

**Pittsfield Planning Board
Town Hall, 85 Main Street
Pittsfield, NH 03263
Minutes of Public Meeting**

DATE: Friday, April 13, 2018

AGENDA ITEM 1: Call to order

Chair Clayton Wood called the meeting to order at 7:05 P.M.

AGENDA ITEM 2: Roll call

Planning board members present:

Clayton Wood (chair),

Daren Nielsen (vice-chair),

Jim Pritchard (secretary),

Paul Nickerson,

Carl Anderson (selectmen's ex officio member), and

Jim Adams (alternate for the selectmen's ex officio member)

Planning board members absent:

Adam Gauthier (alternate) and

James Hetu (alternate)

Pittsfield town officials appearing before the planning board: None.

Members of the public appearing before the planning board: Kathy Beltrami and John B. Giuda, also known as Brandon Giuda.

“Members of the public appearing before the planning board” includes only members of the public who spoke to the board. It does not include members of the public who were present but who did not speak to the board.

AGENDA ITEM 3: Consideration of whether to vacate the board's approval of the Carson subdivision

Carl Anderson said that he would recuse himself from consideration of the Carson subdivision because (1) he is an abutter to the land under consideration, (2) Brandon Giuda had been giving him legal counsel for a long time, (3) he, Carl Anderson, would probably need Brandon Giuda's legal counsel in the future, and (4) he, Carl Anderson, did not want any conflict.

Jim Adams sat in place of Carl Anderson.

Clayton Wood invited Kathy Beltrami and Brandon Giuda to make statements.

Kathy Beltrami said that she did not know why her surveyor, Paul Zuzgo was absent. Kathy Beltrami said that Brandon Giuda had made good points in his e-mail of April 10, 2018, and that the board should vacate its approval so that the plat could be corrected. Kathy Beltrami said that her parents had received local approval to build a house near White's Pond (in Winsunvale Shores) but that her parents had had to stop construction, after the foundation had been poured, because the New Hampshire Department of Environmental Services said that the house was too close to the pond. Kathy Beltrami said that building the house had taken 15 years. Kathy Beltrami said that she was administering an estate for five other people, not for herself, and that the five other people were becoming impatient.

Brandon Giuda said that, in his opinion, the planning board had not done its job. Brandon Giuda said that he had chaired the Chichester Planning Board for a number of years and that he had represented people all over the state before planning boards. Brandon Giuda said that the Carson surveyor had made a basic error in not even getting addresses correct. Brandon Giuda said that the addresses should have been corrected. Brandon Giuda said that he had been reviewing the files on the Carson property, tax map R-15, lot 6, and that, in 1998, the code enforcement officer had complained that the property could not have a commercial business without a septic system. Brandon Giuda said that the code enforcement officer had written a letter saying that the board of selectmen had told him, the code enforcement officer, to withdraw. Brandon Giuda said that the board of selectmen must abide by the law and that the commercial building is inside the protected shoreland of the Suncook River. (See RSA 483-B:4, XV, defining the protected shoreland.) Brandon Giuda said that he had never seen a subdivision application that had a building without a well or a septic system.

Brandon Giuda acknowledged Jim Pritchard's response to Brandon Giuda's objection—the objection being that a building existed without a well or a septic system—but Brandon Giuda said that the intent of the subdivision regulation requiring a 4000 square-foot septic area on lots that have no septic system or connection to town sewerage is to require 4000 square-foot septic areas on lots that have no development. (Comment of recording secretary Jim Pritchard: The subdivision regulation to which Brandon Giuda was referring was article 4, section 1, (d), (18), (U) (page 27), requiring the plat to show the following feature:

A 4,000 square-foot septic area on every LOT that does not have an individual sewage disposal system and that will not be connected to a governmentally operated public sewerage system. In this item, "septic area" means a connected area suitable for the placement of an individual sewage disposal system. (See New Hampshire Code of Administrative Rules, Env-Wq 1005.02(a)(2), and RSA 485-A:33, I.)

Jim Pritchard had responded to Brandon Giuda's objection as follows:

This regulation does not distinguish between developed and undeveloped land. Furthermore, on August 6, 2015, the planning board discussed adding a requirement to show the adequacy of existing septic systems, but few board members appeared to support such a regulation.

*****End of comment.) Brandon Giuda said that having the business without a well or septic system was illegal. Brandon Giuda said that the board of selectmen 20 years ago may have chosen to ignore the matter but that the planning board should require the property owner to correct the matter now. Brandon Giuda said that the plat had other omissions. Brandon Giuda said that the business had never had site plan review and that subdivision review is when planning boards correct things. Brandon Giuda said that the subdivision should not be approved until the business has an operating water supply and septic system and until the water supply and septic system are on the plat. Brandon Giuda said that the surveyor should have alerted the applicant to this matter.

The objections that Brandon Giuda stated to the Carson subdivision in his e-mail of April 10, 2018, and Jim Pritchard's responses to these objections are attached at the end of this minutes document.

Clayton Wood said that two of the three proposed lots (lots 6-1 and 6-2) are already developed and that the board assumes that existing land uses are grandfathered. Clayton Wood said that the board tries to be reasonable in how far it goes in correcting things, and Clayton Wood cited the shared driveway on NH Route 28 as a correction that the board had made and with the applicant's full cooperation. Clayton Wood said that the board focused on matters that would affect abutters.

Brandon Giuda said that the planning board had the duty to abide by the law whether doing so was reasonable or not. Brandon Giuda said that the business had had complaints about old cars that might be leaking oil or gasoline, that the business did not have a septic system, and that the business was within 250 feet of the Suncook River. Brandon Giuda said that he rejected Clayton Wood's reasonableness statement. Brandon Giuda said that the planning board needed education if the lack of a septic system arose as an issue during the board's review and if no one wanted to address the issue. Brandon Giuda asked rhetorically when would the town get a septic system attached to the building if the town did not do it now.

Clayton Wood said that plats often have problems even though the surveyors are supposed to be experts. Clayton Wood said that the registry of deeds has been helpful in not letting errors be recorded.

Brandon Giuda said that the planning board has a big job and that its members are unpaid volunteers. Brandon Giuda said that some surveyors were good and that some surveyors were bad. Brandon Giuda said that the board might not have noticed the problems because the plat had so many problems as it was originally filed. Brandon Giuda said that no other town where he had been for himself or for a client would allow an existing building without a septic system. Brandon Giuda said that the town should have acted 20 years ago to correct the building's lack of a septic system. Brandon Giuda said that the planning board should correct this matter now. Brandon Giuda said that the plat had had many mistakes when the plat was filed and that he would not use the surveyor who prepared it.

Paul Nickerson read from the planning board minutes of December 21, 2017:

“Paul Nickerson asked whether the automobile repair shop on lot 1 had water and sewerage.

“Paul Zuzgo said that the automobile repair shop had neither water nor sewerage.”

Paul Nickerson said that he had known that the situation was unlawful but that he had not pursued the matter because he had gone into the hospital. Paul Nickerson apologized for not pursuing the matter. Paul Nickerson said that the building had existed for 50 years. Paul Nickerson said that the building had never had site plan review.

Clayton Wood said that the building should be grandfathered.

Paul Nickerson said that the building was not grandfathered and that a state law applied no matter what.

Brandon Giuda said, “But Clayton, even if people want to say grandfathered, which really sometimes applies and sometimes doesn’t, when you do a subdivision, there’s no grandfathering. Because it’s no longer one parcel. Each lot has to stand on its own now. So each lot has to have its own capability for water and sewer. And that’s why I said in my thing, that’s when I’ve seen many planning boards correct things. You’ll never get another opportunity to correct it.”

Paul Nickerson repeated that the building was not grandfathered.

Daren Nielsen said that the board should vacate the approval of the Carson subdivision and give Brandon Giuda time to finish his review.

Clayton Wood said that the board should understand what the board was doing and why the board was doing it.

