

**MINUTES OF THE MEETING
PLANNING BOARD
September 11, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ed Bannister; David Cedarholm, Selectmen's Rep.; John LaCourse, Alternate

OTHERS PRESENT: Christine Deyeso, Better Homes & Gardens; Aaron Johnson, Allied Clearwater

Robert Smith, Chairman opened up the meeting at 7:00 PM.

- **Review and Approval of Draft 08/21/2014 Meeting Minutes**

David Cedarholm made a motion to approve the minutes as amended.

Ed Bannister second.

Vote: all, minutes approved

- **Report of officers and committees**

Robert Smith announced that the subcommittee for the master plan is underway.

Ed Bannister reported they had met recently.

- **Review any correspondence**

- **Old Business**

- **New Business**

A Site Review Application presented by Christina Deyeso, agent for Allied Clearwater. The property is owned by Susan & Daniel Syrek, is located on 2 Kelsey Rd, and is known as Lee Tax Map#18-01-01100. The applicant is proposing Professional Office Space in an existing building. This is an application acceptance hearing and a possible final hearing.

Christine Deyeso explained that the applicants recently went to the ZBA and received approval for the use, a professional office for Allied Clearwater. They are a low impact professional office business, with a few employees and not a lot of customer traffic. They are a water purification business, not a well drilling business. They will not have any large trucks, mostly trucks & vans. They will live on the second floor and have their offices on the first. They will not be making any structure changes to the building. It is currently a hair salon and a professional office. The hair salon will go away, and it will all be professional office.

Robert Smith, Chairman asked how many spaces they had for parking.

Christine Deyeso replied that they had 15 plus 2 in the garage.

David Cedarholm asked if they will continue to use the garage as a garage.

Aaron Johnston replied yes.

Robert Smith, Chairman asked if the state took some of the land to widen the highway, will they be able to move the parking?

Aaron Johnston replied yes, to the side by the racetrack.

The Board discussed a site walk, it was determined that they did not feel it was necessary, many new the land very well.

John LaCourse made a motion to accept the application.

Ed Bannister second.

Vote: all, application accepted.

Caren Rossi read the letter requesting waivers of the site review regulations. (In file) She explained that the site was in recent years an insurance office and in looking thru the files it would appear that it was an accessory use business that expanded into a professional office that didn't receive site review approval. Although the hair salon did. She explained that she has a letter from both the Police Chief and the Fire Chief and they have no issues with the proposed use.

David Cedarholm asked if they had thought about putting any type of permanent barrier along the front along Rt. 125?

Aaron Johnston replied that they hadn't, but they can.

Christine Deyeso read a section from the site review regulations to the board. *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.*

Robert Smith, Chairman asked the Board members what they thought about the waivers requested?

David Cedarholm stated that he feels there are barely any changes, if any, no building changes, just part of the use. He doesn't feel a full site review is necessary.

John LaCourse stated that he agrees and does not feel that there were any significant changes at all. It will be nice to see a fence or barrier of some type along the Rt. 125 area.

John LaCourse made a motion to grant the waivers requested.

David Cedarholm second.

Vote: majority, motion granted.

Robert Smith, Chairman voted no, and for the record it was because he felt that waiving the site review requirement will set a precedent. It is a commercial property.

David Cedarholm made a motion to approve the application subject to the condition that the addition to a permanent definition along the front area, Rt. 125, the definition is carried up Kelsey Rd to define the entrance/exit on the property to the required width of only 22' wide.

John LaCourse second.

Vote: majority.

Motion carried.

Meeting adjourned at 8:20 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

John LaCourse, Alternate

David Cedarholm, Selectmen Rep.