

Planning Board  
January 26, 2023  
7:30pm

Members present: Barry Hantman, Steve Woitkun, Leo Traverse, Charles Underhill

Others present: Gail Turilli, Bill Blaney, Donna Blaney, Josh Rabenius, Isaiah Cronin

Barry noted he will be chairing the meeting tonight as Chip is unavailable. The minutes from 1/12/23 were reviewed with no comments. Charles **made** and Steve 2<sup>nd</sup> a **motion to accept the minutes as written**. All in favor, **motion carries**. Barry mentioned that tonight's meeting consists of 3 preliminary discussions and that nothing that is discussed is binding.

**Blaney's Auto Body – 29 Beach Plain Road – Map & Lot 2-34-1:**

Mr. Blaney addresses the Board. He explains that he is looking to continue his father's business (he has since passed) doing state inspections. He has contacted the state regarding obtaining an LLC in his name. There are no changes to the business as he is looking to transfer the account into his name. Barry noted that a change in ownership requires a minor site plan review. Barry also stated that this previous business had been approved prior to town zoning and suggested that Mr. Blaney document what is already in place. This is not a requirement, just a suggestion. Donna Blaney explains that the business is in a trust and that her son needs to obtain a sticker machine in his name in order to continue the business. She explains to the Board that the application regarding the LLC from the state needs to be approved by the town. Barry stated that the Board of Selectmen will need to address this but, a change in ownership will require a minor site plan review. Barry also mentions that there are 10 sections that need to be addressed on the site plan document. Gail will email Mr. Blaney the checklist of items needed on Monday morning.

**29 Olde Road – Map & Lot 4-183 – Isaiah Cronin:**

Mr. Cronin addresses the Board stating he is looking to have a 60 x 100 steel shop and questioned what items are needed from the engineer. Barry mentioned to look at the checklist and site plan review documents. Mr. Cronin will also need to look at the Fire Protection Ordinance as he will more than likely need alarms and a sprinkler system. Steve Woitkun noted that a Fire Protection Engineer will also need to be consulted and that NFPA codes need to be met. Mr. Cronin questioned the engineer review fee as he has his own. Barry stated that this fee is required for our Town Engineer as he will be reviewing the project and making recommendations. Gail will email Mr. Cronin the application checklist on Monday morning along with the site plan regulations.

**Lot Line Adjustment – 34 Colby Road – Map & Lot 3-81:**

Barry mentioned that he had taken a look at the plans prior to tonight's meeting. Josh Rabenius of 34 Colby Road addresses the Board. He states that he is looking to cut down the frontage on Colby Road and add it to Cub Pond Road. Barry noted that the existing house is too close to the

lot line . He suggested to look at the ordinance in regards to lots on Class VI roads. Subdivisions require 200ft of frontage on a Class I – V Highway. Mr. Rabenius stated he is looking to remove 200ft on the Colby Road lot and adding 200ft on Cub Pond Road. Colby Road is a Class I – V and Cub Pond is a Class VI. Barry noted to look at the Zoning Ordinance, Article VI.D regarding Class VI Highways and mentioned he would need to go before the Board of Selectmen to apply for permission prior to coming before the Planning Board for the lot line adjustment. If there is reasonable depth on Colby Road, it would comply with zoning. Another option would be to go before the ZBA in regards to removing frontage on Colby Road and adding it to Cub Pond Road. Barry suggested to have a preliminary discussion with the ZBA if possible or to just speak with the Chairman to see if what he would like to do is feasible. Gail will reach out to the Chairman of the ZBA to set up a discussion.

**Other Business:**

Barry mentions that there are 3 members whose terms expire in March: Leo, Roger, and Chip. He encourages them to be put on the ballot and to see the Town Clerk to sign up. Aside from the 3 open positions, there are also alternate positions open.

Charles noted that he had sent in some information on the project that he is working on to Barry and Chip and questioned when it can be presented. Barry stated if the agenda is light for the next meeting, it can be presented at that time. Currently there are no items on the agenda for the next meeting.

Charles **made** and Steve 2<sup>nd</sup> a **motion to adjourn**. All in favor, **motion carries**. **Meeting adjourned at 8:40pm.**

Respectfully,

Gail Turilli