

**Town of Chester
Zoning Board of Adjustment
February 18, 2020
Town Hall
7:00 pm
Approved Minutes**

Members Present:

Chair Billie Maloney
Vice-Chair Kevin Scott
Jack Cannon
William Gregsak
Richard Snyder, Alternate

Members Absent:

Adam Maciaszczyk, Alternate

Guests:

Andrew Hadik
Bill Rohr
Alisha Eckman
Eric Mitchell
Tony Massahos
Jennifer Morin
Attorney John Cronin
Mr. and Mrs. Bachelor
Joe Maynard, Benchmark Engineering
Elizabeth Buchanan Blanchard
Eugene Blanchard
James Lavelle
Jason Boucher
Dick Trask
Michelle Trask

And other persons unknown to the minute taker

Agenda

- 1. Call to Order/Roll Call**
- 2. Correspondence**
- 3. Approve Minutes for November 19, 2019 and October 18, 2019**
- 4. Updates – Budget Sheets & Zoning Amendments**
- 5. Training: 26th Annual Spring Planning & Zoning Conference 5/30/20**
- 6. Hearings:**

- 43 1. The request of James M. Lavelle on behalf of Jason D. Boucher
44 For a Variance
45 From Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements)
46 To permit the creation of a lot with 100' of frontage on a Class V road where 290' are
47 required
48
49 On the property known as Map/Lot 002-017-000, 7 East Derry Road in the R1 Zone.
50
51 2. The request of Benchmark Engineering, Inc. on behalf of Jennifer Morin d/b/a Kerry's
52 Dance Center
53 For a Variance
54 From Article 5, Section 5.3.4 prohibited uses in the R-1 zone
55 To permit the operation of a dance, yoga studio
56
57 On the property known as Map/Lot 006-014-000, 8 Deerwood Hollow in the R1 Zone.
58
59 3. The request of Alisha Eckman
60 For a Variance
61 From Article 5, Section 5.3.4 prohibited uses in the R-1 zone
62 To permit the operation of art classes and such other adult education as the Board may
63 deem appropriate at Nutting Hall
64
65 On the property known as Map 005-014-000, 66 Chester Street in the R1 Zone
66
67 4. The request of 21st Century Development, Inc.
68 For Variances from Article 5, Section 3.5, 5.3.3 10F-G of the Ordinance to permit a common
69 driveway to be within the side yard setback for each proposed lot, and for less than 100'
70 of landscape buffer and infrastructure, Article 4.5.1.1 for number of parking spaces and
71 from Article 4, Section 4.2.1 of the Ordinance to permit a single sign no greater than 30
72 square feet
73
74 On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone
75
76 5. The request of 21st Century Development, Inc.
77 For a Special Exception in accordance with Article 5, Section 3.3.10 of the Ordinance to
78 permit an Assisted Living Residence
79
80 On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone
81
82 6. The request of Elizabeth B. Blanchard a/k/a Buchanan & Eugene L. Blanchard
83 For a Variance from Article 5, Section 5.7, Subsection 5.7.8 Table 2 of the Ordinance
84 to create a driveway less than 75' setback from the edge of wetlands
85
86 On the property known as Map 002-063-001, 43 Hart Roberts Road in the R1 Zone
87
88 7. Other Business
89 8. Adjournment
90

91 **1. Call to Order**

92 Chair Maloney called the meeting to order at 7:00 pm and indicated Alternate Rick Snyder
93 would be an active voting member for this meeting. By Roll Call were present: Rick Snyder,
94 Kevin Scott, Billie Maloney, Bill Gregsak and Jack Cannon.

95 Vice-Chair Scott read out loud the Public Hearing Notice as well as the 30-Day Notice regarding
96 appeals.

97 **2. Correspondence**

98 Ms. Hoijer indicated letters of support were received for Map 006-014, 005-014 and 002-063-
99 001.

100 **3. Approval of Minutes**

101 *Mr. Snyder motioned to approve the November 19, 2019 minutes. Vice-Chair Scott*
102 *seconded the motion, with all in favor, the motion passed unanimously.*

103 *Vice-Chair Scott motioned to approve the workshop meeting minutes of October 18,*
104 *2019. Chair Maloney seconded the motion. A vote was taken. Mr. Cannon, Mr. Gregsak*
105 *and Mr. Snyder abstained, so moved.*

106 **4. Updates**

107 The Budget Sheet was provided for the month of January 2020.

108 Review of the Zoning Amendments was tabled.

109 **5. Training**

110 The Board discussed attendance for the 26th Annual Spring Planning & Zoning Conference on
111 May 30, 2020. Mr. Cannon indicated he would be unable to attend.

