

PLANNING BOARD

July 21, 2022

MEMORIAL BUILDING

7:00 P.M.

Board Members Present: Tim Bray, Ken Jacques, Darrin Patten, Dan Saulnier, Mike Howard, and Select Board Rep Amy Lewis

Tim Josephson UVLSPC

Also present: Whit Smith, John Trachy (alternate), Jenny Roberts, Steve Dzubak, Poul Heilmann, Casey Gobeil and Clayton Platt, Surveyor

Minutes of June 16th approved as written

Tamara Butcher: Requested direction from the Board regarding an amended Site Plan to include an 8'x12' Office being constructed on the site of Brookside Storage on George Hill Rd. Currently the Site Plan is only for 5 storage buildings. Due to the change in ownership not having a convenient place to meet with and allow clients to drop off rental payments isn't available. The Board requested an Amended Site Plan Application and Hearing be schedule for the August meeting.

Continued discussion of the forms: Site Plan forms were finalized. Darrin moved to accept, Mike seconded, and Board approved.

Board requested that all application fees be posted alongside the other Town fees so that residents are aware of the increase approved at last meeting. Tamara will post fees in the office and request Pixie post them to the website.

7:22pm Tim opened the subdivision hearing for Gobeil. Due to the absence of Peter Keene John Trachy was asked to act as a voting member of the Board. Tim read through the subdivision checklist to verify all items required were met. The Board found that the test pit location was not shown on the mylar and there was no driveway permit shown. Discussion of whether a driveway permit was ever applied for. Darrin brought up that due to the amount of time or nature of the access to the property there may not have ever been an official driveway permit request. The Board did not find this a reason for them to not continue to move forward with the application. John voiced his concern over the remaining portion of the original lot and if they were making it non-buildable. The Board determined that the remaining portion is over 52 acres and there will be adequate road frontage. A member of the Board brought up the possible issue of the current Special Exception and Site Plan for the original lot will no longer be valid due to the change in size once the deed has been recorded.

Darrin moved to accept the application, Ken seconded, Board approved.

Darrin moved to approve the subdivision, Dan seconded, Board unanimously approved with waiving the need for a complete survey.

Board discussed visiting properties that have submitted for a hearing. In the past packets have been made available prior to the meeting and each member of the board would visit the property prior to the meeting. Going forward the Board will be emailed the hearing info along with the previous months' minutes to review and visit any sites needed prior to the meeting.

Site Plan forms were reviewed for final acceptance. Board accepted form as final with a date of August 21, 2022

Waiver form to accompany the Site Plan form was reviewed for final acceptance. Ken moved to accept, Darrin seconded, Board accepted form as final with a date of August 21, 2022.

Board reviewed driveway permits submitted to and approved by the State.

Board requested Tamara check the website to verify the most recent version of the Site Plan regulations are posted. Also, to include work on the Noise Ordinance as a priority item on the agenda for August.

Meeting adjourned 9:00 p.m.

Tamara Butcher