

**MINUTES OF THE MEETING
PLANNING BOARD SITE WALK
May 14, 2018
5:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Lou Ann Griswold; Howard Hoff, Alternate & Wayne Lehman, Alternate

OTHERS PRESENT: Seth Peters; Pearl Peters; Malcome Chase; Chief Dronsfield; Chief Nemet; Bill Booth, Building Inspector and Caren Rossi, Planning & Zoning Administrator.

PB1718-12

A site walk for the Site Review application submitted by Seth Peters. The applicant is seeking site plan review for a Farm Market. The property is located at 23 Old Mill Rd, owned by Pearl Peters and known as Lee Tax Map #4-06-00. This is an application acceptance hearing and a possible final hearing.

Seth Peters pointed out the area he had staked out for the 30' x 32' farm stand with a full walkout basement on the property on Old Mill Rd. It is approximately 80' from the highway ROW. Gravel parking spaces. He will be selling mostly his corn and tomatoes. He will allow others to sell locally grown products as well.

Robert Smith, Chairman asked if he will have any external lights?

Seth Peters replied that he did not plan on it but he may for security.

Mark Beliveau asked what he hours of operation will be?

Seth Peters replied mostly daily, 1pm to 6pm.

Robert Smith, Chairman asked if he would have power.

Seth Peters stated he would. He isn't sure of a well and or a septic yet.

Caren Rossi replied that the state requires, if you have pressurized water, you must have a septic.

Scott Nemet, Fire Chief stated that he doesn't believe the building is large enough for anything other than fire extinguishers etc. He will verify the code and provide a letter to the Board.

Tom Dronsfield, Police Chief had no issues and will provide a letter for the file.

Mark Beliveau asked for building renderings showing exactly what he is going to build.

Seth Peters will provide those.

Malcome Chase, 49 Old Mill Rd made many questions. Isn't this a commercial use in the residential zone.

Robert Smith, Chairman explained that it is considered agriculture and allowed in the residential zone.

Malcome Chase asked isn't this another use on the property where there is already an active gravel pit?

Malcome Chase asked is the tree company still going to store items in the gravel pit?

Seth Peters commented yes.

Malcome Chase asked what will be done about dust control?

Malcome Chase asked what about signage?

Seth Peters replied he would have signs.

Caren Rossi explained that he would need to conform to the regulations or apply for a variance.

Malcom Chase asked if he would use pesticides?

Seth Peters replied no, organically grown only.

Malcome Chase asked if he would have employees.

Seth Peters replied yes.

Malcom Chase asked why if we have a regulation limiting the number of curb cuts, he gets one more? Does he have the sight distance as required?

This needs to be addressed.

Malcome Chase asked if he plans on planting any screening?

This needs to be addressed.

Malcome Chase asked if a grading plan will be submitted?

5/14/18

This needs to be addressed.

Robert Smith, Chairman explained to Malcome Chase to keep this list and be sure that each item gets addressed.

Howard Hoff made a motion to adjourn at 6:00PM.

Wayne Lehman second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:


Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman


Lou Ann Griswold

Howard Hoff, Alternate


Wayne Lehman, Alternate


Mark Beliveau