

Planning Board
April 13, 2023
7:30pm

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5 Members present: Chip Current, Barry Hantman, Leo Traverse, Joe Hester, Chris Smith,

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7 Others present: Gail Turilli, Shawn Kopp, Joseph Paoletta, Josh Manning, Carsten Springer

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9 The minutes of 3/23/23 were reviewed. Chip noted a change to line 35 to replace waivers with 2
10 conditions. Barry agreed but suggested to change it to *status of prior application’s conditions*.
11 Joe mentioned that the preliminary minutes were brought to the Board of Selectmen’s meeting
12 regarding the cease and desist for Doug’s Tree Service. On line 170-171 the minutes had stated
13 that the Planning Board recommended it be lifted by the BOS but, the Planning Board never
14 stated a recommendation, just a suggestion to bring it to the BOS for discussion and decision as
15 this Board has no jurisdiction over that issue. Barry **made** and Joe 2nd a **motion to accept the**
16 **minutes as amended.** All in favor, **motion carries.**

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18 **Preliminary discussion for a possible subdivision on 78 Walker Road:**

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20 Shawn Kopp, property owner of 78 Walker Road, Map & Lot 3-21-15, addresses the Board.
21 Chip steps away from the table and joins the audience as he is an abutter. Barry will act as Chair
22 for this discussion. Mr. Kopp states he is looking to subdivide his lot. Barry noted that the lot is
23 5.48 acres and has 200ft of frontage. The previous owner of the property had come before the
24 Planning Board looking to subdivide but, there were some issues. The house was built as a
25 duplex which requires 4 acres and would need 6 acres total and another 200ft of frontage in order
26 to subdivide. Barry also mentions that an ADU is allowed up to 750 sq ft. Chris mentions that an
27 ADU applies to a single family home and advises Mr. Kopp to double check that in our town
28 ordinance. Mr. Kopp asked about the rules for additions. Barry stated with the proper setbacks,
29 an addition could be done.

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31 **Preliminary discussion for a possible subdivision on 375 Main Street:**

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33 Chip comes back to the table as Chairman. Joe Paoletta, property owner of 375 Main Street,
34 Map & Lot 3-9, addresses the Board. Mr. Paoletta states he also owns the horseshoe pit at the
35 corner of Main Street and Hersey Road and is looking to subdivide and sell off the horseshoe pit.
36 Chip stated that this would require a certain amount of frontage. Mr. Paoletta states that he has
37 475ft on Main Street and 200ft on Hersey Road. Chip mentions that the current assessment
38 states that this is a 3 acre lot and the requirement is 2 acres per lot. A variance would be needed
39 by the ZBA for lot size. Chris questioned if a lot line adjustment could be done and then
40 subdivide but, the lot is only 3 acres. Chip mentions that the ZBA will want to see the current
41 conditions of the lot, i.e. survey, engineer’s plan. The suggestion was made to speak with the
42 ZBA Chairman.

43
44 **Sapphire Woods Condominium Site Plan:**

46 Josh Manning addresses the Board. He states that the property changed hands in May of 2022 to
47 Sapphire Woods, LLC which is a subsidiary of Lewis Builders. He provided the recorded deed
48 and a letter of representation. All State permits are in place and the only outstanding item is the
49 road bond. Mr. Manning comes before the Board to request a one year extension to the existing
50 conditional approval as they are not ready to build. Barry mentioned to check with the town
51 engineer on the bond. The previous owner let the conditional approval expire and came back to
52 the Planning Board with a new plan which was granted a conditional approval. Joe **made** and
53 Chris 2nd a **motion to grant a one year extension on the current conditional approval**. All in
54 favor, **motion carries**. **Conditional Approval extension granted on 4/13/2023**.

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56 **Ed Lang – 86 Main Street – Information Verification:**

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58 Mr. Lang addresses the Board stating he is here tonight to verify some information from the
59 town website and tax cards for lot 4-153-3, 12 Pleasant Street. Chip mentions that the property
60 was subdivided off the lot that Mr. Lang purchased at 86 Main Street. This is the lot that is
61 currently up for sale and has not been improved. Barry noted that there are 3 approved lots there.
62 Chip stated that it was a 4 lot subdivision, Mr. Lang's lot and 3 on Pleasant Street with a shared
63 driveway and all have access off of Main Street. There is an easement in place that is 60ft wide
64 and goes across Mr. Lang's property, across the other two lots and turning into the third lot. Mr.
65 Lang believes that was done before Pleasant Street became part of the Village District. Chip
66 noted that Pleasant Street did not become part of the Village District but that particular lot is part
67 of the Village District. Chip mentioned that the Planning Board put the state owned portion of
68 Colby, which was town approved, to the Village District and also went for Pleasant Street and
69 Kingston Road, which failed. Chris mentions that before this was subdivided, it was a Main
70 Street lot and therefore in the Village District. Chip stated that all 4 lots are in the Village
71 District and the map shows that. The rest of Pleasant Street is not part of the Village District.
72 With or without the easement, all of these lots are in the Village District. Chip mentions that if
73 Mr. Lang wants to change his residence into a residence/business, it can be done with certain
74 requirements as can the other lots. Mr. Lang is trying to delete the existing easement and there
75 are concerns that it would remove these lots from the Village District without it. Chip stated that
76 whether the easement is there or not has no bearing on whether that lot is in the Village District
77 or not. Mr. Lang has approval from 2 of the owners on Pleasant Street and is just waiting on the
78 back lot. Chip noted that the thinking behind this was that when the previous owner came in, if a
79 loop like parking lot network was to be built, it would enable that. Barry stated that all holders
80 of the easement need to sign off for the deletion of the easement.

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82 **Election Nominations:**

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84 Barry **made a motion to** nominate Chip for Chairman of the Planning Board, Chris 2nd the
85 **motion**. All in favor. Chip accepts the nomination. Barry **made a motion** to close nominations
86 for Chairman and Chip 2nd that **motion**. All in favor, **motion carries**. Chip will remain
87 Chairman of the Planning Board by unanimous vote.

88

89 Chip **made a motion to** nominate Barry for Vice Chair of the Planning Board, Chris 2nd the
90 **motion**. All in favor. Barry accepts the nomination. Chip **made a motion to** close nominations

91 for Vice Chairman and Joe 2nd that **motion**. All in favor, **motion carries**. Barry will remain
92 Vice Chairman of the Planning Board by unanimous vote.

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94 **Eastern Materials Excavation Permit Renewal:**

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96 Chip mentions that a letter was received from Charlie Zilch on behalf of the owner requesting an
97 extension until May 11, 2023 in order to address remaining issues per the Town Engineer's
98 report. Barry **made** and Joe 2nd a **motion to grant the extension until May 11**. All in favor,
99 **motion carries**. Barry stated that the current approval is still in place.

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101 Barry mentions the Board's summer schedule. Chip stated this will be discussed at the next
102 meeting. The Board has one meeting for the month's of June, July and August and a
103 determination will need to be made for either the 2nd or the 4th Thursday of those months.

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105 Barry **made** and Joe 2nd a **motion to adjourn**. All in favor, **motion carries**. **Meeting**
106 **adjourned at 8:05pm**

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109 Respectfully,

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111 Gail Turilli

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