

**PLANNING BOARD**

**FEBRUARY 18, 2016**

**MEMORIAL BUILDING**

**7:00 P.M.**

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

**Members present:** Bryan O' Day, Kevin Lee, Ken Jacques, Michael Howard, Darrin Patten, Don Hill and Pete Keene

**Others present:** Susan Chiarella, Michael Chiarella, Victor Rifkin, Peter Crowell, Malcolm Milne, Wayne Smith, George McCusker, Mike Mccrory, and Leigh Callaway

**Continued Rifkin hearing-** Bryan O' day stepped down. He explained that the ZBA had granted his Variance. He explained that the Fire department had stopped by for a visit and he had spoken with Peter Lacaillade and everything was fine. Victor supplied everything that was asked by the board.

Motion to accept application by Peter, second by Mike all in favor.

Ken moved to approve amended site plan, Mike second all in favor.

**Mike Chiarella consult-** Mike approached the board regarding the Lynch trust in Eastman. He explains in the late 90s three lots were merged. They approached Mike to deed just the cottage lot but everything that was once three lots is now all on one. He explains that it was a volunteer merger. Mike was thinking it was human error on the town as well as the home owner as they should not have been merged. Each lot has septic. Mike wanted to know what the board had for thoughts on this issue.

The board discusses possibility of subdivision but it will depend on slopes and soils of the land. Don feels that the subdivision is the cleanest way to go. Darrin states there were a lot of mergers done back in that time frame.

**Malcolm Milne Consult-** Malcolm explained that they want to put up a new 100 x 100 building for a wood pellet manufacturing. Malcolm wanted to be sure of the planning board process for amended site plan review. Malcolm states he will also need a variance. Darrin explains that if paperwork was all handed in in time he could do a joint meeting with the ZBA and Planning Board. Peter Crowell states there will be a lot less traffic and will be going thru the proper steps to eliminate any noise issues. Mike Howard states it wouldn't hurt to take a look at the Wetlands report and decide if they want a wetland's scientist to evaluate the area.

**Sue Ann Connary hearing-** Sue Ann was not present. Ken motions to continue hearing for 7:45 March 17, 2016, the next planning board meeting, Mike seconds all in favor.

**Approval of January minutes-** Ken motions to accept as written, Mike seconds and all in favor.

Meeting adjourned @8:30 P.M.

Minutes submitted by,

Susan Abair