

PLANNING BOARD

June 20, 2013

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

**Planning Board Members present:** Kevin Lee (Chairperson), Mike Howard, Bryan O' Day, Don Hill, and Tamara Butcher(alternate).

**Zoning Board Members present:** Susan Chiarella (Chairperson), Bryan O' Day, and alternates Cynthia Hayes and Karen Cook.

**Others present:** Peter Abair, Janet Roberts, George McCusker, and John Trachy, and Mike McCrory

Kevin called the meeting to order @7pm.

**Review of minutes:** Bryan made a motion to accept the minutes second by Mike and unanimously approved.

**No correspondence**

There was a little discussion around the letter received from Al Linquist regarding the property on Sanborn Hill. The board agreed that a letter needs to go to clarify what is needed.

**Todd Longley joint hearing with the planning board:** Peter Abair represented Todd. Peter explains to the board that Todd currently runs a firewood/chimney business at his home location and is looking to expand his garage by 5 feet, in same location for storage of materials, etc... The old garage is 25x25 and the new proposed garage would be 30x30. B asked if there is a special exception currently in place. Kevin explained to everyone that there may be more of these cases, because as people are looking to expand their current business they will need to come in for a site-plan review and in some cases people might meet the criteria for needing a special exception because of possible heavy equipment etc...that they own. B explains in doing the special exception that he doesn't feel that it should be so narrow that Todd has to come back for every little change. Mike asks for the square footage of the business. Pete states that he does not have room for a big processor. Cynthia inquires on the hours of operation, and Kevin states that is something that will be specified and that it is on the site plan review checklist for the planning board. Cynthia also inquired on a site visit. Kevin stated that the planning board is very familiar with the property so they didn't feel it was necessary. The zoning board left to go deliberate: Kevin recessed until 8:00 the next hearing:

*The following are the notes submitted by Janet for the Special Exception/ZBA part of the hearing:*

**ZONING BOARD OF ADJUSTMENT & PLANNING BOARD**

**JUNE 20, 2013**

**JOINT MEETING**

**Todd Longley Special Exception Hearing Continued from Joint Meeting with Planning Board convened at 7:10 p.m. by Kevin Lee, Chairman of the Planning Board.**

At 7:45 p.m. the Zoning Board moved to the downstairs meeting room to continue the hearing for Todd Longley. Chairman Susan Chiarella appointed Alternates Karen Cook and Cynthia Hayes to fill in for absent members Justin Hastings and Gene Hayes.

Board members: Chairman; Susan Chiarella, B. Manning, Bryan O'Day, Karen Cook and Cynthia Hayes.

Others present: Peter Abair, Agent for Mr. Longley, George McCusker, and John Trachy. Bill Huntoon showed up a little later.

Susan Chiarella read the public notice.

Pete explained that Todd currently processes fire wood using a chainsaw and a splitter. He has a tractor, and a one-ton truck. He also owns a skidder which is sometimes stored at the site. He once had a small wood processor.

Susan entertained questions and comments: Discussion: The concrete in the existing garage is all broken, and the garage floor is too low, so water comes in when it rains. Todd wants to tear it down due to the condition of the garage and build a new garage 5' larger on two sides. He would be able to store some of his chimney business materials in the garage and work on his own equipment. The chimney business is done off site, with some storage of materials on site. The firewood business is the business of impact. Todd has been operating both businesses for many years. There have been no issues with noise. The abutters were notified and no one has come forward to complain. Discussion followed regarding possible restrictions placed on the business, i.e. number of cords processed per year; number of employees; hours of operation and limiting the size of a wood processor if Todd wanted to add one.

The Board discussed conditions they might place on the approval and what conditions the Planning Board would address. A Special Exception for commercial use of the property is required because the business does not fall under a Home Business because it is done outside and due to the type of equipment used. A Special Exception runs with the property and not with the owner, so the Board would like to be sure the conditions address what can take place to protect future owners or abutters. The Board also discussed what constitutes an employee versus a family member helping out. The Board would like to see some lee-way given to allow for a certain number of additional employees.

Conditions addressed:

- **No more than 2 employees;**

- **Use of a wood processor limited to no more than 50 horsepower or less;**
- **Internal combustion engines associated with the business may be used between 7 a.m. and 7 p.m. seven days a week;**
- **Any change in use would necessitate a return to the Zoning Board for an amended Special Exception and may also trigger an amended Site Plan Review with the Planning Board.**

Board members were in agreement the conditions as stated above are reasonable, and enforceable. Pete Abair agreed the conditions were reasonable.

Susan closed the public deliberation portion of the hearing at 8:35 p.m.

Motion made by Cynthia Hayes to accept Todd Longley's application for a Special Exception to operate a commercial business with the conditions as stated above. Motion seconded by B. Manning and unanimously approved.

At 8:40 p.m., the Board returned upstairs to report their decision to the Planning Board.

The above portion of the Special Exception Hearing minutes recorded and submitted by, Janet Roberts

**Pellerin Hearing:** Clayton Platt represented Constance and David Pellerin. They proposed to annex 4.90 acres from the David and Constance Pellerin Trust property to their son David's property off of the New London Road. Both properties have existing houses and approved septic systems. The board deliberated, while looking at the plans. Clayton showed that there was a state approved sub-division. All set back and requirements were met and board unanimously approved the annexation.

**Continued Todd Longley Hearing:** After reviewing the site plan review checklist it was decided by the board that they may need a little more clarity from Todd.

\*they would need a couple sentences stating the nature and scope of the business (include ZBA conditions).

\*A drawing to scale(at least done on graph paper)showing location of buildings,driveways, storage, and parking

\*Shade out area on the drawing to show what portion of the lot will be used for the business.

It was agreed to continue the site-plan review hearing until next month.

**O' Day hearing:** Bryan approached the board with his site review plan stating he is expanding his business and never had a site plan review for the construction portion of the business. He explains the nature of his business and that he does auto/equipment repair, snow removal, plowing, and towing. The board reviewed plans and agreed he meets all required set-backs. The site plan review was approved under the following:

Auto /equipment repair/snow removal-towing

Business hours are 8am -5 pm with 24 plowing/towing/emergency services

Allowed up to three employees

Buffer as existing(fence and natural foliage)

Meeting adjourned at 9:45 p.m

Minutes submitted by:

Susan Abair