Jim Pritchard said that Kathy Beltrami had said that she wanted the board to vacate the approval if the application had a problem. Jim Pritchard said that the board knows that a fatal notice error exists, and Jim Pritchard said that because the fatal notice error exists, the board did not need to discuss Brandon Giuda’s other objections. Jim Pritchard said that he agreed with Brandon Giuda in that using the addresses of the lots where the addresses of the lot owners should be on the plat is another sufficient reason to vacate the approval, because this error violates a clear state law. (RSA 676:4, I, (b).) Jim Pritchard said that he agreed with Daren Nielsen in respect to Brandon

Giuda's other objections in that Jim Pritchard want to give Brandon Giuda time to finish his review and comments so that the board could review his review and comments. Jim Pritchard said that board and the town had a policy of not aggressively searching for violations. Jim Pritchard said that he had not known that the well situation on lot 6-1 was a violation, and Jim Pritchard said that he did not know now that the planning board has jurisdiction to act on the matter of no well on proposed lot 6-1. Jim Pritchard said that he wanted to investigate these matters and that, in sum, enough questions about the Carson subdivision existed so that the proper thing to do was to vacate the approval and give Brandon Giuda his full opportunity to develop his concerns and present them to the board so that the board could decide how to respond to those concerns. Jim Pritchard moved to vacate the final approval and the finding of completeness.

Paul Nickerson seconded the motion.

Discussion:

Jim Adams said that the Carson application was an opportunity to correct something that had happened long ago. Jim Adams said that the federal environmental protection agency might investigate and that this matter should be corrected now. Jim Adams said that the matter has been brought to the board's attention and that the board can no longer say, "We didn't know." Jim Adams said that not correcting the matter would be dereliction of duty.

Clayton Wood said that the state wants the board to take the opportunity to correct things during subdivision review. Clayton Wood said that correcting things presented the question of how far to go in correcting things. Clayton Wood said that support from the board of selectmen would help.

Jim Pritchard cautioned the planning board to be careful about discussions that might prejudice the board.

Brandon Giuda said that he was very busy, that his campground was opening in three weeks, and that he did not want the responsibility of finding problems with the Carson subdivision; Brandon Giuda said that he wanted the surveyor to have this responsibility. Brandon Giuda said that he had seen enough to ask for the approval to be vacated and that the applicant should "start over." Brandon Giuda said, "I don't intend to go home and

spend more time on this, because that's not my job. And that's really not your job. It's the surveyor's job to bring you a plan that's right."

Clayton Wood repeated that the board should understand what the board was doing and why the board was doing it.

Jim Pritchard said that Brandon Giuda had talked about "starting over." Jim Pritchard said that "starting over" means what he had moved to do: vacating the approval and the finding of completeness. Jim Pritchard said that "starting over" did not mean drawing a new plan. Jim Pritchard said that the board did not have the authority to make the applicant choose a new surveyor or redraw the plan from scratch. Jim Pritchard said that vacating the approval and the finding of completeness would give everyone a chance to be heard. Jim Pritchard said that Brandon Giuda had given him much to research.

Paul Nickerson said that the addresses that the board had used for notice had been correct on October 20, 2017.

Jim Pritchard and Clayton Wood said that Paul Nickerson's statement was immaterial.

Clayton Wood asked Jim Pritchard to restate his motion.

Jim Pritchard moved to vacate the board's final approval of March 15, 2018, the conditional approval of January 18, 2018, and the finding of completeness of December 21, 2017.

Daren Nielsen seconded the motion.

Vote to vacate the board's final approval of March 15, 2018, the conditional approval of January 18, 2018, and the finding of completeness of December 21, 2017: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Jim Adams. Voting "no": none. Abstaining: none.

The board's notice of decision vacating the board's final approval of March 15, 2018, the conditional approval of January 18, 2018, and the finding of completeness of December 21, 2017, of the Carson three-lot subdivision at

121 Barnstead Road (NH Route 107), tax map R-15, lot 6, is attached at the end of this minutes document.

Kathy Beltrami asked what she should do next.

Jim Pritchard said that Kathy Beltrami's surveyor, either Paul Zuzgo or someone else of her choosing, would have to correct certain errors in the plat. Jim Pritchard identified the error in stating the addresses of the abutters and in omitting the wetlands scientist seal on sheet 2 of 2. Jim Pritchard said that he would have to research the question of whether proposed lot 6-1 must have a well and a septic system as a condition of subdivision approval. Jim Pritchard said that, in developing the current subdivision regulations, the board had considered a related matter of whether the subdivision regulations should require that existing septic systems be adequate. Jim Pritchard said that the model subdivision regulations of the Southwest Region Planning Commission have such a regulation and an explanatory note and that the explanatory note did not suggest that the board had to take the kind of action that Brandon Giuda was now suggesting. (Comment of recording secretary Jim Pritchard: The model subdivision regulations, section VI, C, 2, says that a completed application shall include "State subdivision approval for septic systems; septic design approval where applicable; or certification by septic designer of adequacy of existing system." The explanatory comment in the model subdivision regulations discusses procedure under RSA 485-A: 29, I, and nothing more.) Jim Pritchard suggested that Kathy Beltrami make an appointment with him after he had finished his research. (Comment of recording secretary Jim Pritchard: Jim Pritchard is the planning board's acting administrative secretary.)

