

## **PLANNING BOARD**

**Sept 15, 2022**

## **MEMORIAL BUILDING**

**7:00 P.M.**

Board Members Present: Tim Bray (chairman), Ken Jacques, Darrin Patten, Dan Saulnier, Mike Howard, John Trachy (alternate called to act as a voting member in the absence of Peter Keene)  
Absent: Peter Keene and Amy Lewis (Select Board ex-officio)  
Also present: Olivia Uyizeyze UVLSPC, Whit Smith, Sandy Burke, and Tamara Butcher (Brookside Storage)

Tamara Butcher owner of Brookside Storage: Continued Amended Site Plan hearing. Tamara pointed out the items recorded by Peter Keene at the August meeting and the locations on the updated map, items not included on original site plan from 1998 that the Board now required, downward facing lighting, location of pavement, direction of traffic flow, telephone/electric pole. She then pointed out the location of the open storage location that the previous owner started doing but never came to the Planning Board to request permission to operate. After that the location of where there will be underground wiring to the new office location, the size of the office building.

Dan moved to accept the application as compete, Mike seconded Board approved.

Extensive discussion of the outdoor storage size and location and how it can be regulated. Tamara shared that she will probably phase out the outdoor storage area which prompted the Board to discuss how/when they would require the outdoor storage to be removed. After extensive discussion a member of the Board voiced that they can not limit the property owner from offer storage on a property that was approved to offer storage. Darrin brought up the idea of requesting the property owner install an evergreen buffer between the property and the neighbor (currently Butcher). This would offer protection to Brookside in the event the Butcher property sells, and the new owners complain.

Mike moved to accept the amended site plan dated September 1, 2022, to include a 72'x50' open storage area as shown on the plan and an 8'x12' office with the condition that if requested an evergreen type of buffer will be planted along the northwestern boundary (currently owned by Butcher). Dan seconded; Board approved John Trachy failed to vote.

Board discussed the legality of discussing hearing items outside of a meeting with a less than quorum number. Tim stated he does not think members are allowed to discuss items outside of a meeting.

Discussion of holding a Work Session prior to the next meeting. The Board is concerned that they are not adequately prepared for working through a Site Plan for a Short-Term Guest Lodging Facility Business when presented with one. Holding a work session on the 20<sup>th</sup> will give them to opportunity to work through a faux application. The current Site Plan Checklist

doesn't deal with commercial lodging and needs to be looked at to include Health and Safety items such as fire extinguishers, smoke alarms, CO2 monitors, egress among others. A request to the Fire Chief or his agent and the Health Officer to attend will be made. The Board wants to be sure they deal with applications uniformly.

Mike moved to accept the minutes of August 18th as amended, John seconded, Board approved Tim abstained.

Meeting adjourned 9:30 p.m.

Respectfully submitted,  
Tamara Butcher