

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

Members Present: Brian O' Day, Ken Jacques, Mike Howard, Don Hill, and Peter Keene

Others Present: Michael Bruss, George McCusker, Leigh Callaway, Mike McCrory, Bryan Kane, Dave Pellerin, and Chris Hall

Peter called meeting to order@7

Ken motioned to accept minutes as written w/correction, Mike second all in favor and one abstention.

Brian Kane Consult- (Auto advisor) - Brian addresses the board and explains he is looking to do an expansion. He receives lots of calls to find/fix cars for teenagers and make them road legal. He is looking at no more than having two dealer plates. Mike Howard asked if site was going to expand. Brian states there would be no change to the site at all. Don expressed the zoning Ordinance of having more than two un-registered vehicles in the yard. Brian explains that this ordinance does not pertain to dealers. They are exempt. Ken states that Brian needs to do an amended site plan review.

Wonderwell amended site plan hearing- Mike Bruss addresses the board and explains that they are not 100 percent ready to push through with completion of amended site plan. Don states that application is not complete. Mike stated he feels in two weeks everything will be done. Mike explains that they are putting in a sprinkler system, and that they will be letting the Fire Chief know. Don states that the expansion is square footage not capacity. Mike states they want to reach ADA compliance. New Hallway for ADA bedroom and bathroom. He stated that the lower level will have direct egress out of stairwell. Don asked if guest rooms will change and Chris Hall states they will not change. Chris explains that the code report will be part of final submission. Ken makes a motion to continue the hearing until October 15, 2015 @7:10, Peter Keene seconds, all in favor and unanimously approved.

Dave Pellerin consult- Dave approaches the board with a plan in regards to wanting to subdivide his property to make it easier to sell. He's had lots of people interested in buying but don't want the large building that is on his property. He explains he feels like he has enough road frontage. Mike McCrory states that you cannot create a non-conforming lot. There was discussion around going before the Zoning board for a variance but would be difficult to show hardship. Ken suggests talking with a real estate attorney and surveyor to see what his options are.

Misc. Business- Ken inquires on the Sue-Ann Connary consult and if she had gone any further with the kennel issues. Sue Abair explains there had been correspondence between them in regards to what applications she needed to fill out after her consultation, but there has been nothing further. The planning board asked Sue Abair to write an email to Sue-Ann on behalf of the planning board explaining

that she has missed the planning board meeting and no applications have been filed and that some sort of action needed to be done by her.

Ken inquires on tax exemptions regarding Wonderwell. Don states that he wasn't sure of the exact story.

Board discusses improvement of police department. No specifications.

There was lots of discussion on bringing Carter brook road which is a class six road up to specs to meet class five criteria. Mike Howard asks if he can do that and maintain it and not have the town maintain it. There was no clear answer as to whether it could be done without the town owning it once it's a class five road.

Meeting adjourned@8:20 P.M.

Minutes submitted by,

Susan Abair