

**MINUTES OF THE MEETING**  
**PLANNING BOARD**  
**October 10, 2012**  
7:00 PM

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

**OTHERS PRESENT:** Allan Dennis, CEO, Caren Rossi, Secretary; Peter Hoyt; Dave Garvey; Robert Shappell; and Jim Bradey.

**-An application for Lot Line Adjustments between Lee Tax Maps #33-04-0000 & #33-10-1300 & #33-10-1200. The properties are owned by Brian C. & Sheila A. Cranney and Robert Shappell as shown on submitted plan by Atlantic Survey Co, LLC. This is an application acceptance hearing and possible final hearing.**

Dave Garvey presented the above mentioned plan to the Board for review and approval. He explained the plan in detail to the Board. (In file)

Bob Moynihan asked for the reasoning behind the lot adjustments?

Dave Garvey explained that it will give Mr. Shappell more elbow room and it cleans up things for the Cranneys with the remaining lots. Yes, there could be future development potential, but now there is not.

There was some discussion as to if this was a re-subdivision or a lot line adjustment. It was determined to further discuss this at a work session for clarification and the differences of the two.

Bob Moynihan asked Robert Shappell as the abutter if he had any issues with this proposal.

Bob Shappell replied no, he would much rather see this than a road with a subdivision.

Allan Dennis commented that we are still waiting on state subdivision approval.

Bob Moynihan made a motion to accept the application.

Dave Cedarholm second.

Vote: all to accept the application.

Bob Moynihan made a motion to approve the application. Subject to state subdivision approval.

Dave Cedarholm second.

Vote: all to accept the application.

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**-A consultation with Dave Garvey for property located on Concord Rd regarding a change of use to a commercial structure known as Lee Tax Map # 04-04-0000.**

Dave Garvey explained that the above parcel was approved approximately in 1994 as a water bottling storage facility and then a few years back, approved to allow for the storage of cranes. The Moore Crane Company had come to the Board a few years ago and gotten approval to operate their crane company out of this building. This also never happened. This building was built and approved as water bottling storage place but never used. The interior is not completed. The proposed use will not have any exterior changes; the interior will change slightly to be completed to house an electrical contractor.

The contractor, who spoke explained that he has 21 employees, out of these 21; 15 are field personnel and only come to the office at the most, once a week. 6 people will be working out of the office, including him, the proposed owner, but only 4 will be there daily. There will not be any customers coming to the site; most of the work is commercial bid work. They currently operate their business out of Kingston. Most of the products are shipped directly to the job site; there will be limited storage on site. All field personnel take their trucks directly home at night. He provided a plan for the Board (In file) of how he plans to finish the interior.

Dave Garvey stated to the Board that he does not feel it is a change in use from what is approved and wants to know if the Board is going to require a site review.

Mark Beliveau read the ordinance to the Board. *“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.”*

Bob Smith commented that he had a concern about the abutters, where their hasn't been anything on this lot for several years, the grass is all grown up and now all of a sudden there is a big change and they didn't get notified.

Dave Cedarholm commented that it was approved in 1994, they went thru the approval process, and he doesn't see this use any different, perhaps less.

Bob Smith commented about lighting.

Allan Dennis clarified that we do not have a lighting ordinance.

Mark Beliveau commented that we should do a site walk and discuss these different issues and see if the site review process is necessary.

The Board agreed. A site walk was set for Tuesday, October 16, 2012 at 12:00pm (noon). Caren Rossi will invite police and fire.

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**-The Board discussed having a work session to work on misc. items to be reviewed. They are as follows:**

- Review current checklist
- Review current regulations
- Lot line adjustments verses re-subdivision
- Discuss process of Site Review
- Possible check list for Allan from the Planning Board

Two possible dates for this are October 30 or October 31. Start times are either 6:30pm or 7pm. As many members as possible, also keeping the work session as the only agenda item. Caren Rossi will send an email to all members and see what works best for all.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Edward Bannister

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Dave Cedarholm, Selectmen's Rep

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Mark Beliveau

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Robert Moynihan