Clayton Wood thanked Kathy Beltrami for cooperating in the board's reaching its decision.

AGENDA ITEM 4: Members' concerns

Carl Anderson replaced Jim Adams on the board.

No board member stated any concern.

AGENDA ITEM 5: Adjournment

Jim Pritchard moved to adjourn the meeting.

Daren Nielsen seconded the motion.

Vote to adjourn the planning board meeting of April 13, 2018: carried 5 - 0 - 0. Voting “yes”: Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Carl Anderson. Voting “no”: none. Abstaining: none. The planning board meeting of April 13, 2018, is adjourned at 7:47 P.M.

Minutes approved:

Clayton Wood, chairman	Date

I transcribed these minutes (not verbatim) on April 14, 2018, from the digital audio recording that Chairman Clayton Wood made during the meeting on April 13, 2018, and uploaded to the Internet.

Jim Pritchard, planning board recorder and secretary

Attachments:

1. The objections that Brandon Giuda stated to the Carson subdivision in his e-mail of April 10, 2018, and Jim Pritchard’s responses to these objections.
2. Notice of decision vacating the board’s final approval of March 15, 2018, the conditional approval of January 18, 2018, and the finding of completeness of December 21, 2017, of the Carson three-lot subdivision at 121 Barnstead Road (NH Route 107), tax map R-15, lot 6.

--- On Fri, 4/13/18, james pritchard <jamesapritchard@yahoo.com> wrote:

From: james pritchard <jamesapritchard@yahoo.com>
Subject: Re: Vacating the Carson approval
To: "Clayton Wood" <cwood911@gmail.com>, "Daren Nielsen" <dsnielsen@mathmechanixs.com>, "Carl Anderson" <canderson@pittsfieldnh.gov>, "Adam Gauthier" <adamgau23@yahoo.com>, "James Hetu" <james@hhexteriorsnh.com>, "Jim Adams" <jadams@pittsfieldnh.gov>, "Matt Monahan" <mmonahan@cnhrpc.org>, "Jesse Pacheco" <jpacheco@pittsfieldnh.gov>, "Kathy Beltrami" <kcarson39@msn.com>, "Tami Mousseau" <tami.mousseau@verani.com>, "Paul Zuzgo" <prospectmtnsurvey@gmail.com>, "Brandon Giuda" <giudalaw@aol.com>
Date: Friday, April 13, 2018, 1:02 AM

April 13, 2018

Clayton Wood <cwood911@gmail.com>
Daren Nielsen <dsnielsen@mathmechanixs.com>
Carl Anderson <canderson@pittsfieldnh.gov>
Adam Gauthier <adamgau23@yahoo.com>
James Hetu <james@hhexteriorsnh.com>
Jim Adams <jadams@pittsfieldnh.gov>
Matt Monahan <mmonahan@cnhrpc.org>
Jesse Pacheco <jpacheco@pittsfieldnh.gov>
Kathy Beltrami <kcarson39@msn.com>
Tami Mousseau <tami.mousseau@verani.com>
Paul Zuzgo <prospectmtnsurvey@gmail.com>
Brandon Giuda <giudalaw@aol.com>

Following is my review of Brandon Giuda's concerns with the current Carson plat (approved on March 15, 2018). I have attached a highlighted mark up of the plat to help show my review.

1. Subdivision regulations require the names and addresses of all abutters - the plan I have does not have to proper addresses for the abutters - rather, I believe it shows the addresses of the abutting lots only. For example, our address shows "187 Barnstead Road", the Metcalf lot does not show their proper address, the Anderson lot does not show the proper address and some of the addresses are just "Barnstead Road". In my opinion, this alone would require a corrected plan.

Pritchard response:

The subdivision regulation in question is article 4, section 1, (d), (18), (I) (page 26):

The tax map and LOT numbers of all LOTS abutting the land under consideration, and the names and addresses of all ABUTTERS as indicated in the town records not more than 5 days before the day of filing. (RSA 676:4, I, (b).)

