

**PLANNING BOARD**

**MAY 19, 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:** Don Hill, Darrin Patten, Ken Jacques, Kevin Lee, Bryan O' Day, and Mike Howard

**Others Present:** Janet Roberts, Kevin Roberts, Jenn Roberts, Mike McCrory, George McCusker

Kevin opened the meeting at 7p.m.

Approval of the minutes from April- The board wanted the minutes to reflect that there have been emails from Chris Hall (Wonderwell project Manager) giving updates.

Also to add to the minutes, at the April planning board meeting there was an approval of the Merger Application for Victor & Bethanie Waryas.

Mike Howard makes a motion to approve minutes with corrections, second by Bryan, all in favor and unanimously approved.

**Roberts Continued Hearing 7:15-** Kevin Roberts explained to the board that he wishes to use property as storage and use of commercial vehicles. Most of his business is done off site. Hours of operations is 7 am to 7 pm Monday thru Saturday. 24/7 snow plowing. He had plans showing all existing structures meet setbacks. His wife Jennifer would also like to use property for in home daycare. Her daycare is from Monday thru Fri from 6 am to 6pm. No more than 6 vehicles a day to pick up children. Their property is away from the public road. The only abutter is a family member. There is 298 acres of vacant forestry surrounding property.

There was a letter from the Village District of Eastman asking for the board to allow Kevin to continue storing commercial vehicles on property.

They explained that they have received a special exception from the Zoning Board to put an in law apartment in for his mother n law beside his garage.

Kevin and the board goes thru the site plan tracking sheet and reviews maps given by Kevin and Jen Roberts.

Mike Howard makes a motion that application is complete, second by Bryan, all in favor with the exception of one abstention (Darrin)

Mike Howard makes a motion to accept the site plan to allow for the commercial use of the property for Kevin Robert's excavation business, an in home daycare for Jennifer Roberts, and to construct an in law apartment beside their garage.

Second by Ken, all in favor with the exception of one abstention (Darrin)

Site plan approved.

The board discussed Wonderwell and the timeline again. The board felt that Wonderwell was moving forward.

Kevin handed out a possible future form called "Town of Springfield statement of property use form" The town of Sunapee has one.

Don stated that this had come before the select board. Don stated that some brainstorming had been done, in regards to people not coming before the boards with their property use. There was discussion on how the form would be implemented.

Janet Roberts made a suggestion to attach the form as a second page to the building permits.

Don also wanted to thank the Roberts for coming forward with their siteplan.

There was some discussion regarding an unlicensed B&B on Philbrick Hill Road. Mike Howard suggests a call to the Fire Marshall.

Meeting adjourned @8:30p.m.

Minutes submitted by,

Susan Abair