

**VILLAGE OF WOODSTOCK
BOARD OF VILLAGE TRUSTEES MEETING**

February 11, 2020

7:00pm

Woodstock Town Hall

DRAFT MINUTES

Draft subject to approval.

Present: Chair Jeffrey Kahn, Cary Agin, Ana DiNatale, Keri Cole, Frank Heald, Nikki Nourse, Police Chief Robbie Blish, Mary Riley, Macy Lawrence, Beth Finlayson, Allan Stein, Fire Chief David Green, Brenda Blakeman, Jon Spector, Ray Bourgeois, Daphne Lowe, Wendy Marrinan, Ed Esmond, Peggy Fraser, Graham Hankey, Ann Macksoud, Richard Schramm, Seton McIroy

I. CALL TO ORDER

Chair Jeffrey Kahn called the February 11, 2020 meeting of the Village Trustees to order at 7:02pm.

II. CITIZEN COMMENTS

A. Mr. Spector stated due to the EDC meeting he will miss most of the Trustee's meeting but wanted to state that the EDC may be looking into incentives for building owners and homeowners to enhance the look of their façade. It is only being talked about now but in the future, it may be beneficial for the EDC to work along side the Trustees with this.

B. Mr. Agin made a comment about the new restaurant, Coburns, which is located in what used to be Bentley's. They need to put a cigarette receptacle outside. There is a horrendous amount of cigarettes on the sidewalk.

III. ADDITIONS TO AND DELETIONS FROM THE POSTED AGENDA - none

IV. REQUESTS FOR PERMITS

A. Parade Permit

i. Covered Bridges Half Marathon – CBHM Inc

Chair Kahn stated that this is a very familiar event within the community. There appears to be no changes and it has been going on for many years.

Motion: by Mr. Agin to approve the Parade Permit as submitted by CBHM Inc for The Covered Bridges Half Marathon

Seconded: by Ms. Cole

Discussion: none

Vote: 4-0-0, passed.

B. Use of the Village Green

i. Puppies & Pooches on Parade – Friends of the NWPL

Ms. Fraser stated that this is the sixth year for this event. It is held on the last Saturday in August. The event has attracted many dogs. There is a 70-dog cap for the event and last year they had the full 70. They coordinate with the Lucy Mackenzie Humane Society who have a dog participate in the show. The past few years that dog has been adopted. There will be hot dogs for sale. This is a fundraiser for the library. There are 30 volunteers. They believe they will have close to 200 people on the green for the event. They will set up around 9am. The event starts at 10:30am. They will be fully cleaned and off the green by 1pm. There are no changes to the event.

Motion: by Ms. Cole to approve the Use of the Green Permit as submitted by the Friends of the NWPL for Puppies and Pooches on Parade

Seconded: by Ms. DiNatale

Discussion: none

Vote: 4-0-0, passed.

V. POLICE CHIEF'S REPORT

- A. Chief Blish reports that the Police Department hired two new officers. This consists of one full time and one part time officer. The part time officer is Al Paterson who is a retired Hanover Police Officer. The full-time officer hired is Caleb McIntire who has corrections experience since 2012. Both new officers are going to part time academy in March to get them trained and working.
- B. Chief Blish stated that snow cleanup is tonight.
- C. Chief Blish also reports that Officer Ryan-Leblanc took part in the Polar Plunge in Burlington for the Special Olympics.
- D. Chief Blish reports that the meter revenue is about even with last year. Last January was at \$7,894 and this past January was \$7,258. Chief Blish states that they met with an IPS rep today. IPS is the meter company the Village currently uses. They walked around with the Parking Committee. They are exploring different options with the meters. One option is to upgrade to the newest generation meter. The second option is to move to kiosks. They talked about some pricing. They will wait to bring it to the Trustees when they have complete details.
 - i. Chair Kahn inquired about the lack of response from IPS
 - ii. Chief Blish replied that the rep was aware of the lack of response from technical support and customer service. The company has addressed many of these issues and believes this will improve moving forward.
- E. Chief Blish stated that there were four arrests made last month and 90 tickets. The Police Department participated in the Governors Highway Safety Program and are continuing to do Governor Highway Safety patrols.
- F. Chief Blish reports the sidewalk conditions are not optimal. The weather has been crazy. People are trying to do the best they can. The ice storm made it hard.
 - i. Chair Kahn noted that there have been problems with a lot of cars parking in crosswalks particularly the crosswalk in front of Gillinghams. He believes this needs to be better monitored.
 - ii. Chief Blish stated that the lines are covered with snow. They have been ticketing these vehicles but not towing.

