

**Planning Board**

**July 21, 2016**

**Memorial Building**

**7:00 P.M.**

**Members Present:** Kevin Lee, Mike Howard, Bryan O' Day, Don Hill, and Peter Keene

**ZBA Members Present:** Susan Chiarella, Justin Hastings, Peter Abair, Bryan O' Day, and alternate Josh McGraw

**Others Present:** Benjamin Kezar, Gaetane Kezar, Michael Chiearella, Roger "Whit" Smith, Robert Carbone, Elaine Carbone, George McCusker, Leigh Callaway, Linda McNamara, Rick McNamara, and Cindy Lawson, and Mike McCrory

**Carbone Consultation:** Robert Carbone approached the board stating they are were there in response to a letter written by the Board of Selectmen. He states his property is located at 2909 Main Street in Springfield. He explained the history of the property and how their property was encroached upon by an abutter. Lots of court fees went into litigation for that issue and finally he ended up purchasing the abutting property. He states that his house and garage are in compliance and meet all set back regulations. He has two lots and would prefer to keep them as such however 7' of the garage is on the other lot. He states that there are wetlands on one lot with a stream running through it therefore he doesn't feel it's a buildable lot anyway. The Carbones would like to keep dual access to the lake. Mike Howard suggest they go to the State and contact the DES to get 2<sup>nd</sup> access permission even though they plan on merging the two lots into one. The board felt that there really was no way to do a lot line adjustment. Mike Chiarella made a suggestion of moving acreage from one lot to the other.

**Kezar joint hearing w/the ZBA for site plan and special exception-** Kevin opened the hearing for Ben and Gaetane Kezar and turned the meeting over to Susan for the ZBA to address the Special Exception. Kevin explained to the ZBA that during the Kezar's consultation that the board suggested with their type of operation that they go thru both boards for a site plan and Special Exception.

Susan asked if all notices had been sent out and duly noticed. Susan Abair confirmed. Susan asked Josh to step in as an acting board member. Susan Chiarella states that after reviewing all the applications she stated that the only trigger for a special exception would be the sawmill. She states that the making of doll clothing takes place in the home and Gaetane confirmed that is correct and the traffic is basically nonexistent. Susan Chiarella feels that the sugar house falls under agricultural use and wouldn't need one as well. She asked other board members for their thoughts after reviewing all the applications and the other board members agreed as well. Ben states that a big component to the sawmill is for the sugar house. There were two abutters present and there were NO objections. The use of the sawmill predates zoning. Ben states that the portable ban saw mill will be no more than 40 horsepower. Ben states it will only be run during day light hours and no employees. The board reviewed the application and the finding of the facts:

- a. The proposed use would not be detrimental to the character of the neighborhood by reason of the The board felt ***that the use has been in existence for over 16 years and the use is not changing***
- b. The proposed use would not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because: ***There have been no complaints thus far, and minimal to no traffic***

- c. The proposed use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because: ***The board felt again there was minimal to no traffic, no employees either.***
- d. The location and size of the proposed use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and location of the site with respect to the existing or future street giving access to it shall be such that it will be in harmony with the orderly development of the District because: ***The board felt that there were other similar operations in town and the use is within rural residential and agricultural nature of the town.***
- e. The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration that would be the operation of any permitted uses in the district which are not subject to the Special Exception procedure because: ***The board again felt again that the use is similar to other owner operator uses in town. There were abutters present and no objections.***

Justin Hastings makes a motion to grant the Special exception submitted by Ben and Gaetane Kezar to operate a portable sawmill with the condition that the motor be no larger than 40 horsepower and to be operated during daylight hours only. Bryan O' Day seconds and all in favor and the vote was unanimous. Special Exception is granted (Peter Abair voted yes, Justin yes, Susan yes, Josh yes, and Bryan yes)

Susan Chiarella turns hearing over to the planning board.

Michael Howard makes a motion to accept the application as complete, 2<sup>nd</sup> by Bryan all in favor with one abstention. (Bryan O' Day)

Planning board reviews plans submitted by Ben and Gaetane Kezar for their site plan. The board felt that the plans were very well done. Pete Keene asked about lights. Ben states there are no lights in or outside the shed.

Michael Howard makes a motion to approve the site plan review, second by Don, all in favor and unanimously approved. One abstention (Bryan O' Day)

**Approval of June Minutes-** Peter motions to accept as written, second by Mike Howard, all in favor and unanimously approved...(Don abstained)

**Misc. Business-** Leigh introduced Whit Smith to the planning board- Zoning compliance officer

Wonderwell update- Kevin Lee read a letter of update from Chris Hall. The letter talks specifically about egress and the sprinkler system

Mike McCrory talked a little bit about ADU- Accessory Dwelling units. He also announced that this would be his last meeting that he has accepted another position with the City of Claremont. He explained someone else would be there at the next meeting.

Leigh explained that he put a link on the Springfield Website for the RPC.

Meeting adjourned at 8:40

Minutes submitted by Susan Abair