

PLANNING BOARD

MARCH 15, 2018

MEMORIAL BUILDING

7:00 PM

These minutes are to be considered draft minutes only until considered by board at their next meeting.

Planning Members: Leigh Callaway, Ken Jacques, Mike Howard, Darrin Patten, and Bryan O' Day

Members Present: Susan Chiarella, Bryan O' Day, Justin Hastings, and Peter Abair

Others Present: Steve Schneider, Whit Smith, George McCusker, and Janet Roberts

The Planning board Chairman and Vice Chair were not present so there was discussion amongst the board as to who would run the meeting. Leigh made a motion that Ken Jacques Chair the meeting, second by Mike Howard and approved by all.

Ken opened the meeting at 7:00 PM

Janet approached the board in regards to the Pierre Bedard annexation done in December. The Mylar was not accepted as they were missing a date. Janet had the new Mylars and the board signed and dated them.

Mike Howard Joint PB hearing with the Zoning Board- Ken opens the hearing at 7:10 pm and turns the meeting over to Susan Chiarella and the Zoning Board for the Special Exception application.

Bryan O' Day recuses himself as a Zoning board member and explains that he will be acting as a Planning board member only for Mike's hearings.

Susan explained to Mike that there were only three Zoning Board members and asked him if he would like to move forward and continue the hearing. Mike said he would like to move forward.

Justin made a motion to accept the application as complete, second by Peter Abair all in favor and unanimously approved.

Mike approached the board and explained that the application is to construct a small construction company at his house and the addition of a small shed 20 x 24. There will be occasional parking on-site, but for the most part the equipment is parked off site. Occasionally the employees will meet there, but for the most part they meet at the job site so there will be very minimal traffic. Mike explains that there are no setback or wetland issues. Mike explains he has no plans to expand. Ken Jacques asked about lighting. Mike said he feels that there is no need as employees are not there and work is very rarely done after dark. The Zoning board reviews the site plan maps and location of business on the map.

Susan explains although he doesn't have any immediate plans to expand it is best to look in the future so that he does not have to come back before the board with every little change. She asked about the number of employees. He stated full time no more than 5 to 7. Again, she said it's best to plan for a little bit of an expansion.

There were no abutters present.

They reviewed the finding of the facts on the special exception.

a. The proposed use would not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the character or appearance of the neighborhood because: ***existing business, no abutters were present, no complaints***

b. The proposed use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because: ***equipment mainly stored off-site, minimal traffic***

c. The proposed use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because: ***employees mainly on the job site and for the most part very rarely meet at the location of business***

d. The location and size of the proposed use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and location of the site with respect to the existing or future street giving access to it shall be such that it will be in harmony with the orderly development of the District because: ***Small construction business, with minimal traffic been in business since 1979 the addition of shed, making a change, triggered the special exception.***

e. The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration than would be the operation of any permitted uses in the District which are not subject to Special Exception procedures because: ***No abutters were present and there were no complaints, an addition to an already existing business***

After reviewing the facts, Peter Abair makes a motion to grant the special exception to operate a small construction business with up to ten employees at 153 Carter Brook Road pursuant to the approval of revised site plan by the planning board. Justin seconds and all in favor.

Susan tells Mike Howard his special exception has been granted. Closes the Zoning Board hearing and turns the meeting over to Ken Jacques for the Planning Board to hear revised site plan.

Mike Howard recuses himself as an acting member of the planning board.

Ken opens the hearing. The board reviewed the maps and location of site plan. The board goes through the site plan check list.

Darrin asked about buffers. Mike stated that if he added any buffers that there really wouldn't be any room to work.

The planning board is requiring Mike to maintain the existing vegetation on the South West Side (Shad Hill)

Business hours are Monday through Saturday 7am-6pm.

The Planning Board also asked Mike to have at least one motion light for the site.

No signage issues.

No wetland or setback issues

Darrin makes a motion to approve the site plan, second by Bryan all in favor and unanimously approved.

Mike Howard rejoins the planning board as an acting member.

Approval of February minutes- Leigh make a motion to grant special exception, second by Bryan and all in favor.

Misc. Business- Ken verified with Peter Abair the amount that was approved for paving. Ken wasn't sure if it was 65k or 80k. Peter believes it was 80K and so did Janet but she will verify.

There was a proposed wetland impact application by Jeff Evans.

Literature and Correspondence- Governing Magazine

Meeting adjourned 8:50pm

Submitted by,

Susan Abair