

**RICHMOND DEVELOPMENT REVIEW BOARD
REGULAR MEETING
APPROVED MINUTES FOR APRIL 11, 2012 MEETING**

Members Present: David Sunshine, Chair; Brian Werneke, Vice-Chair; Stephen Ackerman, Lori Cohen
Members Absent: One vacancy

Others Present: Cathleen Gent, Town Planner/Staff to the DRB; Ruth Miller, taping for MMCTV
Comcast 15; Also see attached list.

Sunshine called the meeting to order at 7:05 p.m.

Sunshine said that, due to the busy agenda, the Board will be fairly strict on the time limits for each hearing. If the hearing cannot be completed, it will be continued until the next available time in May or June. Sunshine asked those attending each public hearing to sign in and reminded everyone that, if they wish to seek status as an interested person, there are specific criteria, per the Richmond Zoning Regulations, Section 7, which he reviewed. Sunshine then noted that anyone wishing to have interested person status should speak during the hearing.

Public Hearing

1, William Donovan, Inc. – Application #12-029 for conditional use review for a parcel located at 282 River Road (RI0282) in the Commercial zoning district, per Richmond Zoning Regulations, Section 5.6 (Conditional Use Review, including Site Plan Review) to add a fast-food restaurant (mobile truck) as part of a mixed use of the property, and Section 4.9 (Non-Conforming Uses) to replace and to increase the square footage of an existing non-conforming single family house.

Gent explained to the DRB that William Donovan would not be present at the hearing and that no letter of authorization was presented by which Donovan would be represented by Mathew Norton, co-applicant. The DRB discussed the matter and voted unanimously to move forward with the public hearing.

Norton provided an overview about the proposed project. He explained that he owns Anytime Towing, which is located at 282 River Road and proposed to Donovan that a mobile food truck be added to the mixed uses on the property. Norton then thought of the idea of replacing the existing mobile home with a new mobile home about a year ago when the former residents moved out. The third element of the application, a fence, will improve the appearance between the Riverview Commons Mobile Home Park and will add security. Norton requested a waiver from the DRB regarding the requirement that a professional (engineer, surveyor, etc.) prepare the site plan. He noted that the site plan has been prepared to the best of his ability, using a previously approved site plan as a model.

The first topic was the mobile food truck. Norton briefly discussed an email communications from VTrans, which stated that, because the truck is registered and can be moved, that VTrans does not think the activity will cause any issues. If problems arise, VTrans will look at the situation again. Norton said that the food truck will be located at 282 River Road only during the portion of the year when it is open for business. There will be no water or wastewater accessed from the property for the truck. He may run power from the main building to the truck. He plans to use propane gas for cooking and will have a frialator and hood system. The fan system will be muffled with a diffuser on the main fan to control odors.

The DRB then asked about the length of time that the mobile home residence has been vacant. Norton said that the residents were in the process of moving out when he began his business began last year and acknowledged that they applicants are in range of the limit in terms when the residence ceased being occupied. He added that, unfortunately, Donovan is not at this hearing to answer the question of when the residents moved out of the mobile home.

The DRB asked whether any additional traffic will be generated by the mobile food truck business. Norton said he is largely relying on foot traffic and customers of the existing businesses at 282 River Road. On the application, he stated that there will be an additional 30 average weekday trips and 20 average PM peak hour trips. He added that the truck is not large in size and that he and his son will operate the food truck business. Norton said that he wants to clean up the area near the truck, for instance, reseeding the grass in the area of a former used car lot, removing the gravel, and cleaning up brush. Ackerman noted that the parking area is not near the food truck and Norton responded that he does not want traffic right where people are getting their food. Although it is not on the site plan, he plans to place small “parking in rear” signs along

1 the front. Sunshine asked about signage for the business. Norton said that there will be one "A" frame
2 sandwich board and one sign on the truck that lists the menu. Norton added that the "A" frame sign will be
3 set up only when the business is open, which will be daylight hours only.

4
5 Norton next discussed the fence along the east side of the property. There will be a gate to allow foot traffic
6 from the mobile home park, but the goal is to close up the area for security purposes. The proposed fence is
7 8 feet tall. That height is needed to alleviate general light from going onto properties in the mobile home
8 park. The fence will be located in such a way on 282 River Road that Norton can keep both sides of the
9 fence easily maintained.

10
11 Werneke (DRB liaison for the project) added that, based on conversations with Norton, the food truck
12 business will be open from May to the end of October each year. The food truck will be located in a lower flat
13 spot approximately 60 feet from Route 117. In response to a question, Norton said that the trip ends are
14 based on an assumption that some of the traffic will be from Lucky Spot customers and mobile home park
15 residents. He added that he does not want parking in the flat area near the mobile food truck and that he will
16 direct customers to the parking spaces in the rear. He plans to set up picnic tables for patrons, but does not
17 plan to leave the tables overnight, as there is a potential they would be stolen.

18
19 The DRB then discussed the parking layout with Norton. On the side of the building, there are up to four
20 parking spots and, in the rear, there are 16 parking spots, for a total of 20 spots that are shared between the
21 towing/repair shop business and the mobile food truck operation.

22
23 The site plan does not show that the old mobile home is leaving, but Norton confirmed that it will be
24 removed, along with a small nearby shed. In response to a question, Norton said that the supplies for the
25 food truck operation will not be stored at 282 River Road. He added that there will not be any deliveries for
26 that business.

27
28 The DRB then discussed the fact that the new double wide mobile home will likely be within the FEMA
29 Special Flood Hazard Area when the new maps are released later this year. Norton said that the slab will be
30 raised and the mobile home will be elevated the maximum amount, per the installers recommendations. He
31 pointed out the location of the new mobile home on the site plan, noting that it is between the existing mobile
32 home and the proposed fence.

33
34 Norton said he plans to complete the ground work for the food truck business and install the fence this year,
35 but will not replace the mobile home this year.

36
37 Sunshine opened the hearing to the public. No comments were offered.

38
39 The DRB asked where rubbish from the food truck will be located. Norton showed the location depicted on
40 the site plan (area with circle and "x"), a little fence with a trash barrel. Cohen said that she is interested in
41 specific plans for the mobile home related to flooding concerns. She suggested that a condition may be
42 warranted regarding compliance with flood hazard regulations. The DRB confirmed that Donovan must
43 confirm with evidence that the existing mobile home was vacated prior to March 19, 2011.

44
45 Motion by Werneke, seconded by Ackerman, to continue the public hearing until May 9th to receive either a
46 letter or testimony from William Donovan regarding the date when the existing mobile home was vacated. As
47 part of the motion, Norton was directed to bring in a letter of authorization from Donovan if Norton will be
48 representing Donovan during the public hearing. Voting: 4 in favor; 0 opposed; 0 abstentions.

- 49
50
51 2. Ian Ryan – Application #12-028 for parcel located at 32 Beaver Pond Hill Road (BV0032) in the Agricultural
52 Residential zoning district, for final subdivision review for a 2-lot subdivision (original lot and 1 new lot).

53
54 Sunshine swore in Ian Ryan, Scott Homsted (engineering consultant), and Annie Dwight (attorney). Homsted
55 provided an overview of the project. Ian Ryan plans to subdivide his 10.5 acre parcel into a 3.6 acre parcel
56 (Lot 1 - original parcel with the house) and a new 6.9 acre parcel (Lot 2), which will be sold. He noted that
57 the DRB has already granted preliminary subdivision approval. Homsted described the planning progress
58 that has been done since the preliminary subdivision approval. The site plan has been revised to show the
59 limitations associated with the deeryard, which encroaches slightly onto Lot 2. The building envelope has
60 been revised to exclude the class 3 wetland, except for the driveway. They have met with the state wetland

1 ecologist and a wetlands consultant, who has confirmed the wetland delineation. In response to a question
2 from Sunshine, Homsted said that the well for the new structure is within the building envelope. Homsted
3 then discussed their research in terms of the number of lots that have access off Beaver Pond Hill Road,
4 which shows that there were six lots originally with such access. However, there are currently five lots due to
5 a lot merger. So this proposed subdivision would bring the number back up to six lots.

6
7 Homsted then reviewed the building envelope area, showing the driveway location across the wetland. He
8 discussed the deeryard, noting that there are dozens of acres within the deeryard and the amount of
9 encroachment within the building envelope is 1/3 of an acre.

10
11 Referring to an email from Keith Kasper, Ackerman disclosed that he lives on Old Farm Road, which is on
12 the other side of Hinesburg Road from Beaver Hill Pond Road.

13
14 The DRB discussed the road issue. Sunshine said that he would like to see a road agreement. He said that
15 the correct term to use is "rateably" apportioned per the Hubbard v. Bolieau case and indicated that the
16 original developer, Saltzman, created covenants and deeds that apply to the west side (Beaver Pond Hill
17 Road) as well as the east side (Old Farm Road) of the road. Sunshine said he has seen too many instances
18 where maintenance is not set out in advance. He indicated he is looking for an agreement between lot 1 and
19 lot 2 owners. Dwight noted that she drafted two versions of the road agreement and that she will revise one
20 version in light of Sunshine's suggestions.

21
22 The DRB discussed the rural road standards, which could be invoked in this instance. Holsted said that
23 upgrading the length of the road to the rural road standards would be very expensive and likely would kill the
24 project. He brought up one potential way to address the issue, which was discussed during the preliminary
25 subdivision approval, namely to apply for conditional use approval for an expansion of a non-conforming use
26 (the road). There are currently five lots. By going to six lots (with four residences), that would be below the
27 25% expansion threshold. He added that the rural road standards would double the size of the road width.
28 Lot 2 represents a very small portion of the road and is relatively flat. The DRB discussed the option of
29 requiring the rural road standards to the second driveway (lot 2), pointing out that the board has, in the past,
30 required upgrades of a portion of the road. Ackerman asked whether Ryan has obtained information from the
31 emergency departments regarding whether lot 2 is accessible. Ryan indicated that he has not. Ackerman
32 said he would like to see such letters from the three Richmond emergency departments.

33
34 Sunshine opened the hearing to the public. No comments were offered.

35
36 Motion by Ackerman, seconded by Cohen, to continue the hearing until May 9th for the purpose of receiving
37 letters from the Richmond fire department, police department, and Richmond Rescue addressing whether
38 each department can service the proposed development. Voting: 4 in favor; 0 opposed; 0 abstentions.

- 39
40
41 3. Town of Richmond (hearing continued) - Application #12-011 for conditional use review for proposed and as-
42 built improvements within the FEMA Special Flood Hazard Area, per Richmond Zoning Regulations, Section
43 6.8 (Flood Hazard Overlay District) at 203 Bridge Street (BR0203); 286 Bridge Street (BR0286); 430 Bridge
44 Street (BR0430); 431 Bridge Street (BR0431); and the Bridge Street Bridge. BR0203 is within the
45 Residential Commercial zoning district and the other parcels are within the Agricultural/Residential zoning
46 district.

47
48 Town Administrator Geoff Urbanik addressed the DRB and requested a continuation of the hearing for two
49 month, until June, in order to get the additional information requested at the last DRB hearing. Motion by
50 Werneke, seconded by Ackerman, to continue the hearing until June 13th. Voting: 4 in favor; 0 opposed; 0
51 abstentions.

- 52
53 4. Chittenden County Fish & Game Club - Application #12-025 motion to appeal and motion for stay regarding
54 the February 21, 2012 Notice of Zoning Violation by the Zoning Administrative Officer related to the
55 increased use of the shooting range at an outdoor recreation facility located at 1397 Wes White Hill Road
56 (WW1397) in the Agricultural Residential zoning district.

57
58 Zoning Administrative Officer Gwynn Zakov provided an overview regarding the Notice of Zoning Violation,
59 which was issued to comply with the underlying Vermont Environmental Court (2004) and the Vermont
60 Supreme Court (2006) decisions regarding an increased scope and intensity of the use of the shooting range
61 facility at the Chittenden County Fish & Game Club (CCF&GC). In Zakov's opinion, the decisions are still

1 binding on the parties. No applications have been submitted for either an expanded use or a non-conforming
2 use by the CCF&GC. Under the Richmond Zoning Regulations, Zakov enforced the violation. In response to
3 a question by Sunshine, Zakov said that the violation has not been cured since February 21st.

4
5 Town of Richmond Attorney Mark Sperry submitted copies of the following documents: Vermont
6 Environmental Court decision (2004); Vermont Supreme Court decision (2006); Vermont Environmental
7 Court decision (2011).

8
9 John Collins, attorney for the CCF&GC spoke next. Five CCF&GC members (Michel Allen, Moe Forcier,
10 Bruce Bailey and two unidentified persons) were sworn in. Collins said that he wanted to remind the DRB
11 and community what a good neighbor the club is and that he was surprised and disappointed that the notice
12 of violation was issued. Collins presented a hearing memorandum regarding the Notice of Violation from
13 2/21/12. He noted that, in 2010, the DRB held a remand hearing with all parties and issued findings. Cohen
14 replied that the DRB decision was vacated because the DRB did not have authorization to issue that
15 decision. Collins said that the court did not require the CCF&GC to file an application. He added that the
16 CCF&GC is in compliance with the 1969 noise levels. Sunshine said that the DRB is bound by the previous
17 court decisions. Werneke confirmed that the notice of violation is based on the court's findings that the use
18 increased. Collins replied that the usage has not changed materially. Collins then stated that the "law of the
19 case" should not be followed, citing State v. Gomez, where a decision was erroneous and would create a
20 "manifest injustice" if followed. He said that he does not believe the Town has met its burden vis-à-vis the
21 notice of violation. Collins re-submitted all exhibits that were submitted during last year's DRB hearing, which
22 are on file at the Planning and Zoning office. Collins said that, based on the fact that there were 2,000
23 members plus guests using the CCF&GC in 1969, there has been substantial decline since 1969. The club
24 has put in safety measures and restricted the hours of operation. Collins then submitted two DVDs with all
25 the testimony from the DRB's public hearings on December 8, 2010 and January 12, 2011.

26
27 Michel Allen testified that he is the vice-president of the CCF&GC board and reiterated what he said during
28 the last DRB hearing that there has been no increase in noise. He goes to the club and checks in often. He
29 said he is concerned that the usage would be required to be cut from 1969 levels. This will affect hundreds of
30 Richmond residents, just for the benefit of a few people. Allen said that there has been no difference in
31 usage since 2010 and 2011 and that it is less than during the 1960s. He said he has heard gun shots from
32 other properties in the neighborhood after hours, from the north, namely an individual who manufactures
33 guns. Allen added that there is no control of hunting in the state wildlife management area, and there may be
34 shooting there occasionally. Collins said that numerous other witnesses can establish there is no change in
35 use and that the gun shooting might come from other properties. He asked for the opportunity to come back
36 again to the DRB. Sunshine replied that such a decision is deferred at this time. In closing, Collins reiterated
37 that there is no change in the use and no change in the facts of the case.

38
39 Before Attorney Dan O'Rourke addressed the DRB, Sunshine said that written participation does not
40 conform with evidentiary rules for evidence. Based on that stipulation, O'Rourke requested an opportunity for
41 a continuance. He said that he would submit a memo with those letters and Sunshine accepted that.
42 O'Rourke said the Court's decision was clear about the levels in 1969 and that there was a court transcript
43 from the CCRPC president specifying that the levels have increased since 1969. There has been no
44 evidence presented that the CCF&GC has reduced the use since 2003-2004 Environmental Court decision.
45 He said he believes the Town is taking the appropriate steps to gain compliance, in keeping with the
46 Richmond zoning regulations, under Section 4.7 and 4.5, which were referenced in the Court decisions. He
47 noted that the town has not made any attempt to reclassify the use or make it a permitted use.

48
49 Sunshine swore in William Smith of Wes White Hill Road. Smith said he was sorry to hear that letters cannot
50 be used as testimony at this hearing. All of the letters discuss what the usage is today compared with 2004,
51 specifically that the usage has been the same or increased since 2004. He added that he has not heard
52 anyone arguing that the usage has gone down since 2004. Smith submitted the letters to the DRB.

53
54 O'Rourke asked Collins if all testimony from the DRB 2010-2011 hearing was submitted tonight and Collins
55 stated that it is.

56
57 Town Attorney Mark Sperry spoke next. He stated that no applications have been filed with the DRB, per
58 Judge Wright's orders. He referenced his April 4th letter to the DRB and noted that the court found the usage
59 definitely doubled and perhaps increased by 4-5 times. He stated that what triggered the recent notice of
60 violation was letters from neighbors. He said that, starting with Judge Wright's decision, the CCF&GC has to
61 cure the violation by cutting back the use. Sperry said that town is not trying to get the CCF&GC to cease its

1 operations, however, the town would like to see the CCF&GC comply and apply for permits or cut the usage
2 in half, relative to the 2003 levels.

3
4 Werneke, Cohen, and Sunshine discussed the general potential outcomes of the current proceedings and
5 encouraged all parties to engage in mediation.

6
7 Town Administrator Geoff Urbanik said that the town realizes that all three sides have been in this position
8 before. He said the DRB does play a role and that, even though there is a likely appeal process. The case
9 needs to be presented with the DRB and the town is as equally as important as the other two parties.

10
11 Moe Forcier said that it's difficult to find fault with the opposing group (i.e., the neighbors), as they have been
12 good neighbors for many years. He said the question is how the use can be determined since no one was
13 there in 1969. He said he has heard shooting in the forest reserve area, with illegal deer hunting.

14
15 Sunshine swore in David Gote from Starksboro. He said he has come to the CCF&GC since 1976. The
16 people using the club have been congenial, with camping, fishing, shooting, hiking all taking place. The
17 CCF&GC provides tangible income for the club.

18
19 An unidentified person asked how to measure whether the use has increased or not.

20
21 An identified person asked if the DRB can be a party to binding arbitration. Sunshine said the DRB cannot be
22 a party to binding arbitration. That person discussed details regarding the mediation. O'Rourke stated that
23 there is a signed gag order and this is not the place to talk about the earlier mediation.

24
25 Delores and Fred Carter were sworn in.

26 Delores Carter said that they lived across the CCF&GC for some time (where Smith lives currently). Fred
27 bought the land in 1959. They married in 1963 and summered in the house until 1967, then moved there full
28 time in 1969. At that time, there were days without a car passing by and there was no shooting. The largest
29 event was the fathers day fishing derby. There is much higher usage today compared with 1963. The roads
30 were not plowed and they did not open the parking areas at the club. Now the CCF&GC shooting goes on
31 year round.

32
33 Fred Carter spoke next. He read the letter that he submitted for the DRB hearing in 2010. Carter said that
34 they have first-hand knowledge about CCF&GC activities, beginning in 1962 through 1977, and thereafter
35 through 1990. He said that the operation of the range is now and has been an evolution of escalation of use
36 and improvements. For instance, the orientation of the shooting axis was change 90 degrees prior to 1969,
37 for safety reasons. Instead of being 180 degrees away from the road, it is only 90 degrees. Carter noted that
38 there are now several shooting benches instead of one and that the intensity of the use has grown steadily
39 from two seasons to all seasons and all weather since the area is now snow plowed and there are covered
40 shelters for shooters. The number of days has grown from weekend target practice to every day of the week.
41 Carter said that use of large capacity magazines did not begin to show up on a daily basis until the 1980s, as
42 those types of guns became more available. Carter recognized that he did not keep a diary of activities in
43 the 1960s, nor did the CCF&GC.

44
45 Bruce Bailey then spoke. He had been sworn in earlier. Bailey noted that the Club had a good relationship
46 with past neighbors. In 1975-19776, there were 1,500 to 2,000 members. Today, there are half that number.
47 The CCRPC has erected berms to reduce the noise for the neighbors. Bailey added that CCF&GC is the
48 only organized range in Chittenden County and that it's better for people to shoot there than in their
49 backyards.

50
51 Zeb Snow said that his father was a member and taught him to shoot at CCF&CG. He is disappointed that
52 the problems persist and that CCF&GC provides an opportunity for people to respectfully treat firearms.

53
54 Ellen Ward was sworn in. She addressed the questions regarding the Low's residency. She said that Low
55 family was there in the early 1970s. She said that the testimony and comments from CCF&GC supporters
56 insinuates that the neighbors do not know what they are talking about. She said that the guns sound like
57 semi-automatic weapons and the guns are completely different than they used to be. She added that she did
58 not hear that type of shooting in the past. There was a gate and no winter use.

59
60 Steve Pento said that Ward's testimony was misinformed and there are no automatic weapons allowed at
61 the CCF&GC.

