

PLANNING BOARD

APRIL 20, 2006

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Ken Jacques, Linda Welch, Kevin Lee, Darrin Patten, Andy D’Amico, and Peter Keene. **Absent:** Alternates Jessie Levine, Ken Rodgers, and Selectman Neal Huntoon.

Brandt Denniston was in attendance throughout the meeting.

The meeting was called to order at 7:05 p.m.

Minutes: Linda moved to accept the March 16, 2006 minutes as written, seconded by Darrin and unanimously approved.

Election of Officers: Linda nominated Kevin Lee for Chairman, seconded by Ken. Nomination approved with Kevin abstaining from the vote. Darrin nominated Linda as Vice Chairman, seconded by Ken. Linda declined. Ken nominated Darrin Patten as Vice Chair, seconded by Linda and unanimously approved.

Reports: Comment that driveway on Stoney Brook Road property that was to be discontinued as part of the approval of the Bog Shores Subdivision is still being used.

Treasurer’s: No report

Driveway: Driveway permit for Sandra Rowse

Zoning: Special Exception granted to Gene Hayes for property located on Grantham Road, for use of an existing airplane hangar for storage or workshop type building.

Literature and Correspondence: Notice from Attorney Smith that the Abbondanza hearing has been rescheduled to July 25th.

Kevin reviewed a memo from UVLSRPC Commissioner Bernie Folta regarding the UVLSRPCC budget and reserve funds.

Bulletin received from Office of Energy and Planning for Technical Land Use and Transportation.

Hayes – Site Plan Review: At 7:10 p.m. the Site Plan Review Hearing for Gene Hayes for property on Grantham Road was opened. Present: Gene Hayes. Abutter’s present: Bob and Dorothy McClennand.

Gene discussed the proposal. He was granted a Special Exception from the ZBA to convert an existing airplane hanger into workshop, storage space for rental. The property is shown as Map25, Lot 686-418. The purchase of this property is contingent on receipt of town approvals.

Gene presented copies of the plans. The property is not in the flood plain. He does not propose offices in this building. He will convert the one large overhead door into two overhead doors. He proposes the building to be rented by tenants interested in storing inventory in a heated environment as well as general contractors, landscapers, site contractors, towing services etc. The property will not be used for retail purposes.

He is in negotiation for purchase of an abutting 11 acre lot in Springfield, and an additional building located in Grantham. He has been given approval by the Grantham Planning Board for use of the existing building in Grantham for similar use. Grantham has the area zoned as light industrial. A similar proposal for the 11 acre parcel might be something he would consider in the future. He also indicated that it is possible that a septic system serving the building in Grantham could be located on the 11 acre parcel. Development of the 11 acre parcel would need future approval by the Town.

Gene proposes widening the existing access road to 20', and elevating it 1 ½ feet. The access road is shared by the other property owners in that area. The existing building is 4500 feet from Grantham Road, and is not visible from the road. The proposed use is of low impact, in an area of existing light industrial uses. He proposes no further development of the existing building. Outside storage could consist of landscaping materials. The area is not such that it could be developed for housing. He does not intend to expand the existing paved parking area around the building. Gene proposes a sign at the entrance, which would not be lit. Hours of operation would be from 6 am to 9 pm Monday through Friday, and Saturday 7 am to 7 pm. The traffic is estimated between 2 and 5 vehicles morning and night. Lighting would consist of one light at the entrance door. He will not lease to tenants who might be storing toxic materials on site.

Ken Jacques questioned the Eastman well-head protection area. Linda questioned whether other lots in the area were to have access off Grantham Road. Gene indicated that according to the property covenants, other driveway access off Grantham Road were not to have occurred.

Kevin reviewed the checklist. Darrin moved to accept the application, seconded by Ken and unanimously approved.

