

**Planning Board Meeting
May 8, 2012**

Present: Paul Allis, Max Antes, John Baronas, Rachel Blain, Roger Sadoski
Arriving later: John Waite and Lynn Rose

The meeting was called to order at 7:00 pm by John Baronas with a reading of the agenda. However, Paul Allis, Lynn Rose, and Max Antes had not been sworn in since last evening's election; there was not a voting quorum present.

With the arrival of Mr. Waite and Ms. Rose moments later, the meeting was once again called to order at 7:15 pm.

Minutes: The April 2nd minutes were accepted after some discussion about who was entitled to vote, since three board members were re-elected last night, but had not been sworn in. To make things more confusing, some persons present felt that persons not present at the April 2nd meeting were also ineligible to vote on the minutes. However, Roger Sadoski clarified that by saying that a person who had been absent, who had familiarized himself with the meeting was eligible to vote.

A motion was made by Mr. Baronas, and seconded by Mr. Sadoski, to accept the March 26th minutes, as written. The motion passed.

New Business:

Zone Change Request – Whately Road

Present: Cinda Jones

Mr. Waite stated that the Board of Selectmen had passed Ms Jones zoning request to the Planning Bd.

Ms. Jones said she was present seeking advice and a pulse check from the Board. Property that W.D.Cowls owns on Whately is currently zoned residential/agricultural. Noting several businesses along the road are definitely commercial, she thought it makes sense for the Town to rezone the land along the highway as commercial.

Ms. Jones is interested in extracting water taken from the property owned by W.D.Cowls, which she thought could be considered an agricultural activity. However, if the decision was made to build a bottling plant, the project would be commercial and require different permitting, possibly rezoning. Before investing money into such a venture, she needs to know how the project would be received by the Town. If the Town was opposed to bottled water, she would not pursue this further.

Mr. Baronas said he wanted to be right up front by stating that he owns land on Whately Rd. Roger Sadoski added that he is involved with water in town. Both gentlemen shed some light on the zoning history on the road. Mr. Baronas thought since the Town has no zoning for water

extraction, one solution might be to create an overlay district locating areas about town that would be suitable.

To a question about the availability of water at the site, Ms. Jones explained that a dowser from Maine had become very excited about this site. He predicted a well might produce as much as 150 gallons/ minute. Although there are many unknowns, she envisions a building with two large holding tanks from which 4 – 6 times a day trucks could be filled.

According to Ms. Jones, DEP closely regulates water extraction to prevent the well from affecting neighbors' water supply. She also said that the Town would have the right to take water by eminent domain in the event of a disaster.

What would happen if the water project was a no-go? With the location being so close to RT I-91 there would be a number of possible commercial uses for it.

There was a lengthy discussion about development of water as a commercial venture. Mr. Allis thought the FRCOG and the Town's Council should be consulted. There would be a cost involved that would be the applicant's responsibility. Ms. Jones said she was fine with that. If it would involve less than 10 hours, she was prepared to move forward.

Ms. Rose questioned how this business would affect the ground water. She thought an assessment of the Town's water supply and water needs should be done. It is not something currently on the Board's agenda.

Although Ms. Jones was present with a request that the Board consider rezoning a portion of Whately Road, the greater interest seemed to be in learning what it would take to get a well and to sell water on the open market. Mr. Waite said he would contact FRCOG for information and Mr. Allis agreed to discuss use of Town Council with Mr. Kubiak, the Town Administrator.

Rezoning North Main Street – Present – Bob Decker, III

Mr. Decker offered the following information: In 1966 when the zoning bylaw was first passed you could build a house in a commercial district. Later the Town decided that property 300 feet from the railroad tracks should be commercial. It also created requirements for house lot size (100' frontage; 1,200 sq ft overall). In the 90's new zoning said you couldn't have a residence in a Commercial District. One of the reasons was the development of subdivisions such as the one by Dr. Schmidt's office.

Mr. Decker said that what needs to happen is to zone land up to the dry bridge as Center Village District and allow an overlay district for center village use of the properties that are currently caught up in that 300 foot commercial zone from the railroad tracks. The reason being that the commercial land is not accessible through agricultural/residential land.

Currently the Center Village District on the east side of the street ends at Captain Lathrop Rd. That's because it was thought that the sewer ended there, according to Mr. Decker.

A motion was made by Mr. Sadoski, seconded by Ms. Blain, and voted (4-0-3) to look into Mr. Decker's request for review of the zoning on North Main Street.

Stormwater Application - Deerfield Academy – Physical Plant

Mr. Waite said Deerfield Academy has submitted an application for a stormwater permit. It has also submitted an NOI to the Conservation Commission with a request for peer review of the project. The opportunity exists for the two boards to hold a joint meeting. The Board was amenable to this suggestion; if a quorum of PB members is present, it can meet and hold a vote on the stormwater issue. Mr. Waite noted that there is a provision that the Planning Bd. can designate another town board to review a stormwater application and make a recommendation to the Planning Board. Several board members were willing to attend the meeting on May 24th; Mr. Waite will notify Ms. Warren that this will be a joint meeting.

Informal discussion – 20 Elm Street Project

Steve Schechterle had requested an opportunity to meet with the board to discuss his latest plans for the 20 Elm Street site. Since posting of the agenda he has canceled. However, Mr. Baronas said he wished to state that he and Mr. Schechterle are partners in a project. They have been to the Building Inspector and obtained a permit for a conforming use. Mr. Baronas didn't say what that use would be. (A copy of the permit and covering letter was enclosed.)

Old Business: None

Mail:

1. A copy of the contract for Pat Smith's services was read.
2. A Weston & Sampson invoice was noted and not approved due a need for further research to determine that this is a Planning Bd. expense.
3. FYI letter from Bernie Kubiak re: process for removing land from 61A

Next meeting: June 4th

There being no other business before the Board, a motion was made by Mr. Baronas, seconded by Ms. Blain , and voted to adjourn.

Respectfully submitted,
Priscilla Phelps