

Planning Board Aug. 8, 2013

Members Present: Chip Current, Phil Emilio, George Manos, John Russo, Chris Giordano-Selectmen's Representative

Excused members: Barry Hantman-Chairman, Janet Denison-clerk

Others present: Charlie Zilch

Minutes

The minutes of July 11th were reviewed. Chris made and John seconded a **motion to approve the July 11, 2013 minutes as written**. Chip and Phil abstained. The motion **passed**.

Correspondence

- Email from Robert Pruyne to Janet dated July 3 Re: Broadband map verification
- Email from Carsten Springer to Janet dated July 11 Re: CC reviewing the Charters Brothers application and having no comment
- From DES: "The Source" summer 2013 edition
- From SEC, dated Aug. 7, 2013. Request for a continuance of the public hearings for the subdivision and gravel pit proposals
- Town and City, July/August 2013 edition
- From RPC, dated Aug. 1 re: regional master plan update meetings
- Offer for town employees and volunteers from Palmer Gas/Ermer Oil
- From Steve Cummings dated July 20, 2013 request to extend conditional approval for Royal Crest application (CCRC)

Site Plan Review—Charters Brothers 27 Main Street

The waiver request for section 28 of the Site Plan Regulation was discussed. Mr. Zilch explained there will be two feet of cover over the culvert instead of the required three feet. This is shown on the plan. The plans were reviewed. The waiver criteria were reviewed. Chris made and John seconded a **motion to grant the waiver**. The motion **passed** unanimously.

Chris made and George seconded a **motion to grant final approval**. The motion **passed** unanimously.

Mr. Zilch explained that Dennis Quintal is finished reviewing the plans and all invoices have been paid to Mr. Quintal. The recording fees will be taken from the PREA account; the remaining funds will be returned to Charbro, LLC. The mylars were signed by those present.

George made and Chris seconded a **motion to use the remaining funds in the PREA account for the recording fees and to refund the balance to Charbro, LLC**. The motion **passed** unanimously.

It was agreed to continue the discussion regarding the Hoyt gravel pit to the next meeting.

Chris made and John seconded a motion to revisit the minutes of July 11th. The motion passed. The dates for the granted waivers were reviewed. Line 71 of the July 11 minutes will be revised to correct the statement regarding the number of waivers from one to two. Chris made and John seconded a **motion to approve the July 11, 2013 minutes as written**. The motion **passed** unanimously.

Extension of Royal Crest conditional approval

Chris stated he was unsure of the legality of granting an extension of the approval since the property currently has a different owner. The date of the request was considered. The approval expired on Sunday, July 21, 2013. The scanned letter of request is dated Saturday, July 20, 2013 and attached to an email sent Tuesday, July 23, 2013. Chip pointed out that this is the first time the Board was able to act on the request, regardless of the date it was received.

The Board agreed to table the discussion until an opinion is obtained by town council.

Soil Erosion workshop

George explained briefly some of the points brought up the recent workshop he attended.

At 8:25pm Chris made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Agendas:

- Sept. 12, 2013

7:30pm Correspondence and minutes

7:35pm Public hearing to discuss continuation of Conditional Approval for Royal Crest, originally granted on July 21, 2011 to Ozzir Properties, LLC for Tax Map 4, Lot 207

7:45pm Hoyt-Clydesdale Drive subdivision & excavation/restoration
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28: final approval and excavation permitting

- Sept. 26, 2013

7:30pm	Correspondence and minutes
7:35pm	Discussion with Betsy Sanders regarding impact fees