

**MINUTES OF THE MEETING
PLANNING BOARD
May 8, 2013
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Ed Bannister; Robert Moynihan; Lu Ann Griswold; and Dave Cedarholm, Selectmen's Representative.

OTHERS PRESENT: Robert & Kathy Dallon; John Hutton; Walter Cheney; Tom March; and Caren Rossi, Secretary.

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

The Board members introduced themselves.

Minutes-

Mark Beliveau made a suggestion of an amendment to the minutes (in file)
Other Board members agreed.

Ed Bannister made a motion accept the minutes as amended.

Dave Cedarholm second.

Vote: all; motion carried

Caren Rossi explained that Bill Humm, Conservation Commission Chairman has suggested the Board appoint Mr. Samuel Preston as a member to the TAC committee for SRPC. He is a retired traffic engineer and Mr. Humm feels he would be a great asset to the town and committee.

Caren Rossi continued to explain that Mr. Preston has not been asked yet; she wanted to make sure the Board was willing to appoint him before asking.

Bob Moynihan made a motion to appoint Samuel Preston to the TAC Committee for SRPC.

Lou Ann Griswold second.

Vote: all; motion carried.

- Consultation with Robert & Kathy Dallon regarding a Doggie Daycare at their home on 28 Jacob Lane, known as Tax Map # 20-04-1700.

John A. Hutton III explained that he would be presenting for the Dallon's. He is not being compensated, he just has more experience than the Dallon's do, they are friends, so he offered to present for her.

Mrs. Dallon provided pictures, sketches and letters from abutters in favor of her application for the Board to review.

Mr. Hutton continued to explain that the applications had gone to the ZBA and received a variance for a Doggie Daycare. The only conditions were self imposed. They will have a maximum of 6 dogs at one time. The hours will be 7a to 6p, Monday thru Friday. No weekends. They are the only home on the cul-de-sac. No parking issues. The only sign will be a small sign allowed by the ordinance, no signage anywhere else. They will not be accepting any chronic barkers. Kathy Dallon will be with the dogs at all times when they are there. They won't always be onsite; she takes them hiking, biking, walking etc. They will be enlarging the existing kennel to 30' x 30'. They will be building a barn approximately 12' x 24' to house the dogs in. It will be heated. They are not proposing any outside lights.

Bob Smith asked how you predetermine barking dogs.

John Hutton replied that Mrs. Dallon will interview the dogs first. She has been working with dogs for a number of years and she can interpret them very well.

Bob Moynihan commented on the information on the disposal systems.

John Hutton replied that they are open for suggestions, they are researching the options.

The Board discussed the site review regulations and if this is a significant change and would warrant a site review or not. He read the regulations. *Site Plans shall be submitted for Planning Board review by any applicant seeking new, altered, or converted use of a multifamily dwelling or non-residential site or structure. Site Plan Review shall also be required for mixed use development which combines single family, multifamily or non-residential land uses. Site Plan Review shall not be required if, in the opinion of the Planning Board, the proposed multifamily or non-residential development involves no significant building alterations or changes in the site.*

Dave Cedarholm commented that the garage is only the size of a one-car garage. He doesn't feel it was very significant.

Robert Smith, Chairman commented that if they were building this for their car, they wouldn't come here at all. It is because it is a change in use.

Ed Bannister commented that she is only having 6 dogs. He has brought his dog to day-care. It is a quick in and out. Less than a minute, very low impact.

Bob Moynihan commented that it does run with the land, we need to be careful with that.

Mark Beliveau commented that if we do require site review, it will help control growth and sprawl of the use.

Robert Moynihan reviewed the submitted waste removal pamphlet and replied that he isn't overly concerned with the waste as there isn't a huge volume of it.

The Board discussed having a site walk. At this time, they do not feel one will be required.

Robert Smith, Chairman explained that for the site review application they can submit what they have submitted tonight and continue with the research on the waste removal. Add the distance between the house and the new building to the plan as well.

Dave Cedarholm suggested adding a north arrow to the plan and a scale.

Mr. March (letter in file), abutter, spoke with issues that the ZBA didn't give much thought with his concerns. They dismissed him quickly. He's not worried about this applicant; he is worried about who buys it. No guarantee with the new owners, down the road, for expansion.

Robert Smith, Chairman explained that he can't speak for the ZBA but he will take his concerns into consideration.

Mark Beliveau recued himself.

- Consultation with Walter Cheney regarding possible gravel pit bond reduction.

Walter Cheney explained that he currently has \$102,000 in escrow for the gravel pit reclamation. Since 2005 when this figure was determined, he has done a significant amount of reclamation. He estimates he is about 70% done.

Caren Rossi explained that in the past, Jay Stevens, Civil Consultants does a site visit and calculates the amount we should have in escrow.

The Board asked her to contact Mr. Stevens and get the figures to the Board to make a decision.

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

Dave Cedarholm presented the Board with a "Model Stormwater Standards for Coastal Watershed Communities" He suggests that the Board review this packet as this would be very helpful to add into the Site Review Regulations.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ed Bannister

Robert Moynihan

Mark Beliveau

Dave Cedarholm, Selectmen's Rep.

Lou Ann Griswold