

PLANNING BOARD

SEPTEMBER 6, 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.

This was scheduled as a joint meeting with the Zoning Board of Adjustment to continue their Special Exception Hearing and the Planning Board for a Site Plan Review Hearing.

Planning Board Members Present: Kevin Lee, Linda Welch, Andy D'Amico, Darrin Patten, Ken Jacques, and Ken Rodgers.

Zoning Board Members Present: Bernard Manning, Cynthia Hayes, Andy D'Amico, Mark O'Halloran, and John Graham.

Abutter's Present: See attached copy of sign-in sheet.

B. Manning discussed roles of the Zoning Board and the Planning Board. He indicated that the ZBA was consulting with legal counsel regarding the proposed house and accessory use of the building. He requested clarification regarding the ability for a house to be built on the lot that is there. Members of both board voted in agreement that a home would be allowed to be built on the site.

B. indicated that a Special Exception currently exists on the site for Metric Motors, currently being operated by Steven Touchette. He explained that the Special Exception that exists runs with the property, not the owner. He discussed amendment of the current Special Exception or discontinuance of such, issuing a new Special Exception for the change of use. The Board is reviewing the implementation of wording for a Special Exception.

B. explained to those present that a joint meeting is run by the Planning Board and he turned the meeting over to Kevin Lee, Chairman of the Planning Board. Kevin indicated that the Planning Board would prefer to allow the Zoning Board to proceed with the Special Exception Hearing and turned the meeting back over the ZBA for the continued Special Exception Hearing.

MacDonald- Site Plan Review Hearing: At 9:30 p.m. the meeting was turned over to the Planning Board for a Site Plan Review Hearing. Kevin moved to continue the Site Plan Review Hearing to September 21, 2006 at 7:30 p.m., seconded by Linda and unanimously approved.

The Board voted to adjourn at 9:35 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary