

**Minutes of the
TOWN OF JOHNSBURG
PLANNING BOARD MEETING – March 25, 2013**

Minutes of the regular meeting of the Planning Board of the Town of Johnsburg held on Monday, March 25, 2013 at the Tannery Pond Community Center, North Creek, NY.

Meeting was called to order by Chairperson, Mr. Cork Nester at 7:00 p.m.

Roll call showed the following Board members present: Roger Smith, Cork Nester, Tim Record, and Curt Richards – Absent: Janet Konis, Bill Moos

Also present was attorney Mr. Mike Hill, for the planning board.

Guests Taken from the Sign in sheet (also attached): Dan Smith, Mary Hartenstein, Steve Hartenstein, Joe Brown, Betty Jones, Justin Bibby, John Stafford, Judy Stafford, Dale Monthony, Joyce Monthony

Approval for the Minutes of February 25, 2013. Motion made by Roger Smith, Second by Curt Richards. All approved.

Regards to the other 2 months of minutes – will be discussed at the end of the meeting with Mr. Mike Hill.

New Business

Chairperson Mr. Cork Nestor stated that they were moving things a little out of order from the original agenda, the other two items will be quick and the remaining items will take a little more time.

1. SUBDIVISION APPLICATION: #SUB-01-2013 Leslie Clement Tax Map #30.-1-68 & 30.1-69 for 4 Lots located on Shields Road, North River
2. SUBDIVISION APPLICATION: #SUB-02-2013 Leslie Clement Tax Map #30.-1-75 for 6 Lots located on Shields Road, North River
3. SITE PLAN APPLICATION: #SP-05-2013 John Stafford Tax Map #66.14-1-21 to run a B & B called Heads in Beds out of his home located at 191 Main Street, North Creek
4. INFORMAL – SUBDIVISION APPLICATION #SUB-03-2013 For Heithaus Tax Map #178.4-1-17 Location Garnet Lake Road

1. First on the Agenda will be SITE PLAN APPLICATION: #SP-05-2013 John Stafford Tax Map #66.14-1-21 to run a B & B called Heads in Beds out of his home located at 191 Main Street, North Creek

Chairperson Cork Nestor invited John Stafford to tell them about what he is proposing. John and his wife Judy would like to open up a B&B at 191 Main Street which is up next to the school at the

old Noxon house. It is across the street, from the already existing, Bed and Breakfast called Goose Pond Inn. They find themselves with an empty nest with extra bedrooms and they want to offer an alternative to the expensive rooms around town. Not much amenities just a place to sleep, coffee in the morning and go have breakfast down the street. Trying to offer single guys coming rafting a place to stay at a reasonable price. They would have a maximum of 9 heads. They have 4 bedrooms. They don't expect it to be maxed out very often but they could. Primarily right now they are thinking just rafting season, possible if it goes well they would do it in the winter, but that would involve moving snow and a bit more of a hassle. But that is the plan and he showed them last month the basic layout of the property, they have 3 acres there - the idea of parking behind their house next to the barn is so nobody can see the cars except them and the cars would be invisible to anyone else. The alternative would be to park - basically the driveway that goes up to the school is on their property and they have room to park cars there if needed. But then it is visible and not as convenient for the guests. John would rather they came in the back door where the mud room is instead of into the kitchen. But that is an alternative. So he has already taken the liberty of getting a Doing Business As License with the county and a bed tax number and the receipt of authority to collect Sales Tax. He knows he might be jumping the gun a little bit but they would like to be open for this year's rafting season.

Chairman Cork Nester asked if there was any question for John.

Tim Record asked do you know where the septic tank is and when it was pumped last. John said yes he knew where the septic tank is and it was not where they would be parking, and it was pumped 2 years ago.

Roger asked any thought about the signage along main street or anything like that. John said he would like to wait until the leaves were on to get a better picture of the best place where to put it - but he thinks along the side walk close to the house. A small sign, which would be 3 feet by 2 feet it would be basically for the people that have already booked it on line to find it.

Cork Nestor asked John to please submit a drawing of the sign when he is ready to Danae.

John said he would.

Roger Smith mentioned any lighting for the sign would be downward facing. John said yes it would be. Cork Nestor asked if anyone else had questions.

Mr. Daniel Kenneally - a neighbor of adjoining property and friend said he wasn't there to oppose the application he was concerned about numbers, but John has already addressed that so his only concern was that if a variance was granted that 9 was the maximum number - he just wants to make sure that there is some kind of control on the number of people. Cork Nestor spoke up and said that this was not a variance that this is a site plan application because it is an allowable use there. Mr. Kenneally was just concerned with the numbers and he didn't know that John had addressed that. With that Mr. Kenneally has no objections to this application.

Tim Record made a motion to accept Site plan application SP-05-2013 with one condition - maximum 9 people and no more than the 4 rooms that the applicant stated they were going to have. Roger Smith second.

Cork Nester - motion made by Tim Record to approve Site Plan Application #SP-05-2013 with a condition that the occupants are limited to 9 people and the rooms are limited to 4 and as Cork had mentioned to submit a copy of the Sign to Danae.

2. Informal for SUBDIVISION APPLICATION #SUB-03-2013 for Heithaus Tax Map #178.4-1-17 LOCATION Garnet Lake Road

Attorney Dan Smith a sent you a letter saying that I would have 2 full size prints of the map. It's really two property line adjustments. The big boundary line adjustment is they are going to convey about a half an acre of land to the Garnet Lake Civic Association which owns the dam. They have a 1950's deed to the Civic Association from Lester Ross that basically says all the land owned by Lester Ross where the Dam is which is necessary to construct or re construct and all the land that is need latter on. In 1990 – does anyone know how the road is out there – as you go in and there is a dip and bridge right there – the bridge is the spill way and this is the map that Dan Smith received from the Dam Safety Unit, DEC. He showed the board that the spill way is two feet above the bottom of the outlet so that if the lake comes up two feet it goes over the road. Dan has been told that yes it has gone over the road. So talking with the DEC the condition is you cannot obstruct the spill way so deeding it to them and keeping lake rights.

Then Adjustment #2 - The other boundary line adjustment is .029 acres to the Manning's because in 1990 when they put the spillway in the road moved so it only makes sense to convey to them this piece.

So with the adjustments the Heithaus is still with about 8 acres. Dan Smith has a letter from the Park Agency that states they do not need a permit. It is just 2 lot line adjustments and they would like the board to approve that there application is complete and to schedule a hearing for next month.

Cork Nestor asked Dan Smith if he could get letters from the Garnet Lake Civic Association and from the Manning's just to okay with what is going on.

Dan Smith said he wasn't sure about Mr. Manning he didn't know if he was around. The Garnet Lake Civic Association it's been Ed Stewarts daughter and at the moment Dan couldn't remember her name. Dan said that he does have correspondents via e-mail that he can print out.

Cork Nestor asked if they could get a draft of the boundary line adjustment for both. Dan said he could but this one is really simple it's just going to say this parcel on the map and title merge with other lands and this one is pretty much going to say the same thing that it will merge with that but they are retaining recreation easements over that.

Dan said yes he can get them a copy of the proposed deeds for each and the maps showing the lines.

Cork Nester asked if there was any way it could be documented on the maps that it is not creating building lots.

Motion was made by Roger to hold a public hearing next month and Second by Curt Richards.

Cork Nester stated motion was made by Roger and second by Curt to hold a public hearing next month for Subdivision application #SUB-03-2013.

Dan Smith then asked when the next meeting would be and Cork Nester told him April 22.

Mike Hill asked Dan one quick question – Thomas Heithaus that is deceased was Marguerite his wife - Dan said that he has lost track of the players – he started with 6 players Rogette and her husband owned a 1/3 interest and her husband died Rogette then sold it to Donald and Janet and the other owner that has 1/3 interest he has authority from the wife and her husband died and that they submitted a death certificate for him.

Mike Hill said so he is assuming 1/3 interest is owned by Marguerite and Thomas Heithaus and Thomas has passed away.

3. SUBDIVISION APPLICATION: #SUB-01-2013 Leslie Clement Tax Map #30.-1-68 & Tax Map #30.1-69 for 4 Lots located on Shields Road, North River

4. SUBDIVISION APPLICATION: #SUB-02-2013 Leslie Clement Tax Map #30.-1-75 for 6 Lots located on Shields Road, North River

Leslie Clement and attorney Rob Simon – Presented a survey of the Property that was owned by the Shields Family. Leslie presented old photos of them. Leslie explained the lay out of the land and presented an updated Tax Map. She indicated that some of the finds on these lots are old foundations. She showed the Board where the foundations are located and indicated that they were probably small tiny house that were owned by the Shields Family. Also, Property that was owned by Ella and Vic Pereniger, it was a little farm house and it was in pretty tough shape and she thought about fixing it up but in the end she removed it. She also cleaned up a lot of trash in the wild flower meadow. Leslie has walked and studied the land to figure out the best place for each home on the lots. Leslie showed a concept drawing and will do a formal presentation later.

Leslie showed the board the pre-existing on conforming lot that she had been in front of the board about before and has done all kinds of beautiful clearing to open up the views.

These are some old photos that came from a family album Leslie's great great great aunt started out on Old School House Road – then she showed the board where her great grandparents had built a camp.

This plan here shows the general contours of the overall area and an updated Tax Map – one of the fascinating parts of this project was trying to figure out where the Shields Farm was, the original deed just says 2 ½ miles from North River and it is very, very poorly described. Leslie spent a lot of time with Jim and Bonnie Hughes who are great – it took weeks trying to find stone walls to figure it out – also she located the original parcel – over the years the Shields family bought the property in 1910 sold out a few lots – One to the Lenseseth's, which are here tonight - a lot to Frank Jay who is a cousin of her mother's – one to Bosse and one to Daly. The lots were plotted wrong on the tax map so she did a lot of work with Warren County real property and the surveyor to plot them so they are correct. It seems like what happened when the Shields Farmer sold lots out they were more careful to describe what was sold out to people outside the family - but then the preexisting lot in here came out of a divorce – one of the farms and his wife got divorced and the wife got the lot but after a lot of time we were able to identify where things were.

Lenseth bought a lot recently and they thought it was here – mothers cousin Frank Jay – his lot was shown down there – but the good news is the people that are involved with the miss placed lots are - Uncle Frank well mothers cousin Frank is – Leslie went to see him and told him that she thinks his lot is here and not there - he responded that he knew it was there. So in terms of straightening out the existing parcels are everything seems to be ok with where they are.

More on a technical level the final plan after drawing and thinking we have one lot in here – Let me back up a minute - Shields road is currently paved all the way up and stops right in here – what we did was we worked with the town and to give Dan Hitchcock a place to push the snow previous her neighbor has a shallow well and the town had no place to push the snow and they pushed it up toward her well so gave the town a separate turn around in here to help out with getting the snow off that property.

So what we have is a lot here with a nice meadow – this lot she does not own which was sold out of the Shields family 100 years ago – a lot here and a lot at the end and then this parcel in here is Joe and Judy Brown – 50 Acres in here – then going this way this lot is owned by Deborah Deotsch - so we have 4 on this side and we have the existing house here and the lot above that is a preexisting lot which we changed the lot size from 2.4 acres to 4 acres and then we have 4 lots up in here which is closer to where she lives.

Zack Monroe from North River helped engineer this. These in here the driveway grades some of the driveway are simple and the steepest one is right in here. This is within the Sub division requirements for Johnsbury.

This is the septic design which they oversized it just to be on the safe side - soil is really nice and it drains well – that is probably why they farmed it – No ground water. You go down and I think about a foot or so of Sandy and then you hit the normal Adirondack soil. The Septic's are all designed for 4 bedrooms

In terms of what we have worked out with the town – This is a photo of the newly rebuilt road – they rebuilt the road according to the Johnsbury Private Road Standards – there is 12 inches of base - item 4 – replaced all the culverts – did drainage ditches on the uphill side and some on the downhill side – and make them look nice filled them in with cob rock.

As Leslie said they have moved the towns turn around and snow placement onto their side.

This red right in here - this is the road

The Shared driveway in here – in the green and what that refers to is the four upper lots would share a driveway according to the town standards.

Since she is on the road thing she is going to have her Attorney Rob Simon talk a little more about is cause of the road maintenance agreement

Rob Simon it is fairly standard road maintenance agreement basically all the lots share the expenses of maintaining the road – cost of snow plowing, sanding - it's just the lots that have built a house or have obtained a building permit - the shared driveway you pay to have it built to your property where ever that is – and then everyone that shares it has shared expense of the maintenance

Cork said similar to National Grid

Rob replied yes but no refund later – The shared driveway is 20 feet wide he believes and the road is 50

Leslie Clement - when they rebuilt the road Bob Laverne built it and who is plowing it - where do you plow the snow - so it is plenty wide - gentle grade - all redone with item 4 – Culverts - drainage ditch - - Overhead power already there so what they have worked out with National Grid is when they sell a lot - it's underground from the pole to the site.

