



**TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, August 22, 2011
Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028**

SPECIAL JOINT PLANNING COMMISSION/ASCC FIELD MEETING*

4:00 p.m., 555 Portola Road Consideration of revised Conditional Use Permit (CUP) application X6D-169 for Additional Floor Area and Impervious Surface Area on 229 Acre Property **Convene at Windy Hill Open Space Preserve Parking Lot** (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:
2. Roll Call: Aalfs, Breen, Clark, Hughes, Warr
3. Oral Communications:

Persons wishing to address the Commission on any subject, not on the agenda, may do so now. Please note, however, the Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

4. Old Business:
 - a. Revised CUP X7D-169 For Additional Floor Area and Impervious Surface Area on 229 Acre Property, 555 Portola Road, Neely/Myers
 - b. Architectural Review for House Additions, 134 Stonegate Road, Cashin
5. New Business:
 - a. Architectural Review for Guest House/Accessory Structure and Related Yard Improvements, 30 Possum Lane, Lautner
 - b. Architectural Review for Conversion of an Existing Detached Accessory Structure to a Guest House, 280 Willowbrook Drive, Frangione/Vaughan
6. Approval of Minutes: August 8, 2011
7. Adjournment

*For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

WRITTEN MATERIALS. Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at 650-851-1700, extension 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

This Notice is Posted in Compliance with the Government Code of the State of California.

Date: August 19, 2011

CheyAnne Brown
Planning & Building Assistant



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Tom Vlastic, Town Planner
DATE: August 18, 2011
RE: Agenda for August 22, 2011 ASCC Meeting

NOTE: The August 22nd meeting will begin with an afternoon field session for consideration of revised Conditional Use Permit (CUP) application X6D-169, 555 Portola Road, Spring Ridge LLC, **Neely/Myers**. The main focus of the meeting will be to review the revised plans for the meadow area that include a new agricultural building proposal, clarification of agricultural use proposals and modification to the existing service access driveway that would serve the agricultural uses. At the conclusion of the meadow review, the meeting will continue with visits to the sites proposed for the guest house and art studio and the stable. This site session has been noticed as a joint meeting with the planning commission and the meeting is scheduled to start at 4:00 pm at the parking lot of the Midpeninsula Regional Open Space District (MROSD) just south of the entrance to the subject property. The revised CUP application is discussed under agenda item 4a.

Please also note that both ASCC members Breen and Warr are conflicted relative to participating in consideration of the Neely/Myers project and do not plan to attend the special site meeting. We have, however, confirmed that the three other ASCC members are able to attend the meeting to ensure a quorum will be present.

4a. REVISED CUP X7D-169 FOR ADDITIONAL FLOOR AREA AND IMPERVIOUS SURFACE AREA ON 229 ACRE PROPERTY, 555 PORTOLA ROAD, *NEELY/MYERS*

The attached August 11, 2011 report to the planning commission discusses the status of this application and the specific focus of project review at this time. Further, the report lists the project plans that the ASCC will be considering on Monday and these plans are enclosed with the meeting packets. As noted above, Monday's review will start with a 4:00 p.m. afternoon site meeting to specifically consider the new plans for the agricultural building in the meadow and the scope of agricultural uses that is desired.

The site meeting will be a joint session with the planning commission and will consider the agricultural components of the revised CUP and the proposed modifications to the existing northerly entry drive that would specifically service the planned agricultural activities. The planning commission considered the revised plans at the August 17th commission meeting and several commissioners advised that they would also like to see the sites for the guest house and art studio, as well as the stable, after the review of meadow conditions and plans. Thus, the first hour of the site meeting will be in the meadow and after that attendees will be provided the opportunity to visit the sites for these other buildings. The enclosed plans include data for the buildings that is the same as the plans previously found acceptable by the ASCC. Should any ASCC members desire more background on the previous project reviews please let staff know and this data can be provided.

