

**MINUTES OF THE MEETING
PLANNING BOARD
December 15, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Edward Bannister; Mark Beliveau; David Cedarholm, Alternate; Tom Bernth, Alternate & John LaCourse, Selectmen Rep.

OTHERS PRESENT: Melissa Bouchard, Caren Rossi, Planning & Zoning Administrator

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

A continued accepted Site Review application from Melissa Bouchard, property owned by Naithan Couse. The applicant is proposing a year round onsite mobile food vendor & associated items. Property is located on Calef Highway & Fox Garrison Rd and is known as Lee Tax Map# 19-07-0900. This is a possible final hearing.

Caren Rossi explained that the plan that the applicant added all of the requested information, is the approved plan.

Melissa Bouchard explained that she moved the trailer to the suggested area, the landscape island. This does provide a nice traffic flow and the flow will remain as presented on the approved plan. It measures 70' from the corner of the building, 100' from the edge of the pavement on Rt. 125. The trailer is 7' in the island leaving 21' in the gravel driveway. This is allowing for the window overhang. She provided pictures of the trailer that she will be using. (In file) The trailer is drawn to scale on the plan and it is 10' x 14' this includes the tongue of the trailer. The signage is shown on the plan as approved by the ZBA.

The Board discussed the possibility of another trailer replacing this one if she wishes. It was decided that this approval is specific to the trailer referenced in the application and the pictures provided. If she wishes to change trailers she will need to come back to the Board.

Mark Beliveau asked about lighting?

Melissa Bouchard explained that any lighting will be down facing.

David Cedarholm asked about directional signage.

Melissa Bouchard said that she will be installing a traffic direction sign indicating the traffic pattern.

Melissa Bouchard explained that she has not heard back from District 6.

Robert Smith, Chairman, read a list of possible conditions he has noted.

1. Trailer is located 100' from the edge of the pavement on Rt. 125
2. The trailer shall be located 70' from the north side of the existing building.
3. The house open for business shall be no earlier than 4:30 am and no later than 7 pm daily.
4. The grey water will be disposed of daily in the existing building.
5. The solid waste will be disposed of daily in the existing on-site dumpster.
6. The flags/signage will be brought in at the close of business each day.
7. Any lighting will be down facing.
8. A directional sign will be installed to indicate the traffic pattern.
9. The application is for the trailer/unit submitted in the application as referenced in submitted photos dated 12/15/15. No other units are allowed without prior board approval.
10. DOT approved
11. No portable toilets are allowed on site for this use.

The Board members agreed with the conditions. They discussed the waiver request and decided it would be granted with the approval.

Mark Beliveau made a motion to approve the application in part with the wavier requests subject to the following conditions:

1. Trailer is located 100' from the edge of the pavement on Rt. 125.
2. The trailer shall be located 70' from the north side of the existing building.
3. The house open for business shall be no earlier than 4:30 am and no later than 7 pm daily.
4. The grey water will be disposed of daily in the existing building.
5. The solid waste will be disposed of daily in the existing on-site dumpster.
6. The flags/signage will be brought in at the close of business each day.
7. Any lighting will be down facing.
8. A directional sign will be installed to indicate the traffic pattern.

- 9. The application is for the trailer/unit submitted in the application as referenced in submitted photos dated 12/15/15. No other units are allowed without prior board approval.
- 10. DOT approved
- 11. No portable toilets are allowed on site for this use.

Second, John LaCourse.

Vote: all, motion carried. Application approved with the waivers and conditions.

David Cedarholm made a motion to adjourn at 7:42PM.

John LaCourse second.

Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Mark Beliveau

Edward Bannister

Thomas Bernth, Alternate

David Cedarholm, Alternate

John LaCourse, Selectmen's Rep.