Cork Nestor - Leslie as far as the Shields road thing that you have talked with the town about – Cork said that he spoke with Dan Hitchcock today and Ron Vanselow and Tony Jordon and they all said there is no such thing as any agreement like that. It has not been resolved in any way.

Rob Simon – you mean to

Cork – as far as the use of shields road for the town maintenance

Rob – said that was fine if they didn't want to use it

Leslie said that they are not asking them to maintain it

The town only maintains the Shields road to where the pavement stops and from there on would be Leslie's responsibility.

Roger Smith asked what is the status of where the pavement ends, to the red, on the right side of your plan – what is that – is it a Town of Johnsbury seasonal road

Rob Simon – we don't know we – it is certainly an easement on there for the lots so everyone has a rite of passage – our intention is to have a shared road agreement between the lots in the sub division and they are going to pay for the cost of the road – just the sub division - any one that is not part of the sub division is not being asked to contribute and

Cork Nestor asked about the Daly and Lenseth lot

Leslie Clement said that they do not have to pay

Roger Smith – and you have the legal authority to adapt it, rebuilt it, re do it – what ever

Rob Simon – well we have they – We have the easement to get out – if you have the easement then you have the ability to improve it and – in theory you could paved it.

Roger Smith – what portions of the photograph in the new construction where was that done - the red or the green

Leslie Clement - portion of the red road is in

Roger Smith asked if any of the green has been constructed

Leslie Clements replied No

Cork on the lower side of the road was concerned about the cutting because that is where the drainage for the storm that affected 13th Lake Road was

Leslie - it's very flat there

A guest stated that it wasn't there that it was down by them

Leslie Clement said that before she bought the property that she talked with DPW in Warrensburg and he said that it had nothing to do with that lot – she told DPW that if they needed her to she would hydro seed that part and he said it wouldn't help – Leslie also offered them title to that area or an easement to that property

Cork Nestor stated that trees that have been there 30 - 40 years would hold the soil in place better than hydro seeding or something like that

DPW told Leslie that it could be hydro seeded all they want but what washed out down there – had a picture on his computer that he showed her - It's not in there it all right in there

Someone stated that it didn't start there it started down at the bottom

Roger Smith is that the 24" culvert into lot 2 – (a lot of people all speaking at once)

Leslie has a DEC permit and what she has cleared will be it they will start taking the stumps out in June and reseeded

Joe Brown stated that some trees need to come down – if you go up that road there it's like – there are red marks on them now. – and if you go up and down there a lot if you look at the culverts that they put in tell me how many times you see any water coming out of them -

Tim Record said if the presentation is done he would like to go back onto the paper work. Getting 2 sub divisions on one application it is never difficult to figure things out. Its confusing – got maps 2 on one and it this the most recent map

Leslie well I had it as one sub division until she went to pay the fee and it was decided it would be two – and she did not get involved in why

Rob Simon asked who decided it would be two – was it Dottie

Leslie said she thought it was Danae

Rob asked if it was because of the road cause

Danae – because of the road that is separating the lots the office felt that it should be two

Tim Record asked if this was the most recent plan

Leslie – yes and she doesn't know why he stamps them for Not for Construction

Rob said yes he always does that until it has been approved – it's the same thing Jim Hutchins always did – whenever Jim did engineering work he would never stamp for Construction until the whole thing was approved and in its final phase. Because basically he didn't want people taking incomplete plan or unapproved plan and going ahead to the county and the town – here we go

Tim Record – don't we normally get approved plans

Rob you will get approved plans - Zack can come in and tell you – but the way Jim has always done it and this is why Zack does it – is he always puts that stamp on them – it's not that they are unapproved

Tim so when would we get the final plans and who would compare the two

Roger said that our Engineer would go over the drawings

Tim so if this was approved and we got the plans then the plans would have to go to Clough Harbor to see if they are the same plans

Rob said he didn't know what the town procedure is but that is the way Jim has done it for years and Zack is just following his procedures.

