



The Chair opened the meeting and stated that this is a special meeting to finish an application before the board has changes to its membership after the annual town election.

Atty. Mark Vaughn addressed the board and thanked them for taking the time for this special meeting. He presented a traffic study that addresses the turning lanes that the board had concerns about. Jason Adams, Traffic Engineer, went over his findings and stated that the length of the turning lane will help address the traffic turns. Atty. Vaughn restated that the applicant is willing to put \$10,000 towards the traffic improvements along Rt. 129. He then talked about the land banked parking and stated that Press Café will have an excess of parking and he would ask for the land banked parking to be waived. The Chair opened the hearing to the public. There was no one from the public to speak. He then went to the Board for comments and the Board was generally satisfied. They then went over the waivers / special permits. It was stated that they open the drive thru opens at 5am and the Board can indeed waive the 5:30am in the bylaws and the Board agreed to waive that requirement. The Board also stated that they had no issues with not showing land banked parking. There being no one from the public to speak and the Board being satisfied, Raisbeck made a motion to close the public hearing, seconded by Shanahan, unanimous. Shanahan made a motion to approve the project as amended this evening with a 5am opening of the drive thru, seconded by Van Dyne, unanimous. 6-0

The Chair thanked the 2 members that did not run for re-election.

**New business**                      **Discussion / Schedule Worksession**

**Old Business**

**Next meetings**

***April 14, 2021***

***April 28, 2021***

***Raisbeck made a motion to adjourn, unanimous.***