VI. VILLAGE MANAGER'S REPORT

- A. Financial Report
 - i. Mr. Heald reports that the budget is on track expense wise.
 - ii. Chair Kahn asked why the police revenue appears to be lagging.
 - iii. Chief Blish stated he has not seen the revenue numbers yet. However, the state pays when they choose to pay. This could be the issue.
 - iv. Ms. DiNatale asked about the fees and permits line of \$425 and if this is from Short Term Rentals.
 - v. Chair Kahn stated that some Short Term Rental applications have come in already. He also stated that people have until April 1 to register for the Short Term Rentals. It is for everyone's benefit for people to register. Enforcement will be strict this year.
 - vi. Mr. Heald stated that the Village and Town have the same lobbyist for the trucking issues.

VII. OLD BUSINESS

A. Rockefeller Endowment Fund

- i. Chair Kahn stated that there was conversation to use the Rockefeller Endowment Fund as collateral for a larger loan to be used towards infrastructure problems in the Village.
- ii. Mr. Agin stated that Patrick Proctor did a great job with the presentation the last meeting and believes this is the way to go.
- iii. Chair Kahn would like to bring the agreement to the Select Board. This is a good way to use the fund without diminishing the principle. He recommends the committee to investigate this further.

VIII. NEW BUSINESS

A. Proposed Conveyance of Faulkner Park and Trails by Trustee of the Marianne Faulkner Trust to Town of Woodstock

- i. Ms. Marrinan is from the Village and is representing a small volunteer group. They call themselves the Faulkner Park Working Group. They are organizing thoughts from a large group of people. It is their goal that information is more available to everyone. They feel there has been no communication and there is a great deal of misunderstanding and misinformation. The second goal of the group is to ask why the board of Trustees is not involved in this dialogue concerning the park. Half of the park lies in the Village. Ms. Marrinan passed out some documents to the Trustees (attached to the minutes). Faulkner Park is a heavily used park. Ms. Marrinan stated she had been to the November 19, 2019 Select Board meeting and heard the original proposal about the trust. This was followed up in the December Select Board meeting with more dialogue and questions. In January they presented a summary to the Select Board. The Select Board stated they will make a committee but this is not yet organized. It is also a concern that in the trust proposal there are missed statements. For example, in her will there is a missing comma that changes how a sentence is read and interpreted. There is a lot of misinformation. In 2009 a Walk Woodstock map came out that showed trails. Bob Holt surveyed the park in 2015 and it was realized that there were huge misunderstandings as to where the boundaries of the park were. It was corrected in 2015 and current maps are correct. However, at the kiosk at the base of the trail the boundaries are still incorrect.
- ii. Chair Kahn stated that a large part of the park is in the village. There is an excellent rapport between the Trustees and the Select Board, and they have worked together on many issues. The Trustees would be willing to work with the Select Board on the Faulkner Park issue. Chair Kahn asked what happens if the Town says no thank you. Does this change how the trust manages this park?
- iii. Ms. Marrinan stated that the Trust, J.P. Morgan is not interested in owning the property. They are looking into an alternative nonprofit structure to manage the park.
- iv. Mr. Hankey stated that once you separate the park from the trust there would be legal and financial issues. The action should be taken carefully. Information has not been shared and this is what originally sparked the concern. The proposal that came before the Select Board was not given enough due diligence. J.P. Morgan is tired of dealing with the park and the stuff that goes with it. They are trying to get out of that type of management. There are a range of solutions that could relieve them of this burden. A community group could help explore that. The Select Board had an idea to get a citizens group together to come up with ideas.
- v. Chair Kahn is in agreement. He believes more deliberation is necessary and would like to be involved with the Select Board on this.

