

Planning Board  
November 9, 2023  
7:30pm

Members present: Barry Hantman, Leo Traverse, Charles Underhill, Roger Whitehouse, Joe Hester

Others present: Gail Turilli, Steve Woitkun, Jim D'Agati, Dan Jenkins, Jase Gregoire, Jim Macomber

Barry will be acting Chairman for tonight's meeting as Chip is unavailable. The Board reviewed the minutes of October 26, 2023. Leo noted a typo on line 66 where 'a' should be "are." Charles **made** and Leo 2<sup>nd</sup> a **motion to accept the minutes as amended.** All in favor, **motion carries with Roger and Joe abstaining.**

Barry mentioned the Planning Board budget was brought before the Board of Selectmen and the Budget Committee in recent meetings. The Board of Selectmen had no changes to the budget but the Budget Committee removed \$250 from a wash item in the budget. Barry is unsure if the amount was removed from the income or expenditure side.

**567 Main Street – Wellinghall Farm Wedding Venue Site Plan:**

Jase Gregoire addresses the Board and stated that there are new additional impact areas within the 75ft wetland buffer that he wanted to bring to the Board's attention. The conditional use permit that was submitted last year didn't include these areas and the overall impacts are less. When the plans were revised, for state permitting, some grading was put in. The original total impact area was 89,800sqft and now it is 88,200sqft. Barry asked if the new impact area was viewed by Conservation but, Jase explained those area's were defined after the fact. Barry explained that Conservation's input is needed for the new impact areas and a new conditional use permit will need review due to the changes. Jase asked about a waiver for the engineer review fees associated with the conditional use permit. He also pointed out that the additional impact areas are the turnaround for the fire truck, grading for the cabins, and grading for cabin construction. Barry stated that the engineer review fee for the conditional use permit is not needed as it was submitted along with the site plan review which already contained a fee for engineering review. Roger **made** and Charles 2<sup>nd</sup> a **motion to waive the engineer fee associated with the conditional use permit.** All in favor, **motion carries, conditional use permit engineer fee waived on 11/9/23.**

Jase mentioned that the wetlands permit has not yet been received and the wetlands DES reviewer has asked for a 30 day extension. Barry stated that since the conditional use permit application has been discussed, the Board should accept it now. Charles **made** and Roger 2<sup>nd</sup> a **motion to accept the conditional use permit application.** All in favor, **motion carries, conditional use permit application accepted on 11/9/23.**

Jase presented some architectural concepts for the cabins, but nothing is set in stone. Currently, the plan shows a 24ft x 24ft box where the cabins are located but, a 16ft x 20ft configuration is

being looked at. Barry noticed what looks like a kitchen inside the cabins. Dan explained that there will only be a sink and microwave, no full kitchen. It will be similar to a hotel room and will also include a coffee pot. He also explains that the 24ft x 24ft is a not to exceed footprint and he is not sure if all cabins will be identical, may have a couple different variations. No decision has been made to whether the longer side will be put towards the front as that is how the 16ft x 30ft sugar shack was set up and there have been some issues with snow sliding off the front, causing more cleanup. Barry stated the largest size that is being contemplated, should be noted on the plan because you can always build smaller. The 24ft x 24ft not to exceed footprint will be noted on the plan. There will also be one ADA compliant cabin, maybe more. Jase noted that there will be a note on the plans stating the cabins have to meet NFPA and ADA requirements.

Barry mentioned that fire suppression for the main structure was discussed at the last meeting. The cupolas have been added back to the plan, these will be vented, and the applicant will need to meet with Fire Wards regarding a fire suppression plan and also come up with a plan for the cottages. Steve Woitkun stated he has contact the state Fire Marshalls office to get an opinion on the necessity of sprinklers in each cabin. The Fire Protection Ordinance states that you can't require sprinklers on one or two family dwellings but, can impose a 30,000 gallon cistern. Barry noted that these are not residential dwellings. It is a commercial site, the ordinance requires fire suppression and believes that the ordinance allows an applicant to propose an alternative. Steve believes that this would be a little excessive to require a sprinkler system in a 400sqft cabin. The system would require a 300 gallon tank, fire pump, etc., and that is what is required for in any residential home that is 2000sqft. The Fire Department has not received a fire suppression plan for the main venue yet but, the cabins could be tied in that could use water from there or tap into a domestics source. Jase stated that a note can be put on the plans stating that fire suppression will meet town requirements and be approved by the fire wards. Joe asked what the alternative would be and mentioned putting a fire extinguisher in each cabin. Steve stated that fire extinguishers are needed regardless. Carbon monoxide and smoke detectors are also needed in each cabin. Steve's only concern is a person being unfamiliar with the structure and alcohol consumption. Steve mentioned that the applicant has been very accommodating to all regulations and once a fire protection engineer gets involved, he will work with him and Dan to get the plan to where we want it, especially a variance on height where cupolas are being allowed as long as smoke ventilation is installed into that venue. Barry mentioned that a note will need to be on the plans regarding that. The Planning Board has also drafted a letter to ZBA regarding the variance. Dan stated that the variance forms are being prepared by an attorney. Joe asked if the site plan was going to be just for a wedding venue. Dan explained it is primarily referred to as a wedding venue but can be used for various functions. Barry noted that a meeting with Conservation will be needed to discuss the additional impact areas and would like their input prior to the next Planning Board discussion of this plan and he would also like to have the town engineer's comments available as well. Jase requested an extension to the 2<sup>nd</sup> meeting in February. Roger made and Joe 2<sup>nd</sup> a **motion to grant an extension until Thursday, February 22, 2024**. All in favor, **motion carries**. **Extension granted until 2/22/24**. Charles mentions that he will not be available for the February 8 meeting.

#### **Preliminary Discussion – Leasing Space at 12 Olde Road:**

Leo recuses himself as he is an abutter. Jim D’Agati of S.J. D’Agati Trucking LLC addresses the Board. He is looking to lease a bay from Jim Macomber of 12 Olde Road to store his vehicles which include a dump trailer on a tri-axle and Tractor Trailers. The trucks are used to haul sand for golf courses and country clubs. Barry noted that this is just a preliminary discussion and nothing said tonight is binding. Things that the Board will be looking for are: hours of operation, noise level, number of trips per day, impact on houses, etc. Since this is a change to the original approval, it will need discussion for a minor site plan review. Mr. D’Agati stated there will be no storage, no hazardous materials, no low beds on the vehicles. He has one tri-axle and 2 trailers. There will be no customers, no deliveries and no transfers, just parking and maintenance which 90% will be done inside and some light maintenance on the weekends. The idle time on the vehicles is usually about 5-8 minutes. Barry explained that a formal application will need to be submitted to the Board and the owner of the building will need to be a part of that application. No changes are being made to the inside of the building, just storage of the trucks. There will be no unregistered vehicles but the Board will need to know the number of vehicles being stored and the maximum weight of the vehicles. There is no need for a “site plan”, just the application as abutters will need to be noticed.

Roger **made** and Joe 2<sup>nd</sup> a **motion to adjourn**. All in favor, **meeting adjourned at 8:30pm**

**Agenda for next meeting:**

1. 29 Olde Road – Site Plan Continuance
2. Warrant Article Hearing for Floodplain Development Ordinance
3. Minor Site Plan Review for D’Agati Trucking LLC at 12 Olde Road
4. 13 Olde Road – updated mylars for signature

Respectfully,

Gail Turilli