Nine abutter addresses are actually abutting lot addresses.
Furthermore, the requirement for abutter information on the plat is not

just a local subdivision regulation but also a state law, RSA 676:4, I, (b).

* * * * *

2. Subdivision regulations requires the name, business address, license number and professional seal (which then requires dates and signatures) of every engineer, wetland scientist and soil scientist. The plan does not show the license information for the wetland scientist and does not have a signature block for the wetland scientist.

Pritchard response:

The subdivision regulation in question is article 4, section 1, (d), (16) (page 24):

Every sheet showing information provided by an engineer, WETLANDS scientist, or soil scientist shall show the name, business address, license number, and professional seal of the engineer, WETLANDS scientist, or soil scientist. (See RSA 676:4, I, (b).)

Sheet 1 of the plat has the wetlands scientist information except that the signature space is unfortunately labeled "Owner". Sheet 2 of the plat shows wetlands but does not have the wetlands scientist information.

* * * * *

3. Subdivision regulations require the traveled way widths for all private roads and driveways, however these are not listed on the plan.

Pritchard response:

The subdivision regulation in question is article 4, section 1, (d), (18), (N) (page 27):

The boundaries, traveled ways, traveled way widths, and names, if applicable, of all existing or proposed private roads, including every DRIVEWAY serving only one FAMILY.

The plat shows these widths. Sheet 1 shows the single-lot driveway on NH Route 28 as 22.7 feet wide. Sheet 2 shows the driveway into lot 6-1 as 20.9 feet, and the driveway into lot 6-2 as 12.2 feet.

* * * * *

4. It looks like there is only one well, which must serve both lots. Was this addressed by the PB as far as a well easement or requiring a new well?

Pritchard response:

No subdivision regulation explicitly applies to this situation. The planning board could have required a source of water for sanitation under subdivision regulations, article 8, section 6, (b), (3).

* * * * *

5. It looks like there is no septic system for the buildings on lot 6-1. If they are claiming there is no well or septic for that lot, the subdivision process is the time to straighten out these issues. Was this addressed? Did the PB require an approved septic plan for the buildings and require that it be installed? The subdivision regs require 4000 sf area, but that is for undeveloped land - not land with several significant buildings on it.

Pritchard response:

The subdivision regulation in question is article 4, section 1, (d), (18), (U) (page 27):

A 4,000 square-foot septic area on every LOT that does not have an individual sewage disposal system and that will not be connected to a governmentally operated public sewerage system. In this item, "septic area" means a connected area suitable for the placement of an individual sewage disposal system. (See New Hampshire Code of Administrative Rules, Env-Wq 1005.02(a)(2), and RSA 485-A:33, I.)

This regulation does not distinguish between developed and undeveloped land. Furthermore, on August 6, 2015, the planning board discussed adding a requirement to show the adequacy of existing septic systems, but few board members appeared to support such a regulations.

* * * * *

6. Subdivision regulations require the results of the percolation tests of article 4, section 1, (d), (18), (V). (D) and the certification of the town official witnessing the percolation tests of article 4, section 1, (d), (18), (V). I do not see any of this on the plan and if it was not addressed, this is critical to ensuring each lot has proper septic, especially considering the nearby wetlands and river.

Pritchard response:

The subdivision regulations in question are article 4, section 1, (d), (18), (V) (page 27):

The location of all percolation tests.

and article 4, section 1, (d), (19), (C) (page 29):

The results of the percolation tests of article 4, section 1, (d), (18), (V).

and article 4, section 1, (d), (19), (D) (page 29):

Certification of the town official witnessing the percolation tests of article 4, section 1, (d), (18), (V).

The original plat that the planning board reviewed on November 2, 2017, did not have percolation test results, but Paul Zuzgo said that he would have percolation tests done, and he did so. The plat as of March

15, 2018, shows the location of the percolation tests, and the application includes the percolation test results and a septic system designer's certification. In this review of Brandon Giuda's concerns, I found that I did not scan the percolation test results into the electronic file and thus did not submit them to Brandon Giuda on April 2, 2018. I apologize for this accidental omission. The percolation test results are attached to this e-mail message.

