

Town of North East
Town Board
Millerton, New York
April 9, 2026, at 7:00 P.M.

Call to Order, Pledge of Allegiance

Roll call

SUPERVISOR KENNAN	HERE
COUNCILMAN MAYVILLE	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILWOMAN WINKLER	HERE
COUNCILWOMAN COLE	HERE

Attorney Warren Replansky was present at the table.

Acceptance of Agenda

Motion to approve the agenda was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The Agenda was approved.

Supervisor’s Comments

We note the untimely passing of our Highway Superintendent, Bob Stevens. He was attentive to his work and tasks. We worked closely over the past 6 years on construction of the new Highway Garage. Bob offered many comments and suggestions. We will be feeling his absence. He is a hard man to replace. A search committee will be formed in due course. Meanwhile appreciation goes to Lorna Sherman for stepping in and sorting the paperwork at the Highway garage. Bob’s son Robert Jr was here and met with the Millerton Newspaper. They published a great article. We appreciate that. The Dutchess County Highway Superintendents want to have a gathering to honor Bob at the garage soon. We have accepted the resignation of Jeff Stark from the ZBA and will be posting a notice of vacancy. Tonight is possibly the ending of a zoning amendment process begun in 2020. Appreciation is felt to everyone involved in this very important work. It was mentioned at the last Town Board meeting that a meeting on the topic of Emergency Medical Services (EMS) was hosted by Northwell (Sharon Hospital and Northern Dutchess Rhinebeck). They operate ambulances and have a lot of suggestions of what we can do. The Dutchess County Supervisors and Mayors Association met with both the Association of Towns and the Organization of Cities and Villages to discuss the potential NYS Governor’s Budget impact. At the same meeting, I was elected President of the DC Supervisors and Mayors Association.

Public Comment on Agenda Items Only: none

Department and Committee Reports

- **Highway**- No report
- **Assessor**- No report
- Planning Zoning, Building Department**- Reports previously sent to the Board
- **Town Clerk**: Tax collection now at 90%, comparable to last year. David Decker has filed a complaint of noise from the Gun Club after 6pm on Sunday March 22.

Town Board Committee Activity

- Recreation**-Councilman Mayville and Councilwoman Morrison are reviewing the contract
- Personnel**- no report
- **Housing**- Councilwoman Winkler offered an update on the Plus1ADU. Past the deadline now. Three applicants from our Town have submitted requests.
- **Communications**- Councilwoman Cole said the committee has been meeting weekly with the town clerk and are halfway through each page of the website, making improvements for reader navigation. Building Secretary Deneen has helped give input to improve the Building Department page. The page on the Board of Ethics has been improved with added procedure and link to the Town’s code of Ethics. Supervisor Kennan said he intends to call the Board of Ethics to meet and work on forms and procedure.
- Buildings and Grounds**- no report

Resume Public Hearing on Draft Amendments to Town of North East Zoning Code

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Motion to open the Public Hearing was made by Councilwoman Winkler and seconded by Councilman Mayville. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)

NAYS- 0

The Public Hearing re-opened at 7:15PM

The Town Clerk read the comments emailed just before the meeting from Rob Cooper: I know the board probably has its mind made up about more uses in the Irondale district but I just wanted campaign for the 1/2 acre per use. Also, Ed Downey was totally inaccurate about the conservation area along 22. It's not along 22, it's between the rail trail and North Center Street. The edge of the wetland buffer runs right along the rail trail on the west side. I will not be at meeting tonight. I'm on the West Coast right now. Thank you, Rob

No further comments.

Motion to close the Public Hearing was made by Councilman Mayville and seconded by Councilwoman Cole. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)

NAYS- 0

The Public Hearing was closed at 7:17PM

Approval of Draft EAF, SEQR Negative Declaration

Attorney Warren Replansky explained to the Board the next phase of adopting the local law and filing changes to the zoning map. The Board is to vote for a resolution issuing a negative declaration.