As noted in the report to the planning commission, the model for the design of the proposed agricultural building is a building on the Stanford University Campus. This building is Volkswagen Automotive Innovation Lab on Stock Farm Road on the Campus. Photos of the building will be available for reference on Monday as will a complete materials and colors board. In addition, story poles will be in place to model the building and the project design team will field identify the areas shown on the plans for plantings of fruits and vegetables.

During the August 17th planning commission preliminary review of the revised application, the following comments and questions were offered that would be evaluated as application processing proceeds:

- *The proposed floor area (FA) and impervious surface (IS) area limits should be presented with the current maximums that are permitted on the property without the need for a CUP.*

The proposed FA is 23,380 sf and IS is 63,605 sf. The zoning ordinance states that for a 10-acre property, the maximum permitted FA is 10,212 sf and maximum IS is 21,807 sf. The ordinance further states that for parcels 10 acres and larger, these limits may be exceeded subject to the granting of a CUP. The subject parcel is 229 acres in size.

If the FA and IS zoning limits are intended to regulate intensity of site use, then for a 2 acre property 8% of the site can be in FA and 13% in IS. For a 10 acre site, the percentages would be 2% FA and 5% IS. The subject proposals for the 229-acre subject property would be .2% floor area and .6% IS.

- *Full CEQA review will be needed for the "entire project" including normal CEQA document circulation.*
- *The modified, adopted wording for the open space element relative to the meadow preserve appears to have contradictions and is confusing. This needs to be reviewed and clarified as possible.*
- *The town attorney needs to provide a clear review of the ability to require open space dedications with this type of CUP project.*

- *Data on the historical agricultural uses of the meadow needs to be provided if it is available.*
- *The manner in which the meadow agricultural uses will be irrigated and impact on the ground water should be explained and evaluated. Data on the spring system should be provided.*
- *If fruits and vegetables are to be grown in the meadow they will likely need to be protected from deer, etc. and if fencing is to be used, this needs to be clarified as fencing could impact the existing meadow character.*
- *The location for growing of fruits and vegetables needs to be carefully considered as such plantings could impact the existing meadow character. Particular concern was expressed over the scope of orchard and vineyard plantings and the possible need to limit such plantings.*
- *Traffic, sale of produce even off site, needs to be considered in clearly understanding the scope of the proposed agricultural uses.*

Other public comments were provided and minutes from the 8/17 commission meeting will be distributed when they are available.

ASCC members should consider the above comments and data gathered during the site meeting. Thereafter, members should offer comments and reactions to, in particular, the new agricultural use and building proposals for the meadow area. Further, if ASCC members have any additional comments on other aspects of the project, in addition to those provided in the past, these should also be shared with, particularly, the applicant and staff.

4b. ARCHITECTURAL REVIEW FOR HOUSE ADDITIONS, 134 STONEGATE ROAD, CASHIN

On August 8, 2011, the ASCC was scheduled to consider this proposal for the addition of 167 sf of living area to an existing two-story, 3,823 sf residence on the subject 1.4-acre Stonegate Road property. The applicant was not represented at the 8/8 meeting and, therefore, the ASCC continued review to the August 22, 2011 regular meeting.

Following the August 8th meeting, we contacted the project design team and also discussed the project with the applicant, i.e., Joanne Cashin. We shared the concerns of the ASCC as noted in the enclosed 8/8 meeting minutes and project representatives will be present at the 8/22 meeting to respond to the comments. Thus, the ASCC should consider the enclosed 8/4/11 staff report prepared for the project and any new data provided at the 8/22 meeting prior to completing action on this application.

5a. ARCHITECTURAL REVIEW FOR GUEST HOUSE/ACCESSORY STRUCTURE AND RELATED YARD IMPROVEMENTS, 30 POSSUM LANE, LAUTNER

This proposal is for architectural review approval of plans for the addition of a detached, 746 sf guest house on the subject 1.0-acre, residentially developed Possum Lane

property. The parcel is located on the north side of Possum Lane and is bordered to the north by Corte Madera Creek. Site and area conditions are generally shown on the attached vicinity map.

The project can be accomplished with minimum grading and limited impact on existing site conditions. Further, the proposal is within all floor area, impervious surface, height and setback limits, including the Corte Madera Creek setback requirements.

The project is shown on enclosed plan **Sheet A1.00, Plans, Site Plan, Elevations**, dated August 2, 2011 and prepared by F. John Richards Architect. In support of the plans, the following attached materials have been submitted:

- Arborist Report, The Professional Tree Care Company, July 8, 2011
- GreenPoint Rated Existing Home Checklist, received August 4, 2011, targeting 49 BIG points for this "Elements" project
- Outdoor Water Efficiency Checklist, 8/1/11
- Color and materials sheet, including proposed exterior light fixture. (A black and white copy of the sheet is attached and the color version will be available for reference at the ASCC meeting. The materials and colors are described below.)

Story poles have been installed at the site to model the proposed detached guest house. The following comments are offered to assist the ASCC review and act on the application:

1. **Project description, grading and vegetation impacts.** The subject 1.0-acre site is located on the north side of Possum Lane and is bordered by Corte Madera Creek to the north. The developed portion of the site is between the top of the creek bank and Possum Lane and is essentially level. This more level area appears to be at least partially within Flood Hazard Zone A as shown on the Federal Emergency Management Agency (FEMA) floodplain maps, and flood hazard areas are subject to special provisions set forth in Chapter 18.32, Floodplain Combining District, of the zoning ordinance. As a result, some special procedures will need to be followed as described in a separate section below.

The residentially developed portion of the property contains the main residence, detached garage, and driveway with large parking area. The driveway and parking area are at the west end of the site and the parking area has sufficient space to accommodate the required guest parking for the main house as well as the additional space needed for the proposed guest house. In any case, there are no plans for site changes associated with the 3,393 sf house and garage, parking area or overall site landscaping. A new septic system would, however, be installed along the parcel frontage as shown on the proposed site plan.

The proposed 746 sf guest house is to be located immediately northeast of the existing main residence and would be served by the existing pathway system on the property. The guest house with entry deck has been sited within a small grove of five live oaks. These trees range in size from a diameter at breast height of 11.5 inches to 34 inches, and tree condition is evaluated in the attached arborist's report. The trees are identified by number on the site plan and these numbers correspond to the numbered comments in the arborist's report.

As noted on the site plan, the intent of the plan as now presented is to protect all of the oaks surrounding the guest unit site. Of greatest importance is oak #3, the largest tree and the most significant in terms of screening views to and from the improvements on the parcel to the east. The arborist's report concludes that trees #3 and #2 are healthy and with proper care would not be adversely impacted by construction. Specific measures are defined for tree protection and to ensure long-term tree health. The report also finds specific problems with the condition of trees #1, #4 and #5 and recommends that these trees be removed.

The arborist's report was received after the plans were prepared and, based on the report, consideration is now being given to removal of the three trees of concern. Fortunately, the most significant tree #3 has been found to be in good condition and can be protected from any potential construction impacts.

The proposed guest house has been designed to be consistent with the basic character of the existing main house. Further, the siting has taken care to not only fit the structure in the oak grove, particularly relative to trees #2 and #3, but also orient the access and more active spaces into the site and away from the property line to the east. The location also benefits from well-established screen vegetation in the area and the siting adheres to the required 45-foot setback from the top of the creek bank.

Overall, the design and siting should have minimum potential for site or area impacts, and the proposal is consistent with the standards and guidelines of the town that have been developed to encourage additional guest houses in the community. These guest units are an important part of the town's certified housing element program to meet state mandated housing needs production.

- 2.. **Floor Area (FA), Impervious Surface (IS) area, height and setback limit compliance.** The plans propose a total site floor area of 4,139 sf and this is well under the 5,071 sf floor area limit. The floor area in the single largest building, i.e., the existing main house and garage, is 3,393 sf and would not change with the project. This is 67% of the floor area limit and well under the 85% standard of 4,526 sf.

The proposed detached guest house structure would be one level and have an area of 746 sf. This is just under the 750 sf limit for such accessory structures.

The proposed impervious surface (IS) area on the site is 5,632 sf and includes only 194 sf of new IS area that would be associated with this project. This total is well under the IS limit of 7,319 sf.

Compliance with the required 20-foot east side yard property line setback is described on the site plan. The zoning ordinance allowed averaging provisions have been employed to accommodate the desired siting and meet setback standards. Further, as noted above, the structure maintains the required 45-foot setback from the top of the creek bank. The proposed structure is also well removed from all other required yard areas, again as demonstrated on the site plan.

Maximum height of the proposed accessory structure is 14 feet 7 inches and well under the basic 18 and 24-foot height limits for a guest house that applies without the need for any special ASCC consideration.

- 3. Guest house/accessory structure conformity to town guest unit zoning provisions and accessory structure policies.** Attached are the current town zoning regulations for guest houses and policies associated with accessory structures. The floor area limit for a guest house is 750 sf, and the policy statement provides clarity as to what is considered a guest house.

As noted above, the 746 sf proposed accessory structure has clearly been designed as a guest house and to match the general character of the existing residence. The structure would be served by the same driveway and guest parking area that serves the main house. It is clearly accessory to the main house, there is adequate parking space for the use, and only one new exterior light is proposed at the main entry door to the guest unit.

Based on the guest unit design and site plan, we conclude the project is fully consistent with town zoning standards as well as town policies for accessory structures.

- 4. Architectural design, exterior materials and finishes.** Guest units are to be designed to generally match the architectural character of the main residence on the property. In this case the main house is of a very simple, contemporary character with painted wood siding and asphalt shingle roofing. The architecture of the guest unit is very similar, and the unit would be finished in wood siding to match the appearance of the existing house. The siding would be painted a medium "fern" green color similar to that of the main house and with a light reflectivity value (LRV) of approximately 33-35% and well under the 40% LRV maximum. Wood trim is to be finished in a dark "moss" green color with a LRV of less than 15%, and well below the 50% limit.

The proposed asphalt shingle "Cool Weathered Wood" roofing is similar to the house roof, but has more of a green tone whereas the house roof has more of a rust tone. The proposed roof has an LRV of approximately 35% and is within the 40% limit. The "green" tone has been selected to better blend with the surrounding tree canopy. If window frame and door colors are planned that are different than the trim color shown on the colors board, the planned colors should be specified to the satisfaction of the ASCC.

- 5. Floodplain Zoning compliance.** As noted above, while the project meets creek setback standards, the guest house site may be impacted by FEMA Flood Hazard Zone A. Prior to issuance of a building permit this will need to be evaluated to the satisfaction of the town's public works director who is the designated Floodplain Administrator. A compliance permit would need to be prepared by the public works director before a building permit could be issued. The permit requirements are set forth in Section 18.32.035 of the zoning ordinance.
- 6. Landscaping, fencing.** No new fencing is proposed with this project and the only new landscaping is to provide wood chip mulch where existing ivy is being removed. If plans are modified to also include removal of any one or all three of the trees

questioned by the arborist, the ASCC may want to consider a replacement tree. Also, a construction access plan should be provided with the building permit plans to the satisfaction of staff, and this access plan should ensure that the access does not result in any significant impact on important existing screen landscaping. The access and vegetation protection provisions should also take into account the work that would be needed for installation of proposed septic system improvements.

7. **Exterior lighting.** Only one new, down directed light is proposed at the front door to the new guest unit. The fixture design and location appear to fully conform to town accessory structure and exterior lighting standards.
8. **"Sustainability" aspects of project, Build-It-Green Checklist.** As noted above, the proposed BIG checklist targets 49 points. This is well over the 25-point minimum target for this elements project. BIG compliance would be self certified pursuant to the town's green building program.

Prior to any action on this request, the ASCC should consider the above comments, visit the project site, and also consider any new data presented at the August 22nd meeting.