The Board reviewed Gene's proposal. The Board indicated to Gene that they would like to see the proposal drawn to larger scale. The details in sections A & B of the Site Plan Review Regulations should be shown on one plan. Plans for road improvements need to be shown. Hours of operation, and items addressed in Gene's letter to the Board should be shown on the plan. Gene questioned whether the Board would be willing to hold a

special meeting to review the amended plan, since he has a scheduled closing date for May 10th. The Board was not able to schedule an additional meeting with a quorum of members that could attend a date sooner than their May 18th meeting. The Board indicated to Gene that the Special Exception had been granted. The Board had approved the application, and did not see a problem with the proposed use, but felt that more specific information is required on the plan being presented.

Mr. and Mrs. McClennand indicated that they have concerns regarding the hours of operation. They do not object to the proposed aspect of the business. They are also concerned with what could be stored on site.

Linda moved to continue the Site Plan Review Hearing to Thursday, May 18, 2006 at 7:15 p.m., at the Springfield Memorial Building, seconded by Ken, and unanimously approved.

Charles – Consultation: Mac Charles and Beth from ALW Surveys presented a proposal for a two-lot subdivision of 16 acres on Sanborn Hill Road. One lot proposed to be 6.88 acres and the other 9.09 acres, with a common ROW. There is an existing ROW to property owned by Keith and Susan Cutting. The Board indicated that wetlands delineation needs to be shown on the property and subtracted from lot sizing.

Rodgers – Consultation: Beth reviewed proposed subdivision of 77 acres on Stoney Brook Road into two lots. Both proposed lots appear to have adequate frontage. Lot sizes are proposed to be 12.19 and 64.83 acres.

Barton – Consultation: Beth reviewed proposed subdivision of 9 acres on Philbrick Hill Road into two lots of 7 and 2 $\frac{3}{4}$ acres. Both proposed lots appear to have adequate frontage. The Board indicated that wetlands delineation will need to be depicted and subtracted from lot sizing. State subdivision approval will be required.

Abair – Consultation: Beth reviewed proposed subdivision of 7 acres on Hazzard Road into two lots of 3.5 acres each. Lots appear to have adequate frontage. The Board indicated that any wetlands will need to be delineated and subtracted from available lot sizing. State subdivision approval will be required.

Rowse/Crowell – Annexation/Subdivision: At 8:35 p.m. the hearing for annexation/subdivision of property on Grantham Road was opened. Present: Sandra Rowse. There were no abutters present. The Board reviewed the proposal. 7.37 acres showing as Lot 1 is to be subdivided from property owned by Peter and Tracey Crowell. 7.38 acres showing as Parcel A is to be subdivided from property owned by Sandra Rowse and annexed to the remaining acreage of Crowell. The Board reviewed and noted concerns addressed in a letter from abutter Samuel Roberts. The checklist was reviewed. Darrin moved to accept the application, seconded by Ken and unanimously approved.

The Board reviewed the plan and found it to be complete. Linda has checked the pins. Driveway permits have been received. Sandy indicated that the acreage showing on the plan for the Crowell property may need correction.

Darrin moved to approve the subdivision, subject to the adjustment of the acreage of the Crowell lot, seconded by Ken and unanimously approved. Sandy will have Clayton check the acreage and return with the Mylar for signing.

Web Site Design: Brandt Denniston met with the Board to discuss the Planning Board's web page design. Board members reviewed proposals with Brandt.

Communications Committee: Board discussed nominations for the Communications Committee approved at Town Meeting. Motion by Andy, second by Ken to nominate Donna Ruel, Todd Richardson, and Brandt Denniston. The motion passed unanimously.

Selectman's Representative: The Board discussed that it has been quite some time since the Selectman Ex-Officio member has been in attendance at any Board meetings. The Ex-Officio member is a voting member on the Board, and should be participating with the Board in their processes.

Joint meeting with the Selectman, Planning Board, Zoning Board, and Conservation Commission has been scheduled for Tuesday, May 16 at 7:00 p.m.

Janet reviewed with the Board the policy for sending abutter's notices to every property owner, versus one notice per address. The Board agreed the policy should remain as is, and each property owner should be notified.

With no further business, the Board voted to adjourn at 9:30 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary