

MINUTES OF THE MEETING
PLANNING BOARD
September 26, 2012
7:00 PM

MEMBERS PRESENT: Robert Moynihan, Acting Chairman; Kevin Crawford; Mark Beliveau; Dave Cedarholm, Selectmen's Rep. Lou Ann Griswold; and Ed Bannister.

OTHERS PRESENT: Allan Dennis, CEO, Caren Rossi, Secretary; Peter Hoyt; Jim Daley; Jim Daley Jr.; Mark Kustra; Kevin Gorski; Wes Tator; Leslie Arnold; Eric Leighton; and Tobin Farwell.

Leighton's Cycle and "What's New" known as Lee Tax Map#03-03-0000

Allan Dennis explained to the Board that back in July, Wes Tator and Leslie Arnold came before the Board as a consultation it was his understanding that Leighton's Bike Shop was leaving and the used items store was moving in. Apparently, that is not the case. The bike shop moved to the basement and the used item store moved into where they were. At the consultation, site review was waived as per the regulations. He read the Board the regulations that pertain to this.

The Board reviewed the minutes from the consultation.

Kevin Crawford asked if parking was an issue?

Allan Dennis replied that he doesn't feel it is. There he doesn't see any issues, he just understood it to be the one business and wanted to make sure the Board knows and understands its two.

The Board agreed, they all thought it was just going to be one business.

Bob Moynihan asked Erick Leighton to explain what he is doing in the basement.

Erick Leighton explained that he is just doing small repairs to bikes. Very low impact, small sign. Not much in and out traffic.

Mark Beliveau asked when they think they will comply to the fire departments requests?

Erick Leighton replied that the fire alarm system is very difficult to get someone to price. He has had several people in and out to look at it; another one is coming the end of the week. He hopes to have this done soon. They have the Knox-box it is just not installed. The rest has been completed.

The Board discussed lighting, signage, parking & egress and they don't feel a site review is necessary.

Consultation with Mark Kustra- Kustra' Auto Body regarding possible expansion of the existing building. Tax Map#26-05-0000.

Allan Dennis explained that Mark Kustra is planning an addition for his existing auto body shop on Wadleigh Falls Rd. It is approximately 24' x 64'. He is scheduled to go before the Zoning Board of Adjustment on Thursday, October 11, 2012. He suggested Mark Kustra come before the Board tonight to see what the Board will require as far as site review goes. Do you want a complete survey? Do you want a complete drainage study? Mark would like to get a start on the necessary items as he wants to get the foundation in before winter.

Bob Moynihan asked Mark Kustra about the addition. Mark Kustra explained it is going to be 24' x 64' single story. Wood structure, metal roof. It will provide 5 more working bays.

Bob Moynihan explained that if the project has any increased runoff it will need to be mitigated and make sure the site plan shows the topo of the lot. Also, make sure you get police, fire, and input. Locate existing buildings and have the builder provide a building elevation plan. Grading plans and lighting plans too if necessary. He continued to say that they will entertain a waiver on any item that Mark Kustra can make a case for. Example, if the buildings are going to be far enough away from the lot line, a waiver, if requested in written form, may be granted.

(PB121301)

A continued Site Review application made by Daley Realty Trust; Jim Daley agent for the construction of a warehouse, approximately 30,000 sq feet, as shown on submitted plan by Farwell Engineering Services LLC. The property is known as Lee Tax Map#11-09-0000. The property is located on George Bennett Rd and Calef Highway. This is an application acceptance hearing and possible final hearing.

Tobin Farwell provided the Board with updated plans showing all of the changes from the last meeting. He explained them and pointed them out on the plan set. (In file)

Kevin Crawford asked where the power will be coming from?

Jim Daley replied it will come from the main building.

Bob Moynihan reviewed the drainage information. He would like to review the following drainage information. "the number of CFS increase routed (passed) thru the wet pond for the different storm events (2, 10, 25, and 50 year) using Hydrocad analysis software. Show how much runoff is flowing to the wet pond now and how much will be flowing to it under the proposed plan." This is to make certain the increase in runoff will not be detrimental to the site.

Dave Cedarholm asked about the size area of disturbance?

Tobin Farwell replied that he feels its approximately 1 acre, but they still have an open "Notice of Intent".

Bob Moynihan asked if the building would be sprinkled.

Jim Daley replied yes, a wet system.

Bob Moynihan asked if just the one bathroom?

Jim Daley replied yes, just one.

Mark Beliveau commented that he would like on the cover sheet to reference the September 2011 site plan previously approved; put the date the ZBA granted the variance and reference the lot line adjustment.

Dave Cedarholm made a motion to accept the application.

Mark Beliveau second.

Vote: all motion carried.

Kevin Crawford made a motion to approve the application subject to the following conditions.

- 1) Drainage review to be performed by Bob Moynihan
- 2) The cover sheet reference the 9/2011 site plan previously approved, the date the ZBA granted the variance and reference the 9/2012 lot line adjustment.

Lou Ann Griswold second.

Vote: all, motion carries.

-Minutes

Dave Cedarholm explained that he had two corrections to the minutes from the last meeting.

The Board reviewed them and agreed to make the change. Caren Rossi, secretary will amend them and bring them to the next meeting.

Dave Cedarholm also suggested that the agenda state "Review and Approval of Draft 00/00/0000 Meeting Minutes" to the meeting agendas in the future.

There was discussion on this, if there are any changes/corrections/suggestions, they need to go to Caren Rossi only and these will get discussed at the next public meeting, this is to keep in compliance with the Right to Know Law.

The Board agreed and Caren Rossi, secretary will begin to do this.

Dave Cedarholm also wanted to know if the minutes can go out via email when they are completed in "draft form" for all to review.

The Board also agreed with this. Caren Rossi, secretary will begin to do this.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Moynihan, Acting Chairman

Edward Bannister

Kevin Crawford

Lou Ann Griswold

Dave Cedarholm, Selectmen's Rep

Mark Beliveau