5b. ARCHITECTURAL REVIEW FOR CONVERSION OF AN EXISTING DETACHED ACCESSORY STRUCTURE TO A GUEST HOUSE, 280 WILLOWBROOK DRIVE, FRANGIONE/VAUGHAN

This proposal is for architectural review approval of plans for converting an existing detached 636 sf accessory structure/stable to a guest house. The subject 1.1-acre Willowbrook Drive parcel and general conditions in the area are shown on the attached vicinity map. The project can be accomplished with no grading or any other significant impact on existing site conditions. Further, the proposal appears to be well within all floor area, impervious surface, height and setback limits, but may be impacted by flood hazard zoning requirements as discussed below.

The project is shown on the following enclosed plans dated August 3, 2011 and prepared by CJW Architecture:

- Sheet: T-0.1, Title Sheet & Site Plan
- Sheet: T-0.2, Title 24 Information
- Sheet: T-0.3, Built It Green (completed checklist)
- Sheet: A-2.1, Plans & Elevations

In support of the plans the applicant has provided the attached cut sheet for the proposed exterior wall light received August 10, 2011 and a Finish Board, dated 8/10/11, that will be presented at the August 22, 2011 ASCC meeting. The Finish Board is discussed below.

The following comments are offered to assist the ASCC review and act on this application:

1. **Project description, grading and vegetation impacts.** The subject 1.1-acre site is located on the east side of Willowbrook Drive and is just across the street from

Corte Madera Creek. The western half of the site is very close to the elevation of Willowbrook Drive, is mostly level and accommodates the majority of the existing site improvements including the main residence, driveway and parking areas and accessory areas adjacent to the existing detached accessory structure that is proposed to be converted to a second unit.

The existing accessory structure is located at the southeastern end of the level, building area and is approximately 4 to 5 feet higher in elevation than the level of the main residence. The structure is at the base of the slope that rises roughly 60 feet to the eastern boundary of the parcel. There is a low retaining wall at the base of the slope that helps create the pad for the accessory structure.

The existing main residence is located just beyond the 50-foot setback line from the Willowbrook Drive right of way line and is a single story structure of simple Ranch style architecture. The attached garage is located at the south end of the house and the driveway extends from Willowbrook along the southern property line. The driveway has ample surface to accommodate the required guest parking for the main residence and proposed second unit. Further, the gated "kennel" space identified on the site plan at the eastern end of the driveway is now also used for parking.

The applicants only recently moved into the house and have plans for some house renovations that they are just beginning to consider. They would like to initially complete the second unit conversion so that the unit with bath would be available during the main house renovation.

The majority of site conditions are proposed to remain as they currently exist and the only change would be the structure conversion of the detached accessory structure. The scope of structural work is now being considered by the building official. The applicants hope that the majority of the existing building would be acceptable for the proposed second unit use. If, however, any more significant work, e.g., additional foundation improvements, etc., were needed, this would have to be reviewed relative to additional site changes. In particular, there are two oaks located in the existing pathway along the front elevation of the structure. If these trees were impacted by needed work, the ASCC might want to consider some additional screen planting on the west side of the converted structure.

Except for changes that may be needed to accommodate current building code standards, the proposed conversion can be accomplished with minimum potential for site or area impacts. Further, as noted in the evaluation of the second unit proposed for 30 Possum Lane, the town's certified housing element is dependent on second units to meet its state mandated housing needs requirements.

- 2. Floor Area (FA), Impervious Surface (IS) area, height and setback limit compliance.** The plans do not include specific data on existing house or shed floor areas. Nonetheless, we estimate total floor area with the detached accessory structures to be less than 3,200 sf. This is well under the 4,959 single story floor area limit for the property. The floor area in the single largest building, i.e., the existing main house with attached garage, is estimated to be just under 2,500 sf and would not change with the project. This is just over 50% of the floor area limit and well under the 85% standard of 4,215 sf.

