meeting with Board members. The only painting required will be for the trim.

Ms. Morse clarified the plan: Two steps going up, porch the width of the house. Down underneath, the facial board of deck will be lattice work of a style to be determined. The deck is 19 inches up off the ground. Everything on front of house will remain the same, just adding a porch.

Mr. Coppelman asked if the recess material would be prepared and painted. Mr. Gallant said it would be.

Ms. Smoyer asked if the corner posts will have a round ball or flat ones on top. Mr. Gallant clarified the corner ends will have the ball on top with flat ones elsewhere for aesthetics.

Mr. Coppelman was pleased with the quality of the materials to be used for the porch railing.

Mr. Coppelman asked if the porch will be white other than the recess panels. Mr. Gallant said they may add other colors to the house, but the trim will be white.

Ms. Prescott asked about lattice styles. Mr. Gallant referenced a picture of lattice that was provided, and Ms. Prescott was pleased with the appearance of that picture. Mr. Coppelman added that the typical diagonal lattice style will not be in keeping with the period/style of the house.

***MOTION:*** Mr. Coppelman made a motion to accept the plan and provide a Certificate of Approval for this project as proposed in the application and as discussed tonight including styles and types of materials. Ms. Smoyer seconded the motion.

*Members in favor: Seven.*

*Members in opposition: None.*

*Abstentions: None.*

Ms. Morse also stated that any Certificates of Approval going forward will include language that no changes may be made to plans unless prior approval by the Board has been given.

**Mari Eggleston, 137 Main Street**  
**Addition of Deck, Change to Dormer**  
**Accompanied by builder, Jim Storace**

Ms. Morse was unsure if the application was in reference to the addition of a deck or a change to a dormer.

Mr. Storace has been hired by Ms. Eggleston to work on this project. He explained that there is an existing dormer in the back part of the house in the bathroom, 12 x 8.5 in size. The proposal is to remove this dormer and extend it 13 feet in width by 20 feet using similar materials as existing. It will be clapboard and will have 3 windows. The window now is small and rotted, and he will install 3 equal windows in that space. The windows will be Silver Line egress windows, and he will install clapboard back on house similar to existing but use Azek on fascia/shadow, similar but different from what is there now. He brought pictures for the Board to review.

Mr. Korn asked if this could be seen from Main St. Mr. Storace said it cannot.

The Board now discussed and reviewed the drawings provided amongst themselves with some inaudible input from Mr. Storace.

Mr. Storace stated the insulation will be upgraded to bring it up to code.

Mr. Coppelman asked if there was a picture of the whole house. Mr. Storace said he does not have one. Mr. Coppelman asked which house is being discussed. Ms. Eggleston clarified where the house is located.

Ms. Morse asked for the materials to be explained again to the Board. Mr. Storace stated that clapboard will be used similar to the existing house with composite used for the fascia/shadow boards/rake edge. This composite will look like wood. The old flashing will remain. The finished project should look like the existing house. Mr. Coppelman asked of what material the clapboard will be made, and Mr. Storace said it will be wood. The shingles on the roof will be 30-year IKO shingles, as is currently installed on the house. They are architectural shingles with 3 tabs, as is there now.

Ms. Morse said she does not have a lot of concerns, and the materials should blend in similar to before.

Ms. Morse asked if there were any further questions. No further questions were received from the Board.

***MOTION:*** Mr. Shalett made a motion to accept the plan and provide a Certificate of Approval for this project as proposed in the application and plan. Mr. Korn seconded the motion.

***Members in favor:*** Seven.

***Members in opposition:*** None.

***Abstentions:*** None.

Ms. Eggleston provided Ms. Morse with the required check.

**Rick Korn, 143 Main Street**

**Demolition of Shed**

Ms. Morse meant to put this issue on last month's agenda.

Mr. Korn recused himself from this discussion.

An application has been received to demolish the shed on the rear of the property at 143 Main Street. The applicant is not present at this meeting. The shed is at the back of Rick's Restaurant. Mr. Korn explained that shed is visible from Bartlett Street but not from Main street. The shed is in poor repair and in danger of collapsing.

Ms. Prescott asked if there is anything salvageable. Mr. Korn said the wood siding may be. Mr. Coppelman thought the wood looks like it may be.

Ms. Prescott asked how old the structure is, and Mr. Korn thought maybe 100 years old. Ms. Prescott thought she may be able to use the old wood siding.

Ms. Morse reviewed again the application with the Board and what is being requested.

**MOTION:** Mr. Coppelman made a motion to grant the request for a demolition permit for this project. He also explained that as a member of the HDC, the removal of a building is taken very seriously as it changes the streetscape, landscape, and history of the town. He is not concerned about this particular project as it is behind the primary structure of this property, there is not much to save, and it is not currently being used except to house scrap lumber. Therefore, the demolition approval is being provided. Ms. Prescott seconded the motion.

*Members in favor: Seven.*

*Members in opposition: None.*

*Abstentions: Mr. Korn.*

**MM&S to adjourn at 9:26 PM.** Mr. Coppelman moved to adjourn the meeting. The motion was seconded by Mr. Korn. All members agreed.