

**Planning Board**

**April 17, 2014**

**Memorial Building**

**7:00 p.m.**

*These minutes are to be considered draft minutes until approved by the board at the next meeting.*

**Members Present:** Kevin Lee (chair), Ken Jacques, Mike Howard, and Don Hill

**Others Present:** George McCusker, Malcolm Milne, Peter Crowell, Rachel Ruppel, and Jake Messer

**Continued CCM Logging hearing:** Board reviewed site plan that had been requested on Lot 1. Board goes through check list of items on the site plan review. The board decided that the condition had been met for the conditional approval of site plan.

Malcolm also addresses the board and gives them the lighting information that was requested from the Durgin and Crowell hearing.

**Jake Messer consultation:** Jake explains that he wants to run a landscaping business out of his home and wants to know what he needs to do. Kevin explains to him that he will need to do a site plan. Let the board know what he is doing, if he will have supplies, number of employees, etc.....Ken refers to the zoning ordinance regarding home business and Sue Abair gives Jake copies along with site plan review regulations and special exception application. Kevin told Jake it's best to project a five-year plan. Ken states that Springfield is rural residential no business zone therefore a special exception is needed. The board explains that it is best if Jake goes through zoning first for his special exception but explained that the zoning board will also want to see some sort of map of the land and he needs to mark on the map where things are going to be. The board gave him a few ideas of where he might be able to possibly get a map.

Review of minutes: Ken wanted to discuss the Wonder-well situation. He was under the assumption that the board would hear from them relatively soon. Don stated that the next day after the consultation they were in the office looking at maps. They had sent the three selectman invitations to take a tour of the place. They all had opted not to. The board felt that maybe it's time a letter go out instructing them to come back. Mike Howard felt that the board was pretty straight forward with them and that they need to come back. The board agreed that the letter should come from the selectman and Ken states that Wonder-well should have a special exception as well.

Motion made by Mike to accept the minutes, second by Ken, all in favor and unanimously approved.

**Literature and Correspondence:** Rachel Ruppel explains to the board the Regional Broadband Plan. She explains that it is an unregulated utility so there is not requirement that internet goes everywhere. She explains they are taking a look at gaps where there is no internet. She also explains that there are many regulatory issues. There was lots of discussion around Springfield's internet service. Kevin Lee states he thinks it would be a good idea to have an adhoc subcommittee to work on improving broadband in

Springfield. Mike makes a motion ot have an adhoc subcommittee on improving broadband service in Springfield, Don seconds and all in favor.

Don states that if Kevin Lee leads it don will volunteer to be a member. Mike said he wouldn't mind sitting on the committee for a while.

**Wetlands Project:** Don states that there is money in the project for legal review that needs to be spent by June and the suggestion was made to roll legal review money into mapping money. Not an official map, but a tool for the town to use. Mike states that he still wants to see quantification on the map. Mike states he has a significant amount of wetlands on his property that the maps do not pick up.

Rachel explains that the purpose of the map is to save homeowners the expense of a wetland scientist. There was lots of discussion around wetlands mappings. Don states he would like to see a solid definition of a vernal pool.

Meeting adjourned@9:15

Submitted by:

Susan Abair