Attorney Replansky read an excerpt from the document into the record: The proposed action (zoning text and map amendments) primarily focuses on provisions relating to the Town's non-residential zoning districts and uses but also includes several amendments affecting general standards, definitions of terms, supplemental use specific standards, site plan requirements, procedural components, as well as aspects specific to residential districts and uses for continuity. The proposed action provides updated regulatory standards and requirements intended to achieve (implement) many of the zoning and land use recommendations of the 2019 Comprehensive Plan's vision and goals, with a particular focus on non-residential zoning districts and emphasis on the Boulevard Districts.

**RESOLUTION #252026
ISSUING A SEQR DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE
DECLARATION)**

**Pertaining to Proposed Local Law # 1 of the Year 2026
Amending the North East Zoning Map and Chapter 180, Zoning
Update of Zoning Regulations – Primary Focus on Non-Residential Districts and Uses
Addressing Recommendations of 2019 Comprehensive Plan**

WHEREAS the Town of North East Town Board is considering the adoption of Local Law # 1 of 2026 amending the Zoning Map and Chapter 180, Zoning of the Code of the Town of North East, pursuant to New York State Constitution Article IX and New York Municipal Home Rule Law §10 (hereinafter referred to as the “proposed action”) for which a Full Environmental Assessment Form (FEAF) and FEAF Narrative have been prepared in support of the proposed action; and

WHEREAS the proposed action consists of the adoption of a Local Law by the North East Town Board amending Chapter 180 Zoning of the Code of the Town of North East, involving proposed changes to both the zoning regulations (text provisions) and zoning map (districts); and

WHEREAS adoption of the Local Law is a discretionary legislative action of the Town Board, which is under consideration pursuant to New York State Constitution Article IX and New York Municipal Home Rule Law §10; and

WHEREAS the proposed action is a Type I (legislative) action pursuant to Article 8 of the Environmental Conservation Law of the State of New York, and the regulations promulgated thereunder at 6 NYCRR 617 (collectively, “SEQRA”), for which a Full Environmental Assessment Form (FEAF) has been prepared assessing related potential environmental impacts, which FEAF is hereby fully incorporated herein by reference; and

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WHEREAS the proposed action is classified a Type I action consistent with SEQR 6 NYCRR Part 617.4(b)(2) – *the adoption of zoning amendments involving changes in the allowable (permitted principal and/or accessory) uses within any zoning district, affecting 25 or more acres of a district; and*

WHEREAS being a legislative action, the North East Town Board is the sole agency regarding the funding and approval (adoption) of the proposed action. Therefore, in accordance with the standards and definitions as set forth in SEQR 6 NYCRR Part 617.2, the Town Board is the only “involved agency” and thus is the “lead agency” for the environmental review of the proposed Type I action (there are no other SEQR involved agencies with whom to coordinate); and

WHEREAS the proposed zoning text and map amendments primarily focus on provisions relating to the Town’s non-residential zoning districts and uses but also includes several amendments affecting general standards, definitions of terms, supplemental use specific standards, site plan requirements, procedural components, as well as aspects specific to residential districts and uses for continuity as more fully detailed in the FEAF Narrative; and

WHEREAS the proposed action provides updated regulatory standards and requirements intended to achieve (implement) many of the zoning and land use recommendations of the 2019 Comprehensive Plan’s vision and goals, with a particular focus on non-residential zoning districts and emphasis on the Boulevard Districts, as more fully detailed in the FEAF Narrative; and

WHEREAS a duly noticed public hearing was held by the North East Town Board on January 8, 2026, adjourned and reconvened on February 3, February 12, March 20, 2026 and closed on April 9, 2026, at which times all persons were afforded an opportunity to be heard; and

WHEREAS the Town Board has carefully considered all verbal and written comments received, including those from interested agencies such as the Dutchess County Department of Planning & Development dated December 18, 2025 (in response to General Municipal Law §239-l/m referral ZR25-343), and the public, and has incorporated several changes to the amendments based on those verbal and written comments.

NOW THEREFORE BE IT RESOLVED the North East Town Board as the sole involved agency hereby confirms its status as lead agency for the environmental review of the Type I action pursuant to the provisions of SEQR 6 NYCRR Part 617; and

BE IT FURTHER RESOLVED as lead agency, the North East Town Board has considered the FEAF and its corresponding narrative and hereby determines that the proposed Type I action will not have a significant adverse effect on the environment and further determines that preparation of an environmental impact statement will not be required. As such, the North East Town Board hereby issues the attached Notice of Negative Declaration, which includes supporting reasons for its determination of SEQR Non-Significance; and

BE IT FURTHER RESOLVED the Town Clerk shall publish notice of the Negative Declaration in the New York State Department of Environmental Conservation Environmental Notice Bulletin as required pursuant to SEQR 6 NYCRR Part 617.12(c)(1).

WHEREUPON the Resolution herein was declared adopted by the Town Board of the Town of North East as follows:

MOTION: Councilwoman Cole SECOND: Councilman Mayville

The vote was as follows:

TOWN SUPERVISOR KENNAN	Voted AYE
DEPUTY SUPERVISOR MAYVILLE	Voted AYE
COUNCILWOMAN MORRISON	Voted AYE
COUNCILWOMAN WINKLER	Voted AYE

COUNCILWOMAN COLE Voted AYE

Resolution of Approval of proposed Zoning Amendments
Councilwoman Winkler would like a marker placed at Kelsey Brook as it is a point referenced in the Town Zoning, delineating Boulevard East and West Districts. She also recognized Town resident Sam Busselle as a major force who advocated tirelessly for Residential use and Affordable Housing to be included in the Boulevard zoning.
Supervisor Kennan thanked the ZRC members.

RESOLUTION #302026

LOCAL LAW # 1 OF THE YEAR 2026

**Amending the North East Zoning Map and Chapter 180, Zoning
Update of Zoning Regulations – Primary Focus on Non-Residential Districts and Uses
Addressing Recommendations of 2019 Comprehensive Plan**

A **LOCAL LAW** amending the Zoning Map of the Town of North East and the following certain sections of Chapter 180, Zoning of the Code of the Town of North East (*all other existing Zoning sections remain unaltered*), as well as the adoption of additional new Sections as also listed below:

- § 180-1 Purposes
- § 180-5 Definitions
- § 180-6 Establishment of Districts
- § 180-9 Zoning Districts: Locations and Purposes (*formerly Boulevard District: Location and Purpose*)
- § 180-11 General Regulations
- § 180-13 Use of Structures or land prohibited for other than purposes specified
- § 180-14 Agricultural (A5A) District
- § 180-15 Very Low Density Residential (R3A) District
- § 180-16 Low Density Residential (R1A) District
- § 180-17 Medium Density Residential (R20,000) District
- § 180-18 Residential Lot Clustering Highway (*formerly Business I (HB-I) District*)
- § 180-19 Boulevard Districts (*formerly Highway Business II (HB-II) District*)
- § 180-20 Irondale Business (IB) District (*formerly Highway Business III (HB-III) District*)
- § 180-21 Light Industrial (M-A) District (*formerly Industrial (M) District*)
- § 180-22 Land Conservation (LC) District
- § 180-23 Supplemental Use Standards: Non-Residential Districts (*formerly Light Industrial (M-A) District*)
- § 180-24 {Reserved} (*formerly Boulevard Districts*)
- § 180-25 Special Use Permit Approval (*formerly Approval by Zoning Board of Appeals*)
- § 180-26 General Standards
- § 180-27 Special use permit application procedure
- § 180-28 Reimbursable costs
- § 180-29 Effect of Special Use Permit Approval
- § 180-30 Expiration
- § 180-31 Revocation
- § 180-32 Relief from Decisions
- § 180-33 Uses for which Site Plan approval required
- § 180-35 Material to be Submitted by Applicant (*in part - §180-35A(5) only*)
- § 180-36 Standards for Site Plan Approval (*in part - §180-36L, M and N only*)
- § 180-37 Installation of Required Infrastructure and Improvements
- § 180-40 Country Inns (*in part – §40F and D(9) only*)
- § 180-41 Drive-Through (accessory use) (*formerly Drive-In Businesses*)
- § 180-43 Schools (Private and Public), and Educational Centers (*formerly Educational Centers and Institutions*)
- § 180-45 Outdoor Dining (*formerly Junkyards*)
- § 180-48 Hotels (*formerly Motels*)
- § 180-50 Off-Street Parking and Loading (*formerly Off-Street Parking and Automobile Storage*)
- § 180-51 Landscaping (*formerly Off-Street Parking for Commercial Vehicles while Loading and Unloading*)
- § 180-52 Motor Vehicle Body Shop, Repair Shop and Sales and Rental (*formerly Public Garages and Motor Vehicle Service Stations*)
- § 180-53 Outdoor Lighting (*formerly Public Stable*)
- § 180-54 Earth Materials Excavation, Deposition (filling), and Processing Activities (*formerly Quarries, sand and gravel pits, topsoil removal and major excavating...*)
- § 180-55 Signs (*formerly Signs and Billboards*)