Tim Record asked Leslie if she has storm water plan. That we have the DEC Letter - Tim read the DEC letter

Leslie said she has it on site all the time that it is a print out from there sight

Leslie said she has submitted a sketch to them and that was what they sent back

Tim but you told the Town of Johnsbury right hear that you submitted the plan – so we need to see the plan

Leslie responded OK

Rob Simon – did Zack prepare this

Leslie – no I have a separate engineer that is working with on this

Cork – we will need the environmental assessment form

Tim – I think at some point we are going to have to go through this whole list

Leslie – replied yes

Tim – Well I kind of don't like the two on one – but if that was the office decision we will have to go with it on this application

Rob – just so you know it was her original attention to do it as one

Tim – I understand – I’m just getting old and cranky in my old age

Some small talk and Tim decided he would go through the application

Cork Nestor – couldn’t find a copy of the deed for lot 75 and requested one

Tim Record Number 2 - do we have the 911 addresses - Leslie - No I have it for the preexisting lot
- Tim said she would need to get that from Warren County

Tim Number 4 – Copy of deed need for lot 75

Tim Number 6 – names of adjacent property owners that Leslie had on the file folder – was it complete - Leslie said yes and she sent out registered letters and has the receipts

Tim Number 9 – Cork responded yup we have that

Tim number 13 - width and location of all roads; grades and profiles - Board members said yes we have that

Number 14 – Plans and cross sections – Leslie Ok I will get that - Cork Nestor – We would like to see where the adjoining Land owners wells and septic’s are to make sure they are far enough away - Cork said that the culverts need to be shown on the drawings

Number 15 - waterlines, hydrants and sewer lines - Leslie showed them on the map where they are

Number 16 - Drainage plan – storm water - Roger – you will need to collect run off

Number 17 - Existing restrictions on the use of land including easements, covenants and zoning
Cork Nestor as if there was any existing - Rob Simon replied not at the moment

Number 18 - culvert designs - Tim said just because you did it before doesn’t mean you get out of putting it on the plan - Rob Simon said they want the plans to show the location, how they are put in – etc -- Rob told Leslie that Zack could do it and will know what they are looking for

Number 19 - Grading and landscaping plans – Rob said that Zack would know

Cork said number 20 was all set

Number 21 - Cork stated that they have been discussing this one already

Number 22 - the EAF Form and EIS – which they will need that - Leslie asked if this was part of the SWIFT and Rob said no that was a Johnsbury Form

Tim said I would talk about number 26 now the Fire Department – They are going to invite the North River Fire Department go over the plans for the road access - Cork explained that they will talk to the fire department to make sure that there is going to be enough room for them to turn around etc

Cork Nestor - we have \$2,500 in Escrow

And before we move on to public comments Cork wanted to state that they have received quite a bit of correspondents on this they received letters from Nancy Kulikowski, Lot holders on the lower part of Shields Road - Freebern's property, and from Frank and Jane Jay and Lenseth are here.

Mike Hill before you go any farther it might be useful to clarify to the public that the application has not been yet been deemed complete by this board - No public hearing has yet been scheduled and that a public hearing is required – so there will be a public hearing in the near future and that tonight is not a public hearing and this board is not going to be taking any action tonight – so the public is clear from a process stand point – You are just reviewing the materials to decide if the application is complete and this is not a public hearing – the board can take comments from the public but it is not a formal public hearing.

It was asked if anyone would like to make a comment

Dale Monthony 35 Shields Road looked at the tax maps at the town and it is zoned 3.2 lots

Cork when the zoning code was rewritten back in 1997 there was a provision in there stating that if it was a preexisting lot of 1 acre that it could be a lot.

Rob said it is an average lot

Cork said yes it is an average lot size

Rob Simon said so the lot density is a 3 acre if you creature a 2 acre and a 4 acre – that works because of the average lot size

Someone asked how the preexisting is determined

Cork Nestor and others - If it was prior to 1973 APA – deed and deeds are recorded at Warren County

Dale Monthly - is there any kind of environmental impact

Cork – that is one of the things that we have asked Leslie to provide us with
As of right now her application is incomplete – there are a lot of items missing and that is what they were going over there tonight – she still has quite a few steps remaining she still needs to go through DEC