* * * * *

Because of time constraints, I am going to stop work on this and await your comments. It is my opinion that the PB should vacate the approval and have the applicant start over with a properly prepared plan. I hate to do this to the Carsons, but in my opinion, it is not their issue; rather it is the issue of whoever prepared the plan. Of course, I stand to be corrected if waivers were given or there were discussions resolving these issues.

I look forward to your prompt responses.

R, Brandon

Law Office of J. Brandon Giuda, PLLC
P. O. Box 956
Epsom, NH 03234-0956
(603) 435-5005
(603) 435-5045

-----Original Message-----

From: james pritchard <jamesapritchard@yahoo.com>
To: Brandon Giuda <giudalaw@aol.com>; Brandon Giuda <brandonjg@aol.com>
Cc: Clayton Wood <cwood911@gmail.com>
Sent: Mon, Apr 9, 2018 2:11 pm
Subject: Vacating the Carson approval

April 9, 2018

Brandon Giuda <giudalaw@aol.com>
Brandon Giuda <brandonjg@aol.com>
cc: Clayton Wood <cwood911@gmail.com>

Dear Mr. Giuda,

Your opportunity to appeal the planning board's approval of the Carson subdivision probably ends 30 days after March 26, when you became aware of the application, but the planning board's opportunity to vacate the approval voluntarily on its own motion, without court action, may end 30 days after March 15, when the board voted the final approval. 30 days after March 15 is April 14, which is Saturday of this week. Therefore, I would be most grateful if you would please tell me at your earliest possible convenience--by tomorrow if possible--whether you want the planning board to vacate its approval of the Carson subdivision.

Thank you,

Jim Pritchard
Acting administrative secretary
Pittsfield Planning Board

Notice of Decision

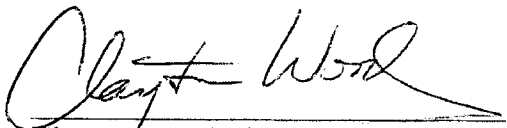
On April 13, 2018, pursuant to 74 Cox Street v. Nashua, 156 N.H. 228, 931 A.2d 1194 (2007), the Pittsfield Planning Board vacated the board's final approval of March 15, 2018, the conditional approval of January 18, 2018, and the finding of completeness of December 21, 2017, of the Carson three-lot subdivision at 121 Barnstead Road (NH Route 107), tax map R-15, lot 6, in the Light Industrial/Commercial zoning district.

The applicant's name and address is Christopher J. Carson, trustee of Patricia R. Carson Heirs, 19 Winant Road, Pittsfield, NH 03263.

The vote to vacate the prior decisions was yes: 5, no: 0, and abstaining: 0. Planning board members voting to vacate the prior decisions were Clayton Wood, Jim Adams, Daren Nielsen, Jim Pritchard, and Paul Nickerson.

The board vacated the prior decisions because the board discovered that it had not given proper notice to abutter John and Katrina Giuda, 20 Horsecorner Road, Chichester, NH 03258. (RSA 676:4, I, (d), (1).)

The planning board may reconsider this decision, upon the board's own motion or at the request of any aggrieved person, within 30 days after the date when the board voted the decision (April 13, 2018). (74 Cox Street v. Nashua, 156 N.H. 228, 931 A.2d 1194 (2007).) Any persons aggrieved by the decision may appeal its zoning matters to the board of adjustment and its planning matters to the superior court. (RSA 677:15; RSA 676:5, III; and Hoffman v. Gilford, 147 N.H. 85, 786 A.2d 93, (2001).) Except as provided in RSA 677:15, I-a, (b), an appellant appealing zoning matters must appeal to the board of adjustment within 30 days after the date when the planning board voted the decision (April 13, 2018). (RSA 677:15, I and I-a; RSA 676:5, I; and Pittsfield Zoning Board of Adjustment Rules of Procedure, rules XI, 1 and 2.) An appellant appealing planning matters must appeal to the superior court within 30 days after the date when the planning board voted the decision (April 13, 2018) unless the appellant is also appealing zoning matters. If the appellant is also appealing zoning matters, then the appellant must appeal the planning matters to the superior court after but not more than 30 days after the date when the board of adjustment resolves the zoning matters and denies a motion for rehearing under RSA 677:3. (RSA 677:15, I-a, (a).)


Clayton Wood, chair
Pittsfield Planning Board

May 6, 2018