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§ 180-58	Home Occupations (<i>formerly Yard Exceptions for Private Garages on Steep Slopes</i>)
§ 180-59	Cannabis Dispensary (<i>formerly Nursery Farms</i>)
§ 180-60	Accessory Dwelling Unit (ADU) (<i>formerly Accessory Apartments</i>)
§ 180-61	Day Care Center, Adult and Child (<i>formerly ECHO Units</i>)
§ 180-62	Multifamily Dwellings (Conversion of Existing Buildings) (<i>formerly Conversions</i>)
§ 180-63	Small Wind Energy Conversion Systems (SWECS) (<i>in part - §180-63C(4) only</i>)
§ 180-64	Funeral Home (<i>formerly Rod and Gun Clubs</i>)
§ 180-65	Mobile Food Vendor (<i>formerly Shooting Preserves</i>)
§ 180-66	Wildlife or Nature Preserve (<i>formerly Game or Wildlife Preserve</i>)
§ 180-67	Roadside Farm Stand
§ 180-68	Farm Store (<i>formerly Farm Market</i>)
§ 180-69	Farmers' Market
§ 180-70	Communications / Towers / Personal Wireless Service Facilities (<i>in part – Subsections §180-70A(1), 70b(2)(c), 70B(5)(a)[6], 70B(5)(a)[8], 70B(5)(e), 70C(1), 70C(8), 70C(10), 70F, 70G mainly to change ZBA to Planning Board</i>)
§ 180-71	Gas Station / Gas Station with Convenience Store (<i>formerly Convenience Store</i>)
§ 180-72.1	Solar Energy Systems (<i>in part - §180-72.1B(5) 72.1I(1) only</i>)
§ 180-72.2	Accessory EV Charging Stations (<i>new</i>)
§ 180-72.3	Multifamily Dwellings (<i>new</i>)
§ 180-72.4	Rental Apartments above Commercial (<i>new</i>)
§ 180-72.5	Affordable Housing Standards (<i>new</i>)
§ 180-72.6	Light Industry (<i>new</i>)
§ 180-72.7	Self-Storage Warehousing (<i>new</i>)
§ 180-72.8	Commercial Storage Buildings Warehousing (<i>new</i>)
§ 180-72.9	Wholesale Distribution (<i>new</i>)
§ 180-84	Zoning Enforcement Officer (ZEO)
§ 180-104	Zoning Text and Map Amendments (<i>Referral of Proposed Amendments to County Planning Department</i>)

WHEREAS the Town Board duly referred the FEAF and proposed local law zoning amendments to the following advisory agencies:

- North East Planning Board
- North East Zoning Board of Appeals
- North East Conservation Advisory Council
- Dutchess County Planning Board in accordance with General Municipal Law §239-l and m
- Town Clerk of each abutting municipality in accordance with NYS Town Law §264-2(b)
- Columbia County Clerk of the Board of Supervisors in accordance with NYS Town Law §264-2(c); and

WHEREAS a duly noticed public hearing was held by the North East Town Board on January 8, 2026, adjourned and reconvened on February 3, February 12, March 20 and closed on April 9, 2026, at which times all persons were afforded an opportunity to be heard; and

WHEREAS the Town Board has carefully considered all verbal and written comments received, including those from interested agencies such as the Dutchess County Department of Planning & Development dated December 18, 2025 (in response to General Municipal Law §239-l/m referral ZR25-343), and the public, and has incorporated several changes to the amendments based on those comments.

WHEREAS the proposed local law is classified a “Type I action” pursuant to SEQR 6 NYCRR Part 617.4(b)(2), for which, on April 9, 2026, the North East Town Board, as the sole involved agency, thus lead agency, issued a Determination of Non-Significance (Negative Declaration), concluding an Environmental Impact Statement was not required.

NOW THEREFORE BE IT RESOLVED upon full consideration of the above, the Town of Board of the Town of North East hereby enacts Local Law # 1 of 2026 as follows:

Section 1. Legislative Intent

The intent of this local law is the amendment of Chapter 180, Zoning of the Code of the Town of North East to provide updated regulatory land use standards and requirements intended to achieve (implement) many of the zoning and land use recommendations of the 2019

Comprehensive Plan’s vision and goals, with a particular focus on non-residential zoning districts, non-residential uses, and an emphasis on the Boulevard Districts.

Section 2. Applicability

The Zoning amendments will apply across the entire town and in some instances will be specific to location and use of real property.

Section 3. Zoning Map and Zoning Text Amendments

Chapter 180, Zoning of the Code of the Town of North East, including the Zoning Map of the Town of North East are hereby amended as set forth in Addendum A attached hereto.

Section 4. Severability

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this local law, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this local law, or any part thereof. The Town Board hereby declares that it would have passed each section subsection, subdivision, paragraph, sentence, clause, or phrase of this local law, irrespective of the fact that one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase may be declared invalid or unconstitutional.

Section 5. Authority

This local law is enacted pursuant to Municipal Home Rule Law § 10.

Section 6. Effective Date

This local law and the zoning text and map amendments adopted hereunder shall take effect upon filing with the Secretary of State pursuant to the Municipal Home Rule Law § 27.

WHEREUPON the Resolution herein was declared adopted by the Town Board of the Town of North East as follows:

MOTION: Councilwoman Winkler SECOND: Councilwoman Morrison
The vote was as follows:

TOWN SUPERVISOR KENNAN	Voted AYE
DEPUTY SUPERVISOR MAYVILLE	Voted AYE
COUNCILWOMAN MORRISON	Voted AYE
COUNCILWOMAN WINKLER	Voted AYE
COUNCILWOMAN COLE	Voted AYE

The Local Law #1 was adopted on April 9, 2026 by the North East Town Board

Resolution of Approval of Court Officer Contract with Village of Millerton

The proposed contract has been distributed to the Town Board. Supervisor Kennan asked for a resolution authorizing him to sign a contract with the Village for continued provision of a court police officer.

RESOLUTION #262026
Authorizing the Supervisor to sign a renewed contract with the Village
for the provision of a court police officer

A Motion was offered by Councilman Mayville and seconded by Councilwoman Morrison. Roll Call.

TOWN SUPERVISOR KENNAN	Voted AYE
DEPUTY SUPERVISOR MAYVILLE	Voted AYE
COUNCILWOMAN MORRISON	Voted AYE
COUNCILWOMAN WINKLER	Voted AYE
COUNCILWOMAN COLE	Voted AYE

The Resolution was carried by a 5-0 vote of the Town Board members on April 9, 2026

Presentation of Justice Court Audit

Bob Patterson, our Accountant, has conducted the annual audits of the Town Clerk, Tax Collector, and Justice Court practices. Those were presented to the Board at the last meeting. Reports for the Town Clerk and Tax Collector have been signed. The Justices will not sign, and without their signature, the auditor will not sign. This has been sent to the Office of Court Administration, without the required signatures.