The proposed detached accessory pool guest house would have an area of 636 sf and this well under the 750 sf limit for second units. The impervious surface (IS) area would not change with the project and we estimate the area to be under 5,000 sf and well below the IS limit of 6,726 sf.

(Note: our floor area and impervious surface estimates should be confirmed by the applicant with more detailed data provided to the satisfaction of staff prior to issuance of any building permits.)

Compliance with required 20-foot side yard property line setback is confirmed by the data on Sheet: T-01, as is conformity with the 50-foot front yard setback and 20-foot rear yard setback.

Maximum height of the proposed accessory structure is 12 feet and well under the basic 18 and 24-foot height limits for a guest house that applies without the need for any special ASCC consideration.

- 3. Guest house/accessory structure conformity to town guest unit zoning provisions and accessory structure policies.** Attached are the current town zoning regulations for guest houses and policies associated with accessory structures. The floor area limit for a guest house is 750 sf, and the policy statement provides clarity as to what is considered a guest house.

The proposed 636 sf second unit conversion would conform to the floor area limit for second units. The building would have the same driveway access as the main house, necessary parking is provided for, and the design of the conversion has been prepared to be consistent with the architecture of the main house. Also, the only proposed lighting is one fixture at each entry door, and this is consistent with town second unit regulations.

Based on our foregoing evaluation, we conclude the project is fully consistent with town zoning standards as well as town policies for accessory structures.

- 4. Faultline Zoning and Floodplain Zoning compliance.** The Willowbrook Drive area is impacted by both faultline and floodplain zoning requirements. The subject site is located immediately to the east of the San Andreas Fault setback zone and is not impacted by the zone as mapped on the town's geologic base map.

As noted above, the property is just to the east of Corte Madera Creek and is partially within Flood Hazard Zone A. While this Zone does not appear to impact the guest unit site or the finished floor elevation, we can't specifically make these determinations from the data on the plans. As a result, prior to issuance of a building permit, the proposal will need to be evaluated to the satisfaction of the town's public works director, who is the designated Floodplain Administrator. A compliance permit would need to be prepared by the public works director before a building permit could be issued. The permit requirements are set forth in Section 18.32.035 of the zoning ordinance.

- 5. Architectural design, exterior materials and finishes.** Guest units are to be designed to generally match the design of the main residence on the property. In

this case the proposed conversion has been designed to match the architectural character of the main house. All new materials would match existing conditions and the existing shingle roofing is to remain. The board siding is to be painted a dark slate finish with a light reflectivity value (LRV) of approximately 15% and well under the 40% limit. Gutters and trim are to be finished in a medium tan color with an LRV of under of 50% and just at the 50% LRV limit. These colors are to be used on the guest house as a test and may be applied to the main house when it is remodeled.

The proposed windows are to have a white clad finish that is well above the 50% LRV for trim elements. The applicant has advised that she is not sure of the plans for the house windows, but that most would be replaced. Thus, consistent with town policies and zoning provisions, the window frames should meet the 50% LRV limit.

6. **Landscaping, fencing.** No new fencing or landscaping are proposed and there is ample room for on site construction staging.
7. **Exterior lighting.** As noted on the plans, only three new exterior down directed lights are proposed with one at each entry door. Each fixture can contain one 26W or 32W CFL lamp or one 75W A-19 lamp. We have looked at conversion charts and it appears that these lamp levels are likely higher than the 75W incandescent limit of the ordinance. Prior to issuance of a building permit, data should be provided that ensures lamp conformity with the zoning limits.
8. **"Sustainability" aspects of project, Build-It-Green Checklist.** As noted above, the proposed BIG checklist is presented on plan Sheet: T-0.3 and targets 31.1 points. For this Elements project a minimum of 25 BIG points is required, and compliance can be self-certified under town green building regulations.

Prior to any action on this request, the ASCC should consider the above comments, visit the project site and also consider any new data presented at the August 22nd meeting.

TCV

encl.
attach.

cc. Planning Commission Liaison
Planning Manager
Planning Technician

Town Council Liaison
Applicants

Mayor