

**MINUTES OF THE MEETING  
PLANNING BOARD  
April 24, 2013  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Mark Beliveau; Ed Bannister; Kevin Crawford and Dave Cedarholm, Selectmen's Representative.

**OTHERS PRESENT:** Peter MacDonald; Peter Hoyt, Julia Glover; Thomas W. Seubert; Jane Crawford; Patricia Finch; Alan Finch; Sarah Eaton; Levi Brandt; Karl Jakobs; Ryan Mountain; Barbara Mountain; Peter Mayer; Nathaniel Meyer; David Przybylski; Judy Eitler; Frank Eitler; Town Council Sharon Summers, Town Council Justin Pasay; and Caren Rossi, Secretary.

Robert Smith, Chairman opened up the meeting at 7:02PM.

Robert Smith, Chairman made a motion for a Non Meeting with Attorney Sharon Summers. Ed Bannister second. Vote: all motion carried.

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**Minutes-**

Dave Cedarholm made a motion accept the 3/27/13 minutes.

Ed Bannister second.

Vote: Yes- Dave Cedarholm; Ed Bannister; Robert Smith, Chairman

Abstain- Mark Beliveau

Motion carried

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**-Consultation with Peter MacDonald regarding property on Stepping Stones Road.**

Kevin Crawford recued himself as he is an abutter to the property.

Robert Smith, Chairman explained that this is a non-binding meeting for both parties; this is an information only meeting.

Peter MacDonald explained that he and his wife purchased 11 acres of property on Stepping Stones Road to house homeless veterans. He wants to build a chapel and 2- 8' x 16' meditation cabins or sheds. Only one person at a time will be allowed to occupy a shed. No children will allowed to stay in the sheds. They will not have a kitchen stove; they will have a sink and possibly a small refrigerator. He originally wanted to put the cabins further in the woods but due to a few reasons, he isn't proposing this. The building closest to the road is proposed to be a

non-denominational chapel for meditation. The intent is for it to be used by the people staying in the sheds. There will be no community worship. That building will be 16' x 24' with a full foundation, finished first floor and attic. He is working with the Veterans' foundation in Rochester. Members will be coming out daily bringing food, provided transportation and counseling to the residents.

Mark Beliveau asked what the interior will be like; he is trying to understand the proposal.

Peter MacDonald explained that it will have a full bath, laundry room, kitchen, composting toilets. In the basement will be the water heater and the furnace unit.

Mark Beliveau asked if it will be set up as a chapel?

Peter MacDonald replied as a non-denominational one. No drugs or alcohol will be allowed on the property.

Robert Smith, Chairman asked how this will be enforced?

Peter MacDonald explained that the VA has a very strict policy against drugs and alcohol.

Mark Beliveau asked how he decides who stays.

Peter MacDonald stated it was first come first serve and they can stay as long as they need to.

Mark Beliveau spoke with regards to a facility manager.

Peter MacDonald explained that he will have an on-site security person and there will be a place for him to sleep, on a cot, upstairs of the chapel.

Ed Bannister asked how the chapel will be set up?

Peter MacDonald replied that he is an ordained Minister.

Dave Cedarholm asked if he was planning on meeting the ADA requirements for the disabled vets?

Peter MacDonald replied that it will be setup minimally ADA accessible. More mentally handicap people or someone who needs time to come back.

Dave Cedarholm spoke with concerns of discrimination.

Peter MacDonald replied that he would never turn anyone away. He isn't using any government money to do this; it's all out of pocket. So he is limited as to how much he can spend.

Mark Beliveau stated that in our regulations we don't define a church. He has a question in his mind if this fits as a church. He feels it is an excellent project, and a very important one. It may comply and it may not.

Peter MacDonald state that the Supreme Court ruled that no government can question a church. He wanted to go on record that he was preparing his case for court.

The Board provided Mr. MacDonald with a copy of the site plan review checklist and explained his next step would be to file for a site plan review.

#### Public Comment

Alan Finch spoke with concerns with traffic, and people looking for a ride knocking on his door.

Ryan Mountain spoke with concerns for the access to the jobs. How are they going to get there?

Barbara Mountain spoke with concerns on the counseling, mental help and the security of the facility.

Tom Seubert spoke asking if this property paid taxes and what happens to the property if and when the MacDonald's pass on?

Peter MacDonald explained that they have set up a nonprofit and it has been turned over to their Board of Directors.

Sara Eaton commented that she owns 300' of water front and is concerned about the protection of this.

Frank Eitler spoke with concerns of the process and the legal costs.

Judy spoke with the needs and statistics of the homeless veterans in the state.

Kevin Crawford spoke that he feels it's a great idea he just wants to make sure everything is done perfect.

Robert Smith, Chairman closed the public comments and the consultation and thanked everyone for coming.

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-Work Session to review the Site Review Regulations and or other misc. changes.

Robert Smith, Chairman made a motion to continue this to a later meeting with a full board.

Mark Beliveau second.

Vote: all, motion carries.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Ed Bannister

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Kevin Crawford (recused for MacDonald)

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Mark Beliveau

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Dave Cedarholm, Selectmen's Rep.