

Present: Chairman Brett Hunter, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Leon Holmes Sr., Andrew Kohlhofer, Roger Barham, Alternate Member Tom O'Brien, Regional Planner Jenn Rowden, Building Official Bob Meade, and Land Use AA/Recording Secretary Casey Wolfe.

Also present: Jennifer Stasinos, Nancy Murray, Tom Belmonte, Peggy Belmonte, and Larry Potvin

Mr. Hunter opened the meeting at 7:00 PM.

I. MINUTES

Mr. Karcz made a motion to approve the minutes of August 17th, 2016. Mr. Downing seconded that motion with all in favor.

II. CONTINUED BUSINESS - none

III. NEW BUSINESS

Public Hearing for Jennifer Stasinos who wants to move her dog boarding, training, grooming, and day-care business to 827 Main Street [Map 2, Lot 93.1 and Lot 93.2]

Mr. Barham recused himself for this part of the meeting.

Ms. Rowden summarized the case; Ms. Stasinos has prepared a minor site plan application so that she can move her dog day-care business to a lot in the Flexible Use District. On the same lot there would be the business and a residential unit in use. Ms. Stasinos has two waiver requests and she applied for a conditional use permit. There was a discussion about the waivers. The first waiver was regarding test pits (requirement "H" on the minor site plan application). Item H says: "Provide location and results of each test pit and percolation results shall be submitted to the Planning Board. Information summary with respect to soil conditions capable of supporting on-site water and waste disposal for each lot will be supplied. Test reference markers shall be put in place and maintained during the review process." Mr. Hunter gave the public an opportunity to speak regarding this waiver. There were no comments. Mr. Kohlhofer made a motion to grant Ms. Stasinos a waiver from item "H" on the application. Mr. Holmes seconded with all in favor.

There was some discussion about the second waiver request (requirement "M" on the application). Item M says: Provide an architectural rendering showing all elevation views of all proposed buildings and the exterior design. Provide plans reflecting shape, size, height and location of existing structures located on the site and within two hundred feet (200') of the site." Mr. Hunter gave the public and opportunity to speak regarding this waiver request. There were no comments. Mr. Holmes made a motion to grant Ms. Stasinos a waiver from item "M" on the application. Mr. Kohlhofer seconded that motion with all in favor. Mr. Kohlhofer made a motion to accept jurisdiction on the application. Mr. O'Brien seconded that motion with all in favor.

Ms. Rowden suggested that the Planning Board does a site walk. There was some discussion about putting a blockade for noise on the fencing. Ms. Rowden suggested having structures to reduce noise impact as one of the conditions of approval. There were questions about how much time the dogs will spend outside. There will only be 5 or 6 dogs outside at a time to go to the bathroom. Otherwise, the dogs will be inside. It was decided that the site walk will be at 6:00 pm on Wednesday September 21st with the planning board meeting that same night at 7:30 pm.

Mr. Hunter opened up public comment. Mr. Belmonte wanted to know how the Ms. Stasinis would be held accountable for any disruptions. He was concerned about noise violations and dog waste. He suggested that the planning board members imagine that they themselves about the property when they go out for the site walk. Ms. Murray read a letter that she had written explaining her concerns out loud. Ms. Stasinis reminded everyone that the dogs will be kept inside. Mr. Barham suggested that a condition of the approval would involve prohibition on boom box activity. Ms. Rowden explained it would be better to have a condition about excessive noise. Ms. Murray made a suggestion about acoustical tarping. Ms. Stasinis made a suggestion about moving the fenced area to a different part of the parcel. Mr. Holmes made a motion to continue the public hearing to the 21st of September. Mr. Downing seconded with all in favor.

IV. BUILDING INSPECTOR'S REPORT

Mr. Barham returned to the meeting as a planning board member.

Mr. Meade updated the Board on the possible wetlands found on Marty Ferwerda's property. A soil scientist went out and reported that the area was not a wetland. Mr. Karcz felt that Mr. Ferwerda still owes the Planning Board an "as-built". Mr. Meade agreed that he needs to come before the Board with an amended site plan.

Mr. Meade told the Board that he has created a time-line concerning events with Scott Suprenant.

Mr. Meade had a question about the driveway regulations. Someone on Frost Lane has put in a second driveway. Mr. Meade wanted to know if auxiliary driveways need to follow town standards. Mr. Holmes said that they do.

V. OTHER BUSINESS

Ms. Rowden said that she will have changes for the sign ordinance ready to show to the Board at the next meeting.

Mr. Kohlhofer started a discussion about impact fees – he believes they should only apply in the corporate commercial district. For the past four years, the school has not been able to use any money from the impact fees because there hasn't been any growth (number of students enrolled in the school). Mr. Kohlhofer feels that the ordinance should be changed.

There was another brief discussion about the sign ordinance.

Ms. Wolfe asked the Board about someone who is looking to move into town and have a home occupation – a water filtration company that he runs out of his home. The Board felt that this was probably within the home occupation ordinance. He should probably sign that he has read the ordinance.

Ms. Wolfe reminded the Board about a multi-town meeting in Raymond this month [update: this meeting has since been cancelled].

There was a brief discussion about class VI roads.

VI. INCOMING CORRESPONDANCE - none

Mr. Kohlhofer made a motion to adjourn at 8:25 PM. Mr. Karcz seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe

Land Use Assistant/Recording Secretary