B. Climate Emergency and Action Resolution

- i. Ms. Riley stated that the Climate Emergency and Action Resolution was submitted with adequate signatures for the warning. However, the wording is asking for the Trustees and Select Board to adopt a resolution for climate change. They are aiming at having emissions at net 0 by 2030. There is not a formal resolution prepared. When it was time to do the warning, Mr. Heald noticed the wording and the resolution was then brought to the Select Board at their January meeting. The Select Board has agreed to approve the resolution once it is fully written and reviewed.
- ii. Ms. Macksoud stated that they thought it would go on the warning for the Town Meeting. It was not intended to go in front of the Boards but now that the Select Board has said yes, they are hoping the Trustees will too. They still plan on bringing it to the Town Meeting but there will be no binding action taken.
- iii. Chair Kahn asked about the line to commit to transition to net zero greenhouse emission by 2030. What does that mean and what would it cost? It is hard to commit without more details.
- iv. Ms. Macksoud stated they want to change the wording to aiming. She realizes it is an ambitious goal. Scientists believe 2050 will be too late for these changes. Recently Hartford passed a similar resolution for the goal of 2030. Ms. Macksoud is hoping for Woodstock to do its best. They believe they need a ten year plan to make improvements. They believe an Energy Coordinator Position is needed. They are currently working with Jeff Martin who is the Energy Coordinator for Hartford.
- v. Mr. Agin asked if this is like a solar field concept?
- vi. Ms. Macksoud stated that may be part of the plan. However, they want the plan to go beyond solar and beyond electric cars to things even like tree planting. It needs to be widespread and with a full commitment.
- vii. Mr. Agin believes this is the right thing to do in getting everyone including the boards involved.

Motion: by Ms. Cole to support and approve the Climate Emergency and Action Resolution

Seconded: by Ms. DiNatale

Discussion: none

Vote: 4-0-0, passed.

C. Review and Signing of Warning for Annual Village Meeting on March 17, 2020

- i. Chair Kahn stated that he hopes all watching and attending the meeting plan to come to the Annual Village Meeting and get involved. Voting is from 7am to 7pm. There are three people running for Office. They are Brenda Blakeman, Daphne Lowe, and Seton McIroy.

Motion: by Ms. Cole to approve the Warning for the Annual Village Meeting on March 17, 2020

Seconded: by Mr. Agin

Discussion: none

Vote: 4-0-0, passed.

D. Update on Dangerous and Vacant Building and Property Ordinance

- i. Chair Kahn stated that the Village passed a Dangerous and Vacant Building and Property Ordinance in 2019.
- ii. Chief Green reports that the ordinance went into effect last summer. They immediately deemed a property to be vacant and unsafe. To date the property is still not taken care of. The owner is in a nursing home and the family does not want to take care of it. They also discovered that another mortgage company bought the original mortgage, but it was not documented. There has been \$6,800 in fines written. They will have to go after them in court. The property is located on South St.
- iii. Chair Kahn asked if there is any update on 61 Central St.

- iv. Chief Green stated that he has not looked into it yet. He is trying to finish this one on South St first. It is a new process and he is still learning and would like to finish this one before taking on another. Chief Green stated that it is a process that starts with an inspection and then fines. If the fines are not paid, then they have to proceed to court.

IX. OTHER BUSINESS

- A. Village Assignments for Presentation of the Budget at Village Meeting
 - i. Chair Kahn – General Government
 - ii. Ms. Cole – Boards and Agencies
 - iii. Mr. Agin – Police
 - iv. Ms. DiNatale - Miscellaneous

X. APPROVAL OF MINUTES

- A. January 14, 2020 Minutes

Motion: by Ms. Cole to approve the minutes as written

Seconded: by Mr. Agin

Discussion: none

Vote: 4-0-0, passed.

XI. ADJOURNMENT PENDING REVIEW OF EXPENSE WARRANTS

Motion: by Ms. Cole to adjourn the meeting at 7:54pm pending review of expense warrants

Seconded: by Mr. Agin

Discussion: None

Vote: 4-0-0, passed.

Respectfully submitted,

Nikki Nourse

MEMORANDUM

October 9, 2019

To: Woodstock Town Select Board
Frank Heald, Interim Municipal Manager

From: J.P.Morgan Chase Bank, N.A. as Trustee U/W Marianne Gaillard Faulkner

Re: Proposed Conveyance of Faulkner Park and Trails to the Town of Woodstock

I. FACTUAL BACKGROUND

Marianne Gaillard was born September 19, 1859 and married Edward Daniels Faulkner, a prosperous New York City merchant, in 1885. The Faulkners purchased a home on Mountain Avenue in 1898, which they used primarily as a summer residence until the time of Mr. Faulkner's death in 1926. Mr. Faulkner suffered from rheumatoid arthritis. He and Mrs. Faulkner frequently traveled to Baden-Baden, Germany where he enjoyed the spas and scenic hikes which apparently served as a form of therapeutic recreation. Following Mr. Faulkner's death, Mrs. Faulkner spent increasing amounts of time in Woodstock and from 1934-1937 she had the trails built to the south peak of Mount Tom as a tribute to her husband. Annexed as Exhibit A is a map showing the location of the Faulkner Park and Trails which are adjacent to the Marsh-Billings-Rockefeller National Historical Park.

Marianne Gaillard Faulkner died on June 6, 1958 leaving a Last Will and Testament establishing two charitable trusts currently administered by J.P. Morgan Chase as Trustee out of its Rochester, New York office. The trusts benefit the Homestead and the Woodstock Recreation Center and they also provide for the care and maintenance of the Faulkner Park and Trails.

By Article THIRTEENTH of her Will, Mrs. Faulkner expressed her intent with regard to the establishment of Faulkner Park as follows:

"It is my strong desire, without limiting the absolute discretion given by this Will to said Trustee, that such part of the real estate devised by paragraph (a) of Article Twelfth and of the moneys bequeathed by paragraph (b) of said Article, and of the income therefrom, as the Trustee shall deem to be appropriate be used...for the establishment (except to the extent established during my lifetime), maintenance and operation of an admission-free public park to be known as 'Edward Daniels Faulkner Park' - at the entrance to said Park there to be placed a modest marker in granite bearing the following inscription: 'This Park is given in memory of Edward Daniels Faulkner'; said Park to be used for rest and quiet and not for sports or other noisy activities."

* * *

"It is my understanding that a home for elderly persons and a public park are such in character as to permit application by the Town of Woodstock of some of its funds toward the establishment, maintenance and operation thereof; and it is my hope that said Town, as well as others, will so contribute.

It is not my desire that the Trustee continue to maintain and operate, or assist in the maintenance and operation of, either said Home or said Park beyond the time when in the judgement of the Trustee the extent of the use thereof shall not be sufficient to justify the expense of the maintenance and operation thereof.

Thus, Mrs. Faulkner contemplated that the Town of Woodstock would participate in the maintenance and operation of Faulkner Park and that a time may come when the Trustee would no longer perform such responsibilities.

II. MOTIVATIONS FOR CONVEYANCE

As indicated above, the Faulkner Trusts benefit the Homestead, the Woodstock Recreation Center and Faulkner Park and Trails. While the Faulkner Trusts provide the Homestead and the Woodstock Recreation Center with vital funding, the care and maintenance of the Faulkner Park and Trails involve making determinations about matters that are inherently local in nature (e.g. tending to old or diseased trees, repairing trails eroded by foul weather, entertaining requests to hold wedding ceremonies on the property, etc.). It would be far more efficient for the Town of Woodstock to own and operate the Faulkner Park and Trails given that this property is located within the Town's boundaries, is maintained for the benefit of its residents and visitors and is actively promoted as one of its many attractive destinations. Moreover, the Town of Woodstock is in a better position on a day-to-day basis to monitor and regulate activities that take place within the Park and Trails to ensure that they are consistent with Mrs. Faulkner's vision and applicable laws and regulations. Finally, the Town of Woodstock is also in a better position to coordinate and collaborate with representatives of the National Park Service to see that the benefits of the Faulkner Park and Trails and the neighboring Marsh-Billings-Rockefeller property are optimized.

III. TERMS OF PROPOSED AGREEMENT

Article TWELFTH of Mrs. Faulkner's Will provides the Trustee with the discretion, subject to Court approval, to partially terminate the trusts and distribute assets as follows:

"In the absolute discretion of the Trustee, but subject to any court approval which may be required, it may terminate the trust hereby created at any time, in respect of all or any part of the trust fund, and distribute the then trust fund, or the part or parts thereof in respect of which the trust shall have been terminated...to any such corporations, associations, funds or foundations, of the nature specified in this Article Twelfth, as may be organized or selected by the Trustee, in such amounts as said Trustee from time to time shall determine, irrespective of whether such corporations, associations, funds or foundations were theretofore in receipt of payments hereunder."

The annual cost of maintaining the Faulkner Park and Trails over the past 20 years has averaged \$47,000 with approximately \$22,000 per year allocated to the general maintenance of the park and \$25,000 per year allocated to trail restoration and maintenance. To help cover these costs going forward, the proposed conveyance of the Faulkner Park and Trails to the Town of Woodstock would be accompanied by an endowment of \$850,000. While projections of the future costs of maintenance for the park and trails can vary depending upon the rates of return received on invested funds and prevailing rates of inflation, the sum of \$850,000 is reasonably calculated to provide for these expenses based upon a 60% equity/40% fixed income asset allocation earning an average annual return of 5% with inflation at 2.185% per year (the 20 year average). The sum of \$850,000 represents a proportionate share of the trust principal that has historically been devoted to the maintenance of the park and trails so that the dedication of these funds to this purpose should leave the position of the Homestead and the Woodstock Recreation Center unchanged.

The terms of the proposed Agreement would require that this endowment be placed in a segregated fund to be used solely for the maintenance of the park and trails. The Agreement would also require that the park be maintained in a manner consistent with Mrs. Faulkner's wishes which are limited to the maintenance of the existing plaque recognizing the contribution she and her husband made to the community and the requirement that "*said Park to be used for rest and quiet and not for sports or other noisy activities.*"

IV. TAX CONSEQUENCES

A gift to a local government entity is tax deductible if it is solely for "public purposes." The Internal Revenue Code defines "charitable contribution" to include "a contribution or gift to or for the use of - a State, a possession of the United States, or any political subdivision of any of the foregoing, or the United States or the District of Columbia, but only if the contribution or gift is made for exclusively public purposes." 26 U.S.C. §170(c)(1)

V. APPROVAL PROCESS

On December 10, 2018, an initial meeting was held between representatives from the Town of Woodstock (Alison Clarkson, Phil Swanson and Jill Davies), J.P Morgan Chase (Aaron Tesavis, V.P. and Trust Officer) and its counsel (Scott Johnston of Holland & Knight) to explore the proposed conveyance and related issues. The preliminary feedback was positive and in subsequent discussions it was determined that a proposed endowment of \$850,000 was estimated to reasonably provide for the maintenance of the park and trails and, at the same time, not to adversely impact the interests of the Homestead and Woodstock Recreation Center. Thereafter, J.P. Morgan Chase and its counsel had discussions with representatives from the Homestead, the Woodstock Recreation Center and the Attorney General's office confirming their tentative approval of the proposal as presented. This memorandum has been prepared to present the proposal to the Woodstock Town Select Board and Municipal Manager for consideration and comment. If the proposal meets with their approval, counsel for the Trustee will prepare a draft of a proposed Agreement reflecting the terms outlined herein. Upon review and approval of this Agreement by the Town Select Board and Municipal Manager, the Trustee would Petition the Windsor County Superior Court, Probate Division, upon notice and hearing, for an Order approving the Agreement.

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To: L.D. Sutherland, Jr. Chair
Town of Woodstock Select Board
Members of the Town of Woodstock Select Board

From: The Faulkner Park Working Group (names provided at conclusion of this letter)

Date: January 21, 2020

Re: October 9, 2019 Proposed Conveyance of Faulkner Park and Trails by the Trustee of the Marianne Faulkner Trust to the Town of Woodstock

I. Summary

A. Who we are: We are a group of Woodstock homeowners who love and regularly use Faulkner Park. We care deeply about the Park and its importance to Woodstock, to our historic district, to the Marsh-Billings National Park, to residents and visitors. We care equally about the Park's long-term care and preservation in keeping with Marianne Faulkner's desire to create a private, quiet park open to the public.

B. Our position: After careful consideration, we conclude the October 9, 2019 proposed conveyance of Faulkner Park to the Town of Woodstock is not in the best interests of the Town or of Faulkner Park. Most of the proposal's benefits accrue to the Trustee, while many of its burdens and liabilities are transferred to the Town. Our conclusion is based on our review of relevant documents and our own first-hand knowledge of the Park and its uses. Some of our specific concerns with the current proposal are given in greater detail in Part II below.

C. Our goal: Our goal is to help develop and propose a solution that will meet the needs of the Faulkner Park Trustee, better serve the Town of Woodstock, and be faithful to the desires of Marianne Faulkner as expressed in her actions during her lifetime and in the provisions of her will.

We ask the Town to say "No, thank you" to the current proposal and then to explore alternatives that would better meet the objectives of all concerned.

II. Some of our specific concerns with the current proposal.

A. The proposed transfer of additional responsibilities and liabilities will overburden the already strained financial and human resources of the Town.

1. Both the Billings Park Commission and National Park anticipate creating additional oversight capacity and a new position called the Community Park Manager. What are the current and long-term costs of the additional personnel?
2. The National Park anticipates needing additional funds for periodic replacement and restoration. What amounts will be required?
3. What Woodstock Department currently has the financial and human resources and expertise to assume responsibility for Park care and maintenance?