1
2 Urbanik clarified the Town of Richmond's role in issuing the Notice of Zoning Violation. He said it is not in the
3 town's interest to shut down the club, rather than to try to lead this to a conclusion with the town taking an
4 active role.
5

6 Michel Allen discussed his thoughts about specific neighbors and made comments about the earlier
7 mediation sessions.
8

9 Delores Carter stated that no one wants to shut the CCF&GC down, but there is not supervision of the types
10 of weapons and the hours of operation. It is important for rules and regulations and that an adjustment in the
11 current activities would help.
12

13 Sunshine reminded everyone that the comments during the public hearing must pertain to the Notice of
14 Zoning Violation.
15

16 Tyson McGinty spoke next. He said some members of the DRB seem to be apprehensive about making a
17 ruling and some DRB comments are not professional. He stated that, as appointed officials, the DRB has a
18 role in making a decision.
19

20 William Smith said that, on a recent Saturday, he did a count of the number of shots at the CCF&GC. He
21 said that, as a conservative estimate, that he counted over 2,000 shots. He added that there are different
22 types of weapons with large capacity magazines that can shoot 30 times instead of 6 shots, which the older
23 weapons could fire. He stated that, over the past 19 years, the usage has increased.
24

25 Paul Rogers was sworn in. He said he was at a nearby residence on Easter Sunday and did not hear a shot.
26 He was surprised to see there were 6 people at CCF&GC at the time. He asked whether the DRB will be
27 fining CCF&GC \$100 per day. Sunshine said that will not be decided with this hearing.
28

29 John Collins asked if the town would agree to a 90-day continuance to allow the parties to come up with an
30 agreement. Mark Sperry said he would have to get the authority for that from the Selectboard, adding that
31 the DRB does not have the power to fine. The Selectboard levies the fines.
32

33 Dan O'Rourke said that some of the characterizations of the past mediation are not viewed by all in the same
34 way and that not one side has been recalcitrant. He said that a 90-day continuation is a long time and
35 suggested that public hearing continuation should be shorter. After further discussion, all parties agreed to
36 develop a mediation plan.
37

38 Motion by Ackerman, seconded by Werneke, to continue the DRB hearing for #12-025 to May 9, 2012 for the
39 purpose of receiving a mediation plan to the DRB by all three parties. If such a plan is not presented at that
40 time, the DRB will decide whether to close the hearing. Voting: 4 in favor; 0 opposed; 0 abstentions.
41
42

43 5. OTHER BUSINESS

44 - *Meeting Minutes: March 14, 2012*

45 One edit was offered. Motion by Ackerman, seconded by Cohen, to approve the minutes as revised. Voting:
46 3 in favor; 0 opposed; 1 abstention (Werneke).
47
48

49 6. DELIBERATIVE SESSION

50 At 8:38 PM, motion by Webster, seconded by Ackerman, to enter deliberative session. So voted.

51
52 At 10:29 PM, motion by Ackerman, seconded by Werneke, to come out of deliberative session. So voted.
53
54

55 7. Adjournment

56 At 10:30 PM, Cohen made a motion, seconded by Ackerman to adjourn the meeting. So voted.
57
58

PLEASE SIGN IN

Town of Richmond Development Review Board Public Hearing Attendance Sheet April 11, 2012

Name PLEASE PRINT	Address	Agenda Item of concern
Wm Hobart	2070 HENS- Rd.	
Ian Ryan	32 Beaver Pond Hill →	
Annie Dwight		32 Beaver Pond Hill
Geoffrey Uchanski	Town Administrator 220 Cochran Rd	Town of Richmond CCFGC
Charles Kaeler	22 Alder Pond Rd Essex Jct, VT	Gun club
Herschel Lapidow	Colchester	Gun club
Douglas St-Amour	Richmond Box 631	CCFGC
William Smith	1376 West White Hill, Richmond	CCFGC
Mike Harris/John Collins	Collins McMahon Harris 308 Main → Burlington	CCFGC
Alynn Johnson	ZONING ADMIN OFFICER	CCFGC
Bill Minard	170 DURAND RD	CCFGC
Bob Lajoie	607 STAGE RD	CCFG
DAVID RIPLEY	UNDER HILL VT	FISH & GAME CLUBS
Ellen Ward	98 Durand Rd	CCFG
MARK SPERRY	210 COLLEGE ST	TOWN OF RICHMOND
Bruce Han	RICHMOND	NE CCFG GUN CLUB
Dawn TRAINOR	WINDSOR	CCFG
STEFAN GUNLOCIC	CHARLOTTE	FISH & GAME
Stephen Ruder	Waterbury	Fish & Game
Bruce Bailey	RICHMOND	CCFG
RICHARD BISSONETTE	05452 173 SANDHILL RD ESSEX JCT	CCFG
MICHAEL ALLEN	101 COSTANTIN RD	CCFG
Bill [unclear]	113 PINE LAKE COLCHESTER	CCFG

