

PLANNING BOARD

MARCH 17, 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: Kevin Lee, Peter Keene, Ken Jacques, Mike Howard, Bryan O' Day, Darrin Patten and Leigh Callaway

Others Present: Malcolm Milne, Ben Crowell, Dave Fidler, Mike Chiarella, Susan Chiarella, Mike McCrory, and Chris Hall

Approval of Feb minutes- Bryan makes a motion to accept minutes as written, second by Ken, all in favor and unanimously approved

Election of Officers- Darrin makes a motion to keep officers the same, Kevin Lee (Chairman), Pete Keen (Vice-Chair) all in favor and unanimously approved

Dave Fidler Consult- Dave wants to annex parcels together. He wants to take 1.72 acres from the 70-acre lot and annex it to the 1.61-acre lot making that lot a total of 3.33 acres and the new area on the other lot will be 68.28 acres. The board reviews the lots and explains to Dave the hearing process for this.

Misc. Business- Signatures for new Zoning Amendments

Durgin and Crowell Amended Site plan review hearing- Malcom approaches the board with handouts and maps. He explains he is going thru variance and special hearing process with the ZBA in April.

He said that his wood pellet manufacturing business will have minimal impact on neighborhood. 100' x 100' steel building.

He explains Wetlands have been delineated. There will be 8 LED lights that will be on 24 hours. The exact location of the lighting is to be determined. Board reviews the maps submitted by Durgin and Crowell. There will be 150' of pavement added. They are hoping to use the still pond as a dry hydrant. Malcolm states they will do whatever it takes to eliminate noise, however it is already a pretty noisy location. Mike Howard states the more information they can give the board the better. There was some discussion of an Acoustical Engineer.

Darrin makes a motion to continue the hearing until 7:10 p.m. on April 21, 2016, Ken seconds all in favor and unanimously approved.

Ken makes a motion to continue Sue Ann Connary hearing until 7:45 p.m., on April 21, 2016, second by Mike Howard, unanimously approved.

Darrin abstained.

Wonderwell Update- Chris Hall approached the board and gave handouts of updates to the facility. He gave the board a revised site plan w/additional parking shown. He explained that the third floor will not be used. He explained that changes are being made in the kitchen. Board reviewed submitted maps. Chris stated that the fire marshal is happy with the plans.

Kevin asks about parking and access in the plan. Chris states that their primary objective was the building and building safety vs parking access. Mike McCrory asked about retreat in May and how many people. Chris said he did not have a definite answer. Chris did say he felt parking would be adequate.

Kevin asks about fire lane access.

Darrin brings up the issue regarding signs from the fire Marshal for the fire lane.

Chris stated that their big retreats have people directing traffic.

Ken states that it's great they are moving forward and feels the town has been very gracious however, their timeline needs to be moved up. He suggests that Chris take a look at the conditional approval and the timelines.

Mike Howard states they are happy because the communication has been much better since Chris took over.

Mike and Sue Chiarella- approach the board to inquire about two structures on one lot. Kevin states they allow it as long as it is able to be subdivided.

Susan reads the ordinance regarding two family dwelling on one lot. There was discussion around the way the ordinance is written and how it can be interpreted. Kevin states the planning has always allowed two structures on one lot as long as it is able to be subdivided.

Meeting adjourned @8:45 p.m.

Minutes submitted by,

Susan Abair