B. The financial projections in the Faulkner Trust Proposal do not seem realistic.

1. What, beside historical cost, was included in projecting future costs?
2. How did the projections address serious disasters such as the 2008 recession and the 2011 Hurricane Irene?

3. What are the added costs of: a professional manager, increased liabilities, and legal fees to implement the transfer and defend the Town in potential litigation?
4. To what extent will the Town's liability insurance, workmen's compensation and other insurance increase as a result of the transfer?
5. What are the future direct and indirect costs resulting from the transfer?
6. What will be the costs associated with making the park compliant with federal and state accessibility requirements?
7. Is \$850,000 sufficient to support the maintenance and restoration of Faulkner Park for the indefinite future?

C. An argument can be made that this proposal does not fully comply with the intent expressed in Marianne Faulkner's will.

1. By overlooking a comma in a key passage of the will, has the proposal altered the interpretation of Mrs. Faulkner's intent, which was to create a quiet park open to the public to which the Town could contribute money but was not expected to assume ownership?
2. Has there been a correct determination of when it is appropriate for the Trustee to terminate part of the Trust by the proposed transfer of Faulkner Park to the Town?
3. What is the precedent set for the Woodstock Recreation Center and the Homestead if part of the Faulkner Trust is terminated by transferring trust assets to the Town?
4. Has the National Park incorrectly stated in National Park materials the intent regarding Town ownership as expressed in Mrs. Faulkner's will?
5. Does the Town of Woodstock come within the definitions of recipients as defined in Article 12 of the will?
6. Does a transfer to the Town comply with Article 13 of the will, which envisions a possible transfer to "a non-profit charitable organization?"

D. Public confusion has resulted from incomplete, incorrect, and misleading information concerning the proposed transfer of Faulkner Park.

1. Why are there no publicly available agendas and only two records of minutes for key meetings involving public officials planning this transfer, as, for example the Dec. 9, 2018 meeting between trust and Town representatives, all as required by Vermont's Open Meeting Law and the Town of Woodstock?
2. Why, four to five years after the Faulkner Park boundaries were corrected and confirmed by a commissioned survey, are the information and boundaries in the Faulkner Park kiosk map still incorrect?
3. Why is there so much public confusion about the transfer? Why do some people have the impression that the transfer is a "done deal," some think the town already owns the park, and why did neighborhood residents who are fully aware of the Trust ownership find out about the proposal only by accident?
4. Why, in a review of a 3 year span of Select Board minutes, was there apparently no publicly available Select Board authorization of these meetings and apparently no regular public reporting to the Select Board of what had transpired at each these meetings?

E. There may be other ways to meet the Trust's needs without overburdening Town resources and unnecessarily creating new Town liabilities.

The Faulkner Park Working Group is planning to explore other ways of structuring a solution that would better meet the needs of all concerned parties. In the exploration process, the Working Group will consider alternatives to develop a proposal to address the concerns raised above. We have already identified several options that offer possibilities.

In summary, we know first-hand what a jewel Faulkner Park is, its significant contribution to the loveliness of our village; the considerable extent to which it is featured in the literature of both Woodstock and the Marsh-Billings National Park, and what a draw Faulkner Park is to residents and visitors of all ages: young parents teaching small children to ride tricycles and bikes; teenagers sprawled on its gentle slopes soaking up early spring sun; hikers exploring its trails and beyond; community members relaxing on the benches and chatting; older citizens, some aided by the use of canes or walkers, enjoying a morning stroll. Our goal is to preserve and protect our beloved Faulkner Park for Woodstock generations to come.

Thank you very much for your consideration.

With best regards,

The Faulkner Park Working Group

Mimi Baird	Margaret Bradley	John Carter	Susan Chiefsky
Anne Crothers	George Crothers	Mitzi Davis	William Davis
Edward Esmond	Joanna Garbisch	Phyllis Gerrish	Kurt Gerrish
Alison Hankey	Graham Hankey	Gerald E. Jones	Wendy Marrinan
Susan Menendez	James Pierce	Judi Pierce	Jennifer Raymond
Doug Raymond	Diana Sattelberger	James Sligar	Linda Smiddy
Jim Smiddy	W.K. VanMeter		
Suzanne and Doug Laufer	Michael and Nancy Collins	Sallie Schullinger-Krause	

Zoning Map

R1

COM

COM

Church Street

RMD

Eaton Pl

COM

Bl