

Planning Board Minutes
January 09, 2012

Present: John Waite, John Baronas, Lynn Rose, Paul Allis, Max Antes, Rachel Blain
Absent: Roger Sadoski, Jr.

The meeting was convened at 7:00pm by Chair John Waite and the agenda was reviewed.

Minutes: Minutes of the December 2011 meeting were reviewed. Max Antes requested that the minutes be amended to include his declining of Mr. Waite's request that he spearhead a conversation with the Town's attorney regarding the Wightman ANR plan. A motion was then made by Ms. Rose and seconded by Mr. Allis to accept the minutes, as amended. The vote was 6-0-0.

Public Comment: Marcia Evans had been placed on the agenda for a quick visit to ask the Board if she needed to file an ANR. However, since she had completed the ANR application the Board allowed her to present her request for approval to split lot 4 into two portions, parcels A and B. The property is located on Lower Road. Parcel A would be combined with lot 5, as shown on the survey plan, prepared by Daniel L. Werner, dated January 4, 2012, and owned by the Samantha Trust. Parcel B, shown on the same plan, to be conveyed and shown to be combined with (lot 3) the abutters William Foley and Andrew Golaski. A motion was made by Mr. Baronas, seconded by Ms. Blaine, and voted, to approve the request. (5-0-1) Copies of the plan were signed by Board members.

New Business:

Public Hearing: Site Plan Review – 40 Conway Street

Present: Francis Naida and his engineer, Sterling Hubbard, from Rose Associates
Abutters Present: Mike Majaski, and Debbie Tolpa

The Public hearing was called to order at 7:20 pm. Mr. Waite read the notice of public hearing. Paul Allis announced that as a Board member and an abutter he would recuse himself from participating in the discussion. Mr. Naida then presented his plan to construct a 1792 sq ft additional building at 40 Conway Street. (Assessor's Map 150, lot 39) Comments requested from various town entities were reviewed. The highway superintendent had only one request to pitch the parking areas away from the gravel road so as to keep run off on the property which he noted was on the plans submitted. The conservation commission had no problems. Note was made of the Building Commissioner's comment that the area to be disturbed being less than 12,500 sq ft, exempts it from storm water review. However, the parcel is still subject to a site plan review for other issues such as lighting and parking. Mr. Baronas voiced concerns about the lack of contour lines on site plan. Sterling Hubbard said that the property was so flat that the only contours that could be shown were minor and showed up only in the swail on the edge of the property. The motion was made by Mr. Antes and seconded by Mr. Baronas. After a little discussion the vote was 2,2,2. Further discussion ensued and it was decided to ask Pat Smith of the FRCOG to review the plans and to revote on January 16, 2012.

Old Business:

1. ANR Application – Wightman – separation of 7 Oak Knoll Drive into 2 lots

The board received the opinion of legal council which basically said that it would have been better for the applicant to have come before the Planning Board then go to the Zoning Board of appeals for possible relief. Mr. Allis made motion which was seconded by Ms. Blain to sign the ANR plan that Mr. Wightman brought to tonight's meeting stipulating that **PARCEL A** was not a building lot. So voted 4,0,2

A letter came from the law Offices of Wilson and Bacon asking for release of lots 2,3,4&5 at Grandview Estates. A motion was made by Mr. Waite and seconded by Ms. Rose to release the lots while still keeping lot 1 as surety for the final completion of the project. So voted 5,0,1

A second motion was made by Mr. Waite, seconded by Ms. Rose to authorize the Planning Board clerk, Mr. Allis to sign for the majority in front a notary public. So voted 5,0,1

2. After some discussion about FY'13 Budget request a motion was made by Ms. Rose, seconded by Mr. Waite to request \$7,500.00 in Planner Services, \$2,500.00 in Operation Expenses and Training and \$5,000 for work on the Master Plan. So Voted 5,1,0.

Meeting was adjourned at 9:28pm.

Respectfully submitted

A handwritten signature in blue ink that reads "Paul W. Allis". The signature is written in a cursive, flowing style.

Paul Allis, Clerk to the board