

**MINUTES OF THE MEETING
PLANNING BOARD
February 8, 2018
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; John LaCourse, BOS rep; Howard Hoff, Alternate & Wayne Lehman, Alternate.

OTHERS PRESENT: Tom Bonaccorsi; Sally Novell, Paul Tuck; Colton Gove; Mike Sievert; Paul Kerrigan; Erick Lowther; Ryan Wilson; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator.

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

PB1718-08

An application for a re-subdivision of a previously approved subdivision SCRD Plan #111-091, known as the Cheney Lee & Southeast Gravel. The applicant proposes to re-subdivide/reconfigure the existing duplex lots into single family lots. The properties are located on Daniels Drive and are known as Lee Tax Map # 03-07-3400; 03-07-2900; 03-07-2800; 03-07-2700; 03-07-3000; 03-07-3300 & 03-07-3100. This is an application acceptance hearing and a possible final hearing.

Robert Smith, Chairman explained that we are only here to discuss the duplex lots in the middle and not the rest of the subdivision.

Caren Rossi explained even though it's an approved subdivision and technically the abutters are just the lot owners, Chinburg, she noticed all of the original abutters.

Mike Sievert, MJS Engineering explained that they were originally approved for 5 duplex lots and now 9 single family lots. One less housing unit.

Caren Rossi explained in the original subdivision the abutters had the issues with the duplex lots and preferred single family lots.

Mark Beliveau made a motion to accept the application.
John Lacourse second.

Vote: all, application accepted.

Caren Rossi passed around the police and fire chief letters.

Howard Hoff asked if the well radius were all ok.

Mike Sievert replied yes, the state actually prefers when they cross each other, better protection.

Mark Beliveau asked if the deeds will reflect the easements.

Mike Sievert replied yes. They are complete but will be updated with the new plan numbers etc.

Public comment

None, floor closed.

John LaCourse made a motion to approve the application subject to all state approvals.

Wayne Lehman second.

Vote: all, motion approved.

PB1718

Consultation with Erick Lowther, Haunted Overload at Demeritt Hill Farm.

Caren Rossi explained that she asked Erick to come to the Board as a consultation to see what the Board is going to require for their Haunted Overload site review.

Erick Lowther provided the Board with booklets outlining their safety procedures.

The Board reviewed the packets and felt they were very thorough.

Caren Rossi explained that the Board will better understand the events if they do a site walk.

The Board agreed and felt they should review the application in April and then set up a site walk.

Caren Rossi will work with Erick to go over the application for an April meeting.

Mark Beliveau explained that the Boards review is of the safety aspects. Parking, traffic, lighting, restrooms, hours of operations, days of the weeks etc. He felt that the applicant could work with Caren to use a profession plan that is on file to hopefully add, to scale, the haunt area and the buildings.

Wayne Lehman made a motion to adjourn at 8:30PM.

Howard Hoff second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:


Caren Rossi, Secretary

MINUTES APPROVED BY:


Robert Smith, Chairman


John LaCourse, Selectmen's Rep.


Howard Hoff, Alternate


Mark Beliveau


Wayne Lehman, Alternate