112 **6. Hearings:**

113 Vice-Chair Scott read out loud the Public Hearing notice.

114 1. The request of James M. Lavelle on behalf of Jason D. Boucher
115 For a Variance
116 From Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements)
117 To permit the creation of a lot with 100' of frontage on a Class V road where 290' are required
118

119 On the property known as Map/Lot 002-017-000, 7 East Derry Road in the R1 Zone.
120

121 Chair Maloney indicated there were three denials issued by the Building Inspector.
122

123 Mr. Lavelle noted the plan proposed two homes on 10 acres which would not be overcrowding.
124 The impact would be the same. The driveway will be centered on the new lot within the setbacks.
125 The old driveway will be reclaimed. There are a lot of wetlands on the property. The proposed
126 new home would be up the hill in the back on 5.13 acres and won't be seen from the road. The
127 frontage for the new lot would be 100' where 290' are required. Mr. Lavelle indicated many of the
128 homes on East Derry Road have less than 290' of frontage.

Chair Maloney asked what were the special conditions that distinguish the property from others in the neighborhood and Mr. Lavelle stated many lots are smaller.

Vice-Chair Scott asked to describe the use now, which is one residential home with two business listed at the address according to the internet, 1 hot air balloon business and a construction business AJB Construction. Vice-Chair Scott asked if these businesses were permitted to be there? Mr. Boucher indicated he parks his work truck there. Vice-Chair Scott noted there was a Kubota tractor, several vehicles, a motor home and camper, a trailer and two temporary tarp buildings. Vice-Chair Scott stated he felt two business and the parking lot with all those vehicles is a reasonable use of the property. Mr. Lavelle disagreed that many vehicles were parked there and stated the Kubota was used to dig test pits. There were two vehicles when he was there.

Deborah Pike & Shirley Pike noted they were direct abutters and expressed concerns with the overcrowding and wetland impact. Ms. Pike noted this would be inconsistent with how the houses are spaced. Ms. Pike noted she has witnessed all of the vehicles Mr. Scott described and wonder where they will be when the lot is divided.

Chair Maloney closed the hearing to the public for deliberations at 7:21 PM.

Mr. Gregsak noted he had an issue with the two businesses if either or both were unlicensed. Chair Maloney asked Mr. Boucher if he had home occupancy permits for those business. Mr. Boucher indicated he did not do business there. The hot air balloon business operates out of Salem and the drywall business is conducted wherever the work is done. There is no work being done there and no employees.

Chair Maloney reclosed the hearing to the public for deliberations at 7:23 PM.

Mr. Snyder noted the businesses were a code enforcement issue, he did not see the hardship; the lot is large but 100' of frontage is not a lot. Vice-Chair Scott noted there is already a lot going on on the parcel and he did not see the hardship. The Board has seen requests for existing parcels with less than 290' of frontage that can be satisfied but not ones that we are asked to create. The driveway creates overcrowding, #1 and #3 there is already more than one use. #5b not seeing a hardship as the lot is saturated as a parking lot.

Chair Maloney agreed the house lot with two businesses exists and the applicant has failed to prove a hardship. The lot size is not a strong enough argument.

Mr. Cannon noted he agreed with Vice-Chair Scott concerning the frontage adding he did not believe it was within the spirit of the ordinance and there was no hardship.

Mr. Gregsak noted he agreed with Vice-Chair Scott also concerning the hardship and not creating lots that were substandard.

Chair Maloney agreed the applicant has not proven a hardship and a reasonable use exists as a house lot with two businesses.

Vice-Chair Scott motioned to deny the request for a variance from Article 5.3.5 Table 1 to create a lot with 100' of frontage on a Class VI road. Mr. Snyder seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Vice-Chair Scott read the 30-Day Notice of Appeal.

2. The request of Benchmark Engineering, Inc. on behalf of Jennifer Morin d/b/a Kerry's Dance Center
For a Variance
From Article 5, Section 5.3.4 prohibited uses in the R-1 zone
To permit the operation of a dance, yoga studio

On the property known as Map/Lot 006-014-000, 8 Deerwood Hollow in the R1 Zone.

Attorney John Cronin reviewed the history of the home, which was constructed by the former owner, Mr. Bachelor as a dance studio. The Bachelors had a home occupation business as a dance studio. When Ms. Morin bought the property, as a dance studio, she didn't know that with more than four employees she would need to get a variance.

Chair Maloney referenced a deed restriction on the homes in the development which limits the use to residential only. Chair Maloney instructed the applicant that the Zoning Board of Adjustment can vary the ordinance but cannot vary that private deed restriction. Attorney Cronin indicated he had obtained releases of the covenant from all but one owner who was on vacation and would clean that up at the Registry of Deeds.

Attorney Cronin spoke to the value to the community of the dance center where many residents and their families got an educational experience. In addition the lot is well buffered from other homes, there are no signs, it looks like a single-family home. Attorney Cronin noted there would be no harm to the public. The harm to the applicant if the variance were denied would be that she could no longer continue to operate the business with financial consequences.

Attorney Cronin indicated the parcel was unique in two ways in that the home was designed and built as a dance studio and will not be able to be used as intended. The location is on a main road with plenty of buffering. Attorney Cronin noted the applicant may have to go to Site Plan Review with the Planning Board.

Mr. Gregsak divulged that he went there when he was having back pain. Chair Maloney noted she was also familiar with the business. Vice-Chair Scott indicated he too was familiar with the business. Mr. Snyder noted he was not familiar with the business but was impressed with the turnout of support this evening and the history. Mr. Cannon noted his daughter went there for years.

Mr. Gregsak noted he had no problem with the application. Mr. Snyder and Mr. Cannon agreed.

Chair Maloney questioned whether it would need Site Plan Review. Mr. Snyder felt it might need a limited scope Site Plan Review and the hours of operation should be addressed. Ms. Morin indicated there were some hours in the afternoon, mostly students took the bus afterschool, and classes for older students went until 8 PM at night.

Ms. Hoijer indicated 14 letters of support were received with 28 or so signing the last letter.

Chair Maloney noted it met all five criteria and is a reasonable use with no concerns and plenty of parking.

Mr. Snyder motioned to grant the variance from Article 5.3.4 to permit a dance/yoga studio in the R1 zone adding that the Board did not support the requirement of Site Plan Review

by the Planning Board. Mr. Cannon seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. The request of 21st Century Development, Inc.

For Variances from Article 5, Section 3.5, 5.3.3 10F-G of the Ordinance to permit a common driveway to be within the side yard setback for each proposed lot, and for less than 100' of landscape buffer and infrastructure, Article 4.5.1.1 for number of parking spaces and from Article 4, Section 4.2.1 of the Ordinance to permit a single sign no greater than 30 square feet

On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone

Eric Mitchell noted the requests for variances would be tabled.

4. The request of 21st Century Development, Inc.

For a Special Exception in accordance with Article 5, Section 3.3.10 of the Ordinance to permit an Assisted Living Residence

On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone

Vice-Chair Scott read the Public Hearing Notice out loud.

Mr. Gregsak recused himself and sat with the public.

Chair Maloney noted there would only be four members to hear the request and gave the applicant the option to continue and hope for a full board. Mr. Mitchell indicated he would like to get the discussion going and if he decided to wait for a full Board, he would make that decision prior to deliberations.

Mr. Mitchell explained the applicant has requested a special exception with no impacts to the 100' required buffer or 25' buffer and no common driveway.

Chair Maloney noted the Board had also received an application for administrative decision with regard to parking and signage. Ms. Hoijer indicated if the applicant wished to proceed with that following site plan review with the Planning Board, it would need to be noticed as it was received just following last month's hearing deadline.

Vice-Chair Scott questioned what would happen if the DOT did not approve the curb cut of the newly proposed driveway? Mr. Mitchell was confident there would not be a problem but noted he would address that at a later date if there was.

The Board agreed to table the variances until after site plan review by the Planning Board.

Mr. Mitchell explained the parent lot is 34 acres and 10 acres will be divided off. The facility would be a 16 bed Assisted Living Facility leaving 24 acres with the existing house and barn.

Mr. Mitchell explained the assisted living facility is now allowed by special exception. The applicant was here last year with a different plan and the request for a variance was not granted. The ordinance was then approved last May by the voters at town meeting.

Chair Maloney explained the difference between a variance and a special exception. If the criteria are met, the use is allowed by special exception where a variance is for permission to do

something that is not allowed. Vice-Chair Scott added the variance requires the five points of law to be satisfied, the criteria for a special exception are different.

Mr. Mitchell noted there would be three employees with one overnight. Each room would have a single bed and bath, meals would be provided in the community dining room and prepared onsite. There is a community living room and weekly laundry service. There is 24-hour supervision for personal care, not medical, although clients could get medical assistance offsite. Final approval would be needed from the Planning Board.

Chair Maloney read the requirements for special exception for an assisted living facility under Article 5.3.3.10 and asked the applicant if the premises would be used for any of the prohibited uses such as corrections, alcohol or substance abuse, hotel/motel, etc. and the applicant answered no. Chair Maloney asked the applicant if the required ten acres were provided – yes. The maximum occupancy was 16 – yes. Landscape buffers are 100' – yes.

Mr. Mitchell showed the design plans for a single-story facility which would be set 300' off Haverhill Road with a 100' setback and the driveway and parking shown on the plan. Septic and drainage would be to the rear of the building. There is an unfinished basement walk out to the rear not for occupancy by residents.

Mr. Mitchell read out loud 11.4 Special Exception criteria and indicated it was not detrimental to the character of the neighborhood, the residents do not own cars. It is not an apartment building. Mr. Massahos added there are administrative employees and cleaning staff which go between the facility at Beaver Lake. There is no truck traffic. Fire suppression is adequate. There are call buttons for medical emergencies. Licensing is required by the State and will be obtained. There is no outside storage, parking is in front, lighting will be downcast. Mr. Massahos noted he had a realtor's opinion letter concerning values from Hathaway. There are no dumpsters, trash is picked up once a week. Utilities and generator are out of sight.

Mr. Massahos spoke to the improvements he has made to the property since he purchased it, repairing stonewalls and landscaping. There is no excessive demand to schools as there are no students. There will be no runoff to adjacent properties and no soil or water pollution or danger of collapse.

Vice-Chair Scott asked about laundry and other service and delivery vehicles. Mr. Massahos indicated the cleaning was done by employees with the facility's equipment. A milk delivery service comes once a week. The cook has been on staff for 17 years and does the grocery shopping.

Chair Maloney opened the hearing to the public for comments and questions at 8:18 PM.

Bill Gregsak, 243 Haverhill Road asked if the applicant was requesting any variances and Mr. Mitchell indicated just the special exception. Mr. Gregsak expressed concerns with lighting as he is directly across the street and has issues with the lighting now which shines on part of his home. Mr. Gregsak asked if the living space above the barn was permitted? Chair Maloney noted that would be a question for the code enforcement officer. Mr. Snyder indicated site plan review would comprehensively address lighting and other issues.

Sergio Rubio asked about the character of the neighborhood noting it was different than a residential area. Chair Maloney indicated last May the Town voted to allow assisted living facilities in the R-1 zone.

Mr. Snyder indicated the special exception does not limit to certain areas but does allow them specifically in R1. Chair Maloney read out loud some of the other uses that are allowed by special exception in the R1 zone such as golf courses, stores and restaurants.

Michael Smith of 32 Pulpit Rock Road asked if the special exception had a direct relationship to the building design.

Mr. Hadik indicated he was the Town's Planning Board Coordinator and was asked to be here by Ms. Hoijer and Chair Sullivan and Mr. Snyder of the Planning Board. Mr. Hadik noted a different person could have put in a multi-family. The proposal being discussed tonight would generate far less noise and traffic. Mr. Hadik noted he has been actively engaging with Southern NH Planning Commission who has worked with Towns statewide in an initiative to make Towns more age friendly. Chester has no assisted living facilities or nursing homes. Chester has no place for its elderly to go. The Planning Board began drafting the ordinance weeks before the applicant came in last year seeking a variance. The Planning Board will be charged with going over parking, lighting and septic, wells and architectural design. If the facility is not built according to those plans as they are approved by the Planning Board the Building Inspector would issue a Cease and Desist.

Mr. Hadik noted Fox Den which is the closest facility has 32 residents with 12 2-room suites. The entire facility fits on two acres but is on a six-acre lot in the middle of a residential neighborhood. Visitors come on holidays an average of 8 or 9 vehicles with 2-4 vehicles per day for staff or visitors during the week.

Chair Maloney closed the hearing to the public for deliberations at 8:38 PM.

Mr. Snyder indicated the application was straight forward and all the general conditions were met. Mr. Snyder noted he was delighted the plans changed and did not require any variances.

Vice-Chair Scott agreed with Mr. Snyder. The questions were answered one by one and all correct to the Board's satisfaction. Vice-Chair Scott opined he did like the original shared driveway concept which is safer. Cars do zoom up that hill.

Mr. Cannon noted he had two problems. He felt it was detrimental to the character of the neighborhood, a 10,000 SF facility is a significant variation. Secondly, he believes there will be increased demand to fire services.

Mr. Snyder recommended considering the alternatives, a multi-family development would also increase demand to those services and the schools as well.

Vice-Chair Scott disagreed services would be increased. Mr. Scott visits his Aunt daily at the Windham facility where she resides and has only ever witnessed two ambulance calls and not too many wild parties.

Chair Maloney indicated it has met all the conditions of Article 5.3.3.10 and 11.4.1. The Town passed the ordinance to allow assisted living facilities in R1 under special exception and the 10 acres and setbacks and all requirements have been met. Legally, if the criteria are met, it must be granted.

Mr. Snyder noted he lived nearby and has horses and loves the property, but “we can’t force it to stay as it is”. “It is not in our prevue.” “We don’t own it.”

Chair Maloney agreed and asked “would I want this near me?” “If buffered and setbacks were met it would be okay.” Mr. Snyder noted he would be ok with that and the Town needs these sort of things.

Ms. Hoijer indicated no correspondence was received in support or opposition to the applications.

Chair Maloney indicated the Planning Board will conduct Site Plan Review.

Mr. Snyder motioned to grant the Special Exception under Article 5.3.3.10 for an Assisted Living Facility on the lot to be created known as Map 002 Lot 070-001 with the condition of Site Plan Review with the Planning Board. Vice-Chair Scott seconded the motion. A vote was taken. Chair Maloney – aye, Vice-Chair Scott – aye, Mr. Snyder – aye, Mr. Cannon – opposed. Approved 3-1-0.

Chair Maloney took a brief recess at 8:48 PM.

Vice-Chair Scott read out loud the 30-day notice of appeal.

5. The request of Alisha Eckman

For a Variance

From Article 5, Section 5.3.4 prohibited uses in the R-1 zone

To permit the operation of art classes and such other adult education as the Board may deem appropriate at Nutting Hall

On the property known as Map 005-014-000, 66 Chester Street in the R1 Zone

Vice-Chair Scott read out loud the Public Hearing Notice.

Bill Rohr the facilities manager of Busche Academy went over the history of the property known as Nutting Hall and the operation of an electronics manufacturing business by Mr. Cassista before Busche Academy bought the property back. Busche Academy will be renting the space to Ms. Eckman for art classes. Ms. Eckman has been to the Planning Board for Site Plan Review and the hours of operation were granted from 7 AM to 10 PM seven days per week.

The capacity of students is self-limiting due to the posting of the fire code at 25 students under the current building size. Mr. Snyder indicated the application added and such other relief as the Board deemed necessary. Mr. Rohr indicated he spoke with the Building Inspector and the adult art classes would be covered were Busche to offer them under the approvals they have now, but a variance is needed when renting to someone who is operating them. Chair Maloney read out loud the proposed conditions of approval.

Mary Ford asked to re-read the conditions facing her as she had difficulty hearing. Chair Maloney re-read and explained the conditions including the hours of operation. Ms. Eckman noted she would not be conducting classes all day and night, she needed flexibility and time to prepare and clean up. The Planning Board recommended she not restrict herself too narrowly. Ms. Eckman indicated the resin she is using is non-toxic and she has a certificate from Clean Harbors. Mr. Rohr is the waste disposal manager at the facility and understands the disposal concerns. Nothing would be dumped down the toilet or drains. Ms. Eckman noted when the resin is mixed

it loses its properties and becomes plastic and goes into panels and trays to be re-used whenever possible and is properly disposed of. Ms. Eckman displayed some samples of her work.

Oliver Ford indicated he remembers when the facility had pottery wheels and kilns.

Chair Maloney closed the hearing to the public for deliberations at 9:11 PM.

Mr. Gregsak indicated he had nothing to add.

Mr. Cannon noted he was supportive.

Vice-Chair Scott agreed.

Chair Maloney motioned to grant the variance from Article 5.3.4 to permit the operation of adult art education classes with the conditions listed below. Mr. Snyder seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Conditions:

1. Consistent with the Planning Board hours of operation 7 AM to 10 PM seven days per week.

2. Attendance cannot exceed on-site parking capacity.

3. Course activities shall not involve the use of hazardous, toxic or other materials or substances which may pose an unreasonable risk of harm or injury to persons or property.

4. Subject to any and all federal, state and local approvals, permits, licenses or permission required for course activities. Copies shall be provided to the Town's code enforcement officer prior to the start of the course.

5. A list of courses conducted pursuant to this approval shall be filed with the ZBA Administrator and updated promptly by the applicant.

6. The request of Elizabeth B. Blanchard a/k/a Buchanan & Eugene L. Blanchard
For a Variance from Article 5, Section 5.7, Subsection 5.7.8 Table 2 of the Ordinance
to create a driveway less than 75' setback from the edge of wetlands

On the property known as Map 002-063-001, 43 Hart Roberts Road in the R1 Zone

Vice-Chair Scott read out loud the Public Hearing Notice.

Vice-Chair Scott asked if the proposed riding arena would be enclosed eventually? Mr. Blanchard indicated within the next year or two. The variance would allow a driveway to be constructed around the arena 47' from the wetlands where 75' are required. Vice-Chair Scott indicated he visited the site and there was really no other place to put it that would have the least impact. Mrs. Blanchard indicated the need to be able to turn the horse trailer safely. Vice-Chair Scott indicated there are only two homes out there. Mr. Snyder agreed and noted the neighbor wrote a letter of support.

Ms. Hoijer noted Conservation reviewed the plan at its last meeting and will make a recommendation before it goes to Planning for Site Plan Review concerning the proposed infiltration basin. The fencing within the wetland will be removed.

Vice-Chair Scott indicated it satisfied all five criteria. There is a lot of ledge.

Mrs. Blanchard indicated the arena was for her own use and her friends and there would be no plumbing.

Mr. Gregsak indicated he feels there is a hardship in this location. Moving in any direction would increase the grade 4-6.'

Mr. Cannon noted he was supportive with no objections.

Vice-Chair Scott indicated it was not contrary and in the spirit of the ordinance to protect the wetlands and does substantial justice. It would not decrease the value of surrounding property. The ledge and grade are a hardship. This would be the best sport for it. In favor on all five points.

Vice-Chair Scott motioned to grant a variance under Article 5.7.8 (Table 2) to permit the riding arena driveway to be within 47' of wetland where 75' are required with the condition that the western side of the driveway and Hart Roberts Road not be permitted. Subject to Site Plan Review. Mr. Snyder seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

7. Other Business

Chair Maloney will contact the Selectmen's Office to get on the agenda concerning property tax cards which are residential but are depicting a commercial zone possibly because they have a variance to operate a business there. A variance or Special Exception does not change the zoning of a property from a residential to a commercial zone and the Board agreed this was misleading and needs correction.

515 **8. Adjournment**

516

517 ***Vice-Chair Scott motioned to adjourn the meeting at 9:43 PM. Mr. Cannon seconded the***
518 ***motion, with all in favor, so moved.***

519 Respectfully submitted,

520

521

522 Nancy J. Hoijer,
523 Recording Secretary