1. **Call to Order:** Regular Meeting called to order at 7:35 PM.

   **Members Present:** Tom Sweet, Patricia Wray, David Niemenin, Scott Davidson (phone), and Alternate Members John Savage, Max Hollowell and Judith Allik.

   **Members Absent:** None

2. **Seating of Alternates:** John Savage seated for the meeting.

3. **Approval of Minutes:** Commission members reviewed the minutes of the June Meeting. Motion made and seconded (T. Sweet/J. Savage) to approve the minutes. *MOTION PASSED Unanimously*

4. **New Business:**

   Nathan Musser application 758 for subdivision was accepted. Motion made and seconded by (T.Sweet/P. Wray) *MOTION PASSED Unanimously*

   Rachel Holland & Jacob McDonald of 364 Escoheag Hill Rd., Exeter RI are seeking zoning approval for a dog kennel on their property located at 6 Tarklin Hill Rd. A motion was made and seconded (to table until further information was available) *MOTION PASSED Unanimously*

   Resignation of Paul Hartman. 3 parties submitted letters of interest, voting in a new member was tabled until next month. Motion made and seconded by (D. Niemenin/P.Wray) *MOTION PASSED Unanimously*

5. **Old Business:**

   1. Alfred & Tammy Daigneault, Construction of Brew Pub / Breakfast Restaurant, 15 Preston City Rd.

      The Daigneault’s Engineer presented plans and answered the boards and the publics questions during a public hearing prior to this meeting. A motion to approve with contingencies was made and seconded by (P.Wray/J.Savage) *MOTION PASSED Unanimously*. Contingencies:

      a. Uncas Health District
      b. Department of Transportation Letter
      c. Water needs approval
      d. Septic Approval
      e. Request from DEEP
2. Election of Officers – Nominations were made. S. Davidson for Chair, Motion made and seconded by (P.Wray / J.Savage). D. Niemenin for Vice Chair, motion made and seconded (P. Wray/S. Davidson), P. Wray for Secretary, Motion made and seconded by (S. Davidson/J. Savage. MOTIONS PASSED Unanimously

9. Correspondence: None

10. ZEO Report: Beach Pond violations (Cipriano & Gemma)

11. General Planning Discussion:

Commission / BOS responsibilities for Affordable Housing Plan. Motion made and seconded (P.Wray/T.Sweet) MOTION PASSED Unanimously to request attorney to attend P&Z meeting for guidance.

Rewriting Zoning Regulations (RFP)

Educational stipend for state mandated training. A motion was made and seconded (S. Davidson/P. Wray) MOTION PASSED Unanimously to invite Selectman to attend meeting for more information.

12. Adjourn: A motion was made and seconded (S. Davidson/T. Sweet) to adjourn at 8:10 PM. MOTION PASSED Unanimously

Susan Choquette, Recording Secretary