

Planning Board Sept. 11, 2014

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Josh Horns, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Michael Denison

Others Present: Henry Corey, Kevin Hatch

Barry spoke about the significance of this day and asked for a moment of silence for those who lost their lives in the terrorist attacks in 2001. All stood for the Pledge of Allegiance.

Correspondence

- An application for membership on the Planning Board was received from Heidi Murphy. She will be asked to attend the next meeting.
- A wetland permit application for Cotton Farm. It was reiterated this is not to solve a pollution problem but to eliminate the problem of insufficient pressure.
- A request for proposals for renewable energy
- Several pieces of correspondence were received for the Sweet Street subdivision. These will be reviewed when the applications are reviewed.

Minutes

Minutes of the August 14, 2014 meeting were reviewed and one correction was made. Chris made and George seconded a **motion to approve the August 14, 2014 minutes as amended**. Chip abstained. The motion **passed**. Minutes of the August 16 site walk were reviewed. Chip made and George seconded a **motion to approve the August 16, 2014 as written**. Chris and Chip abstained. The motion **passed**. Upon further review, it was noted the map and lot numbers and address were incorrect. Chip made and Chris seconded a **motion to review the approved minutes of August 16, 2014**. The motion **passed** unanimously. Chip made and Chris seconded a **motion to approve the August 16, 2014 as amended**. Chris and Chip abstained. The motion **passed**.

Site Plan review for 15 Main Street, Map and Lot 3-168

Kevin Hatch said they have been approved by the Zoning Board to be within 9' of the side line of the lot. The Notice of Decision has not been received yet. The purpose of the 9' distance is to have a clear delineation of the two lots. Mr. Hatch speculated that 9' will be the final decision for the dance studio also. Total parking spaces will be 19, one of which is a handicapped unloading zone.

There was a short discussion about parking vs spaces used for display. The plans show 19 total parking spaces. Note 26 indicates the town requirement is met. This leaves four spaces set aside for non-parking purposes. The word "unused" in Note 26 will be changed to "unallocated."

Chris said 18' is an excessive amount to divide two properties. He suggested 10' total, which supports the separation of lots. This part of the Zoning Ordinance will be reviewed for possible revision.

Chip asked about the sign being close to the property line. Mr. Hatch pointed out what is required in the Zoning Ordinance. He said the plan is to have the sign on Mr. Corey's property. If lots are sold, the other property may lease a space on the sign. Mr. Hatch said the use of the sign may be added to a cross-easement. The ordinance was reviewed and it was agreed to review the placement of signs. Barry suggested adding the words, "unless as specifically stated elsewhere" in the definitions.

Chris asked about combining the lots. Mr. Hatch said that would present a financing nightmare.

Outstanding Items:

1. Letter from town engineer
2. ZBA notice of decision
3. Note on the plan stating the general appearance conforms to the Zoning Ordinance
4. Impact Fees will need to be reviewed

At 8:10pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- Sept. 25, 2014
 - 7:30pm correspondence and minutes
 - 7:40pm Public hearing for the Master Plan Growth Management, Historic Resources and Capital Improvements Programs chapters.
 - 8:00pm Site Plan Review for 15 Main Street, Map and Lot 3-168, property owned by Henry Corey
- October 9, 2014
 - 7:30pm correspondence and minutes
 - 7:40pm discussion with Jim George regarding cell towers