Pete Lenseth - 52 Shields Road – about the only house existing up there right now that is in the middle of this whole pile – a few times has been stopped from going up there because of the road being blocked off – to me that doesn't make sense – there should be an easement made –he is a weekend person but can come up week days if he gets the time off from work – I am a hardworking man and if I want to take my time off I have been blocked a few times – At one point Leslie was willing to buy my camp cause the fact that when I bought the camp - I bought the property because I like the woods and seclusion and a nice wooded area and did have a verbal contract with Leslie that she was going to buy my property – I was going to sell my property to Leslie and she backed out – had some dreams up there to bring grand kids to do some sleigh rides on the hills and it was fun – he was told the road was put in there for me I don't believe that – barley got up there this past

winter – did go up about a week or two ago – um wash outs are a problem already – a road got blown out – with all the trees cut down and the soil I have already seen her road washed out a couple of times – concerned that will be kept out again because mother nature has washed out the road – there is nothing to stop the trees – if you remember beforehand it was completely full of trees – understands cleaning out a lot for a building like a 1 acre lot but to clear cut that is out of the question for the Adirondacks – because when purchased his place was questioned about what he was going to be doing there – told don't make foot print any big – don't do nothing – afraid to cut down a tree that might fall on his house possible – got though that part – wild life has moved on and again that is the reason for coming to the Adirondacks to see wild life been keep out a few times because of the road being built - concern about the driveway for lot 7 – looks like it sweeps a little around him but looks are deceiving and there is not much room there - has an easement for a water well – what do you call it a well – its above ground – it's a dug well – looks like there is a septic tank – he never got this paper don't know where that one came from but anyway – there is a septic tank proposed above water source – concerned about the distant on that and if he decided to put a well in himself is he going to be affected by the above property he has already made plans to renovate the place – to make it into a summer camp for my kids, grandkids – he sees it right now looking more like a resort area – so he doesn't know - he is mostly shocked about the clear cut that has been done. He knows they road was a little crappy but he is not totally happy to turn this into a neighborhood - he feels this land has been raped and because of the step grade there is going to be erosion and he feels that there is to many houses proposed to go in

Steve Parkenstein lives on Cemetery road question the add that has been in the North Creek Newspaper for sale is the old Preuninger Lot

Jane Harrison remembers it all pasture land – has been here for several generations - she has seen when you have that density it changes everything – not only do they live next to a hobby farm that they did not expect – but know there is a subdivision going in. – the change is not good - she said these people aren't going to maintain these roads – they will be a lot of problems because of this –

Dale Monthany – concerned about the road – Leslie has a log truck up there today and other heavy equipment running on those roads and on posted roads

Cork stated that the only thing they could do is call the Sherriff's department

Pete Lenseth - thought when he was buying his lot that it was in a different place -

Leslie explained about the small lot that has bad title –

A discussion was going on - everyone talking all at once.

Mike Hill asked Rob Simon – Mike thinks a sub division with 5 or more lots that they need a homeowners association. Rob said they didn't really need one because there was no common property – Rob said he is not opposed to the concept of a home owners association – Mike Hill said because of 5 lots or more there needs to be one and Rob said if there was a statue let him know and he would review it.

Cork said they would have to table this until next month because of an incomplete application.

Tim requested a site visit for 5 pm on April 22 for the board this is just a site visit and then it will be discussed at the meeting

Every one talking all at once again – something about the minutes – Mike Hill thinks the Minutes for Leslie – neighbor that was there with Attorney and a written request for a copy of the minutes for this meeting – so the draft minutes should be provided.

Still a lot of discussion going on in the back ground so hard to hear.

Tim Record asked about the two subdivision - Danae said that if we knew how the Board wanted – Mike Hill said they are only going to do one SEQR Form – they are going to treat it as one unified – can see why they would want to do it as two in case one doesn't get approved and the other does. Tim thinks the applicant shouldn't have checked off – we can put our initials in the form

Roger had a question on the ZEO report – the totals and the running numbers for the year – why she doesn't put a name there – She could put down the tax Map # or name down at a foil able level - follow up on case in Wevertown – court doesn't want to touch it

Mike Hill asked Cork about Ward Hill and Cork said he would send a copy of the minutes for that.

Motion to Adjourn by Tim Record and second by Roger Smith at 8:36 pm

***Next Planning Board Meeting –Monday, April 22, 2013
at the Tannery Pond Community Center – 7 p.m.***