

# Planning Board Minutes

<b>Date:</b>	Thursday, October 4, 2012
<b>Time:</b>	7:00 pm
<b>Location:</b>	Town Hall 663 Main Street
<b>Present:</b>	Jonathan Keep, Doug Storey, Mark Duggan and Town Planner Jennifer Burney. Not Present: Marc Gautreau, John Karlon and James Owen
<b>Next Meeting:</b>	October 24, 2012 (note the October 10 <sup>th</sup> meeting is cancelled)

Time	Description
7:00 PM	<p>Planning Board met with the Board of Selectmen to discuss the Village Overlay and next steps. The Boards had a general discussion about the issues of the village overlay as written that it did not make housing mandatory and that it included the Salt Box. The revised bylaw should include housing and exclude the Salt Box. The Boards agreed that a working group would be put together consisting of members of various boards and committees and general public. The Town Planner will solicit members and return to a future Board of Selectmen meeting to officially create this committee.</p>
7:20 PM	<p>Approval of Curb Modification Plan for Road B to allow for cuts to allow a driveway for 57A and pump house Century Mill Estates located on Spectacle Hill &amp; Century Mill Roads Applicant: Andy Bendetson Larry Ducharme representing applicant</p> <p><i>A motion to approve the Curb Modification Plan for Road B to allow cuts for driveway 57A and the pump house was made by Doug Storey, Seconded by Mark Duggan.</i></p> <p><i>Vote: 3/0/0</i></p>
7:25 PM	<p>Covenant Release request for Lot 58A, 54A, 50A Century Mill Estates located on Spectacle Hill &amp; Century Mill Roads Applicant: Andy Bendetson Larry Ducharme representing applicant Mr. Ducharme explained that the holdup has been the shared septic &amp; national grid, water, and DEP septic approval. 10 lots are currently under agreement. Surety should be placed on these covenant releases soon.</p> <p><i>A motion was made by Doug Storey, seconded by Mark Duggan to release lots 58A, 54A, and 50A contingent on providing adequate surety, recording the covenant and keeping taxes current.</i></p> <p><i>Vote: 3/0/0</i></p>

Time	Description
7:30 PM	<p>Informal discussion of permitting process for a restaurant to be located at the Salt Box 626 Main Street Applicant: Nabil Roufail and Tom Geagon</p> <p>Present: Tom Geagon</p> <p>Board stated that bylaw doesn't speak to bulk sales but defines fast food. Town Planner spoke to Concord, Building Inspector John Minty regarding Starbucks and Dunkin Donuts approval which was based on bulk sales.</p> <p>Doug Storey stated that the Board would be looking at whether or not the restaurant encourages a sit down atmosphere and spending time in the restaurant and providing dishware that is not disposable. Needs to provide all of this vs. fast food. Jonathan Keep said that the Board would not consider bulk sales as documentation as it not being a fast food restaurant. The Board would want to make sure that the restaurant meets the definition in the bylaw.</p> <p>Tom Geagon stated that Harwich has a Dunkin Donuts which has a sitting area with leather couches and newspapers. China is available, and there is also a walkway area and there is no additional traffic. The Salt Box is not a destination but will capture traffic. Spoke to the Police Chief about widening the entrance 10'.</p>
8:00 PM	Board endorsed Special Permit for Backland Lot approved at September 26, 2012 meeting. Spectacle Hill Road for Kenneth Elsworthy
8:03 PM	Approved minutes.

***Submitted by Jennifer Burney, Town Planner***