Resolution of adoption of Hazard Mitigation Plan

**RESOLUTION #272026
ADOPTING TOWN OF NORTH EAST 2026 HAZARD MITIGATION PLAN**

WHEREAS, the Town of North East recognizes the threat that natural hazards pose to people and property within the Town of North East; and

WHEREAS, the Town of North East has prepared a multi-hazard mitigation plan, hereby known as the 2026 Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the North East Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of North East from the impacts of future hazards and disasters; and

WHEREAS, adoption by the North East Town Board demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2026 Hazard Mitigation Plan.

NOW, THEREFORE, be it

RESOLVED, by the Town of North East that:

1. The Town of North East hereby adopts the 2026 Hazard Mitigation Plan. This Plan, approved by the community, may be edited or amended after submission or review, but will not require the community to re-adopt any further iterations. This only applies to the specific plan and does not absolve the Town from updating the plan in 5 years.

This motion was offered by Councilman Mayville and was seconded by Councilwoman Morrison.

SUPERVISOR KENNAN	Voted AYE
COUNCILWOMAN COLE	Voted AYE
COUNCILMAN MAYVILLE	Voted AYE
COUNCILWOMAN MORRISON	Voted AYE
COUNCILWOMAN WINKLER	Voted AYE

The Resolution was carried by a 5-0 vote of the Town Board members on April 9, 2026.

General Board Discussion

Councilwoman Cole discussed the DC MIG grant opportunity and it was agreed that the Board should apply for general capital infrastructure support for the New Town Hall. Deadline is early next month.

Supervisor’s Report

- Monthly Bills: Special Abstracts & Abstract

**RESOLUTION # 282026
Special Abstract dated March 24, 2026, totaling \$1,458.32**

Special Abstract dated March 24, 2026, totaling \$1,458.32 broken down as follows:

A Fund	\$1,458.32
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Motion to accept the Special Abstract was made by Councilwoman Winkler and seconded by Councilman Mayville. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The Special Abstract was accepted.

RESOLUTION # 292026
Abstract dated April 9, 2026, totaling \$494,995.56

Special Abstract dated April 9, 2026, totaling \$494,995.56 broken down as follows:

A Fund	\$138,534.58
B Fund	\$ 5,280.95
DB Fund	\$172,449.96
Capital Projects	\$168,000.00
T&A2 Escrow	\$ 480.00
Payroll T&A	\$ 250.07

Motion to accept the Special Abstract was made by Councilwoman Morrison and seconded by Councilwoman Winkler. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The Abstract was accepted.

- Voucher Committee for May 2026: M Winkler and C. Mayville

Public Comments

Anthony Robert of the Millerton Gun Club spoke about the many concessions he felt the gun club has made for the residents of the Town. He referenced a recent article in the Millerton Newspaper and posts on Facebook regarding noise issues/complaints. He reiterated that they have a dusk to dawn light that signals when the members are not allowed to shoot. He feels the gun Club is poorly represented even though they are part of the community and want to get along. It has historically been very much a part of the community from easter egg hunts to being an army training ground for WWII training. Councilwoman Winkler asked about policies for shooting on Sundays. Robert said that they do not allow shooting on Sunday mornings, on Memorial or Veterans Day and if notified, not during funerals at Irondale Cemetery. Robert added that they discontinued allowing law enforcement other than from the Village to use the Club because of a desire to limit rapid fire shooting. He also added that there are other shooting preserves in the Community.

Approval of Minutes from Meeting of April 1 and March 20, 2026.

A motion was made to approve the minutes by Councilwoman Winkler and Councilwoman Cole seconded. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The minutes were approved.

Adjournment

Motion to adjourn was made by Councilwoman Cole and seconded by Councilwoman Morrison. Votes taken.

AYES- 5 (Kennan, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The Board adjourned at 8:05pm.

Respectfully submitted,

/s/:Elizabeth Strauss, Town Clerk

APPROVED: 05/14/2026