

PLANNING BOARD

FEBRUARY 20, 2020

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Planning Board members: Kevin Lee, Chairman; Bryan O'Day, Michael Howard, Ken Jacques, Darrin Patten, Peter Keene, Ex-Officio, George McCusker; Alternates Tim Bray and Dan Saulnier.

Others present: Brooks Weathers, Bill Waddell, Mike Boucher, and Whit Smith, Zoning Compliance Officer.

The meeting was called to order at 7:00 p.m.

Minutes of January 16, 2020: Correction to first page, bottom of 6th paragraph strike the words "is requested", i.e. Tim recommended when an applicant requests a waiver ~~is requested.~~" Motion made by Mike to accept the minutes as corrected, seconded by George. Motion passed. Bryan abstained.

Literature and Correspondence: E-mail from Dick Hendl regarding noise regulation draft will be tabled until the discussion takes place.

Bill Waddell, Consultation: Bill Waddell and Mike Boucher would like to establish a small nano-brewery business in the garage at Bill's residence at 668 Four Corner's Road. Bill stated he has obtained an LLC and is in the process of getting approvals from the State. He has spoken to several of his neighbors. He proposes the taproom to be open two days per week on Friday and Saturday from noon to 9 p.m. in the summer and noon to 8 p.m. the other months. Patrons will be able to purchase and taste at the premises or buy to take home. They are not planning on going out to stores at this time. Whit reported Bill has filed an application for a Special Exception to be heard by the Zoning Board on March 3, and for a Site Plan Hearing on March 19.

The Board discussed the following items to include on the plan:

- Signage – Bill was not planning a sign but perhaps something painted on the side of the garage. The Board reminded him of sign size regulations and suggested he include a sign on his plan.
- Exterior lighting – there is a light on the overhang of the garage. There is a street light along the road near his house, this should be shown, including the pole numbers.
- Snow removal/storage needs to be shown
- Parking area is grassed now, will be shoring it up with gravel.
- Everything outside should be shown on the plan. Bill stated they are not planning on an outside area right now. People can go outside but not with alcohol. The Board encouraged him if he is thinking about an outside area that he includes that on the plan now.

- Pedestrian flow through the parking area and any walking areas need to be shown.
- Utilities – there will be water out there. For now, they will have a porta potty.
- The location of the house, septic and well need to be shown.
- The Board would like to see 5' contours of the site.
- The description should state the business is in a residential area
- The Board would like a picture of the front of the garage.

The Board suggested to Bill and Mike that now is the time to include what they envision for the area. Significant changes in the future will require them to seek an amended site plan.

Review of Noise Regulation Draft prepared by the subcommittee of Tim Bray, Dan Saulnier, and Brooks Weathers.

Tim reported they looked at a variety of towns and cities to find templates to work with. Information has been imported from other towns and blended to fit with the Master Plan and the Zoning Ordinance and include relevant information to create a plan that people would support. It is difficult to objectify what is a nuisance as people interpret it differently. They have introduced the use of a meter to measure noise. The Planning Board would decide what the percentages will be. When the Planning Board has finalized the document, they present it to the Board of Selectmen for adoption or not. There has been a lot of work in the draft and it is a good starting point. As the regulations proceed, they need to be circulated and explained to the population.

The Board discussed forestry practices and logging operations. i.e. what would happen if an irate neighbor came and used the ordinance to stop logging operations. There needs to be a balance between “receptors” and those who want to do something on their property. The Board discussed language to exempt logging. Dan will draft language specific to forestry.

The Board agreed to table further discussion of the draft to their March meeting.

The meeting adjourned at 8:35 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant