

**PLANNING BOARD**

**JUNE 16, 2011**

**MEMORIAL BUILDING**

**7:00 P.M.**

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

Planning Board members present: Ken Jacques, Darrin Patten, Don Hill, Neal Huntoon, and Alternate Ken Rodgers. Absent: Kevin Lee, Peter Keene, and Michael Howard.

Others Present: Bryan O'Day, George McCusker, and John Trachy.

In the absence of the Chair and Vice Chair, the meeting was called to order by Darrin as the member of longest standing. Ken Rodgers was asked to step in.

Darrin requested nominations for an acting Chairman for the meeting. Don Hill nominated Ken Jacques. Ken Jacques nominated Darrin; seconded by Ken Rodgers...Nomination passed with Darrin abstained from voting.

Darrin opened the public hearing concerning the request by Northwind Security for an amended site plan, to construct a 130' x 70' single-story building for storage. Drew Edmunds presented. The proposed building is to be similar in design and appearance with the existing building and will be built in the existing upper parking area. The building will be used to house vehicles with the possibility of two storage rooms. There will be electricity and lights. No water or sewer. Portable heaters will be used if heat is required. Auto area will have two overhead doors. Back of the building to have high concrete walls, built into the embankment. The existing pole mounted lights are not often used and will be removed and replaced with wall-mounted downward facing lights on the exterior of the new building. The building will have rain gutters on the front and back. Three drainage areas are proposed to handle run-off from the roof and parking area. The upper parking lot drains to the West. There will be no added drainage to the East. There are existing runoff treatment swales on the property.

Discussion: Treatment swales and proposed drainage dissipate the run off away from the building and into disbursement areas. There is not a retention pond, but there are areas where the water is disbursed. There will be no additional lighting above the horizon. Exterior lights will be on the exterior of the building, downward facing and will be run manually on a timer. They are not used frequently. Don reviewed the Special Exception that was granted for the property. The proposed use appears to be allowed under the existing approval.

Motion to accept the application (Ken J.); second (Ken R.) unanimously approved.

There were no further questions or comments.

Motion (Don); second (Ken J.) to approve the request as presented with the following conditions:

1. Include all 3 drainage areas as shown on the approved plan
2. Outside lights on poles to be removed
3. Exterior lighting to be on the side of the new building, below the roofline, and downward facing.

Motion passed unanimously.

Minutes of May 19, 2011: Amend minutes to Malcolm Patten ~~if~~ with "is", and replace pole lights with reduced ~~number~~ to "height". Motion (Ken J.) to accept minutes as amended, second (Don), motion passed with 3 votes, 2 abstentions, no one opposed.

Driveway Ordinance: Discussion: Not a lot of changes. Members thought Kevin had the proposed changes pretty well documented. Discussion to be continued at the July meeting.

Special Exceptions: Discussion: Information regarding non-conforming uses, structures, and lots need further review. Discussion to be continued at the July meeting.

John Trachy asked at what point should the Special Exception for Northwind Security be amended since they now have approval for a third building. Discussion: The Special Exception allows for light industrial use. This is not changing the scope or increasing what is being done there. Business is being moved from outside to inside. No increase to light, noise, no increase on septic. Improvements are being made to run off and drainage.

Darrin noted that previously Georg McCusker expressed an interested in being an alternate. The Board is allowed three alternates. George responded he would still be willing to be an alternate. Motion (Neal); second (Ken J.) to appoint George McCusker as an alternate for a three-year term. Motion passed unanimously.

Ken Rodgers noted that his son, Brian would also be interested in becoming an alternate.

Darrin will see if Bob Baker is able to remain an alternate, as his work schedule has changed.

Miscellaneous Business:

Discussion regarding flood zones and requirements for base elevation determinations for subdivision of properties within flood plain areas.

The meeting adjourned at 7:55 p.m.

Respectfully Submitted,  
Janet Roberts