

Planning Board Meeting  
7:00 PM - June 18, 2009  
Land Use Office, Town Administration Building  
Work Session – Review of plans

Members present: Chairman John Huckins  
Selectwoman Jackie Kessler  
Michael Clark  
Edward Lemos  
Alan Kelley (Alt)

The meeting opened at 7:00 PM. **The schedule for July and August meetings was reviewed – July 2 – Hearings with applicants, July 16 – review of plans scheduled for August 6. August 6 – public hearings with applicants, August 20 – review of plans scheduled for September 3.**

Hatch gave the members material concerning the Gerrior subdivision. Hatch read the communication from Joe Lowery concerning review, supervision, and inspections of the work to be done on Gerrior Road. She said that she had talked with Attorney Whitelaw concerning the second phase of the subdivision. She said that applicant Peter Daigle might lose the vested interest in the second phase unless he bonded the entire project as one. Hatch said that Whitelaw said that the bonding would need to be worded very carefully regarding the second phase.

Chairman Huckins opened the review of the plans scheduled for hearings on July 9, 2009.

**09/601 – Stephen Brown - 2 lots – Colcord Rd / Map 245, Lot 6**

Items discussed – The communications from the Fire and Police Chief were read.

Members said they could not understand how the paper street could be a road and a driveway at the same time.

Hatch said that Whitelaw stated that if the paper street became a through road the driveway would be part of the road with an easement. She said that the paper street would need to be upgraded to class 5 if it was a road. The applicant could ask for a waiver for the road length and upgrade.

Lemos said the road would need to be improved along the 200 feet of frontage for the second lot. Huckins said the paving could be waived. He said that the rural road standards would not work in this case as it was for existing roads. The paving could be waived from the cul-de-sac to the end of the lot. Kessler said that the apron would need to be paved.

Lemos said that Huckins should talk with Attorney Whitelaw concerning whether the paper street would be considered a road or a street. Whitelaw has sent email to Board concerning the paper street – want clarification

**SR 09/368 – J & J ‘s Food ‘N Fuel, LLC Restaurant / Ving, LLC  
90 Rte. 125 / Map 220, Lot 47  
Change and existing convenience store & deli to 40 to 60**

**restaurant to seat 40 to 60 people**

Items discussed were:

1. Well & radius
2. Septic system redesigned
3. Sign design

**LL 09/224 - Stanley & Janet Oliver / Susan & Henry Dombroski  
Lot line revision – Map 121, Lot 11 / Map 122, Lot 2**

Items discussed were:

1. Lot size not the required minimum size/ frontage – Needs variance ZBA relief
2. Moving house back would be a great improvement and safer

**LL 09/221 – Anne Whitney / Michael Moroukian & Denise Hart  
Lot line revision – France Rd / Map 117, Lot 26 /Map 26**

Items discussed were:

1. Vincent had stated that the applicants had filed with the State for the lots to meet the requirements
2. Uplands shown on sheet 2
3. Existing backlot, now 2 lots
4. Could twist the lot line to show 50 feet to the backlot instead of 35.14

**LL 09/225 - Kristann Moody / William D. Whitney  
4 Mendums Landing 3 Dorre Road  
Map 268, Lot 28 Map 268, Lot 30**

Items discussed were:

1. Several waivers requested as both lots were developed – existing and proposed conditions
2. Intent of revision is to avoid litigation
3. Garage on Whitney lot would not meet the setback but at present it is on the Moody lot
4. Need ZBA hearing

**09/606 – Jeffrey Hadden & Ann Marie Cummings – Design phase  
Possible 6 to 8 conservation subdivision - Rtes. 202 & 9 – Map 243, Lot 29**

Items discussed were:

1. Design phase
2. ZBA hearing scheduled for acreage not 20 acres
3. Frontage / length of road

**SR 09/369 – Blais & Chabot Auto-Medics – Marc Blais & Todd Chabot  
Auto repair shop in rented space of CAF Realty LLC building  
Rte. 125 - Map 265, Lot 3**

Items discussed were:

1. Second containment vessel for fluids stored that were over 5 gallons
2. Place mats under cars stored waiting for service – Lemos - roof over vehicles – Hatch this was not required of Royal Auto on Rte. 125 even though it was within the

Stratified Drift Overlay

3. All state and federal requirements met

The next meeting of the Board will be held on June 25 for a work session. The agenda for July and August has been posted as only 2 meetings would be held each month. The meeting adjourned at 9:00 PM, motion by Lemos, seconded by Clark, all in favor.

Dawn Hatch, Clerk