

Planning Board
September 22, 2022
7:30pm

Members present: Barry Hantman, Leo Traverse, Steve Woitkun, Chris Smith

Others present: Gail Turilli, Joseph Thompson, Tim Peloquin, Jase Gregoire, Peter Zohdi, Lawson Brouse

The meeting minutes from 9/8/22 were reviewed by the Board. Barry has 2 changes: on line 96, add the word “possibility “ of having Olde Road connect to Route 111 in the future and on line 136 add the following sentence: The Board briefly discussed the 2023 budget but has deferred further discussion to the next meeting as more detail is needed. Chris **made** and Leo 2nd a **motion to accept the minutes as amended.** All in favor, **motion carries.**

Continuance of 63 & 75 Walker Road & 18 Lamb’s Way Lot Line Adjustment & Subdivision:

Timothy Peloquin addresses the Board. There were 5 outstanding items that needed to be met prior to obtaining final approval which have now been addressed and are as follows:

1. Letter from the property owner at 18 Lamb’s Way
2. Letter from the Fire Wards
3. Property owner’s signatures on the mylar
4. Approved tax id number
5. Driveway Permit obtained

The Board is in agreement that all outstanding items have been met. Steve **made** and Chris 2nd a **motion to grant final approval.** All in favor, **motion carries. Final approval granted on 9/22/2022.** Impact fees for the new lot were assessed at \$4933 for the school and \$1706 for public safety for a total of \$6639. Mylars will be signed at the end of tonight’s meeting and the recording fees will be collected.

Continuation of 567 Main Street, Wellinghall Farm Wedding Venue, Map and Lot 1-50:

Jase Gregoire of Civilworks New England addresses the Board. Waiver requests has been made asking the following: 1. to allow for an 8% grade for the commercial driveway where 5% is required, 2. Granite curbing around the traffic control island and allow for sloped bituminous curb around said island.

Barry mentioned that there are 28 items on the Engineer’s review. The applicant concurs with all comments and will work with the town engineer to come to an agreement. There are no plan changes at this time. The venue capacity is for 250 seats which would require parking for 125 vehicles. The plan shows that there is parking for more than that. Peter Zohdi of Edward N Herbert Associates states that his client would prefer to keep that size to accommodate for the

employees and is not opposed to putting gravel at the back of the lot. The traffic analysis shows that there are at most 85 people that arrive or depart during peak hour events. An explanation is needed as to why there are 253 parking spaces. Mr. Zohdi states he will go with what the town wants. Barry noted to make the traffic analysis match. There is no issue with parking for 253 vehicles. Mr. Zohdi states that the driveway entrance has been approved by District 6 subject to posting of the bond for improvements. 15 cabins are being considered for the future which is the reason for having 253 parking spaces. The Board agrees with the engineer's comments and Barry states that all waivers need to be addressed at the next meeting as this was not brought in with the application.

Mr. Zohdi mentions that he had a meeting with the fire chief and there are concerns with the fire engineer about putting in a cistern or sprinkling the entire venue. Water capacity needs to be obtained by digging a well. All calculations will be given and the applicant will comply with the requirements. Steve noted that he had a conversation with Dan Jenkins who stated that the fire engineering company will not release plans without a 10% deposit and assurance is needed to move forward before giving that. The fire wards need some confidence that the needs are going to be met. The fire protection engineer will determine the amount of work for cistern. Steve also stated that the last time this venue was discussed there were no cabins on the plans and now not the case. Another concern he has is that he heard the mention of people staying in the old farm house, renting rooms. Monitored smoke alarms would be needed for central dispatch. Steve also questioned if the state Fire Marshall would require a sprinkler. The house has been completely gutted and Steve is waiting for an answer regarding the monitored fire alarm system.

Barry stated if there are other things going on the property, it needs to be shown on the plans. The Sugar Shack needs to be a part of it. Another option would be to use the rental of the building on another plan in the future. Mr. Zohdi notes that he did not know about the rental of the house and will speak with his client about this. Barry notes the height of the building is 42ft 9in and a waiver will be needed as the requirement is a maximum height of 35ft. Mr. Zohdi states that this is mandatory for the look of the building as it has cupolas that exceed the height limit. Steve mentioned that there was a discussion of having a smoke evacuation system within the cupolas. Mr. Zohdi states that fire safety relies on the chief and he will take his recommendations and submit a waiver.

Barry stated that the applicant has met with the Conservation Commission and will need to determine if a return visit is needed as the Planning Board will need their recommendations. Barry stated to include the discussion of all waivers in the next meeting notice which are as follows:

1. To allow for an 8% grade commercial driveway where 5% is required
2. The requirement of granite curbing around traffic control island and allow for sloped bituminous curb around the traffic control island
3. The maximum height of the building to be 42ft where 35ft is required. The applicant will work with the fire chief on the design of a smoke evacuation system.

A site walk as been scheduled for Saturday, October 1, 2022 at 8am and this application will be continued to Thursday, October 13, 2022 at 7:30pm. Steve asked when conditional approval

would be granted to which Barry stated when the Board feels it is ready. Mr. Zohdi states he is hoping to satisfy the Board on the site walk in order to obtain conditional approval. Chris states regardless of the true intent of the house, it needs to be put on the plan. Leo mentioned on sheet 16 of the site plan that the heading dropped on fuel and will need to be addressed. Barry mentioned at the next meeting a letter may be needed to request an extension.

Other Business:

Barry mentions that he needs to see a breakdown of the legal notice line item for the 2023 budget discussion which will take place at next meeting. The Board will need to pick a date to go before the Selectmen to present the proposed budget. A discussion of the Master Plan update will need to be scheduled when the Board has a light meeting. Possible Warrant Articles for March will also need to be discussed. Steve mentions the Fire Protection Ordinance and Chris mentioned building height requirement. Barry noted that he would like to have the language locked down at the 2nd meeting in October for public hearing.

Steve **made** and Leo 2nd a **motion to adjourn**. All in favor, **meeting adjourned at 8:30pm**

Agenda for next meeting:

1. Continuance of Wellinghall Farm Wedding Venue, 567 Main Street. Map & Lot 1-50
2. 2023 Budget Discussion
3. Master Plan Update

Respectfully

Gail Turilli