

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

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau, Acting Chairman; David Cedarholm, John LaCourse, Selectmen Rep & Wayne Lehman, Alternate

OTHERS PRESENT: David Garvey; David Vincent, Marc Jacobs; Erick Sawtelle; Anne Tappan; David Lee; Frank Hartman; James Daley; Caren Rossi, Planning & Zoning Admin.

MINUTES

Draft Minutes 10/25/18
Wayne Lehman made a motion to approve.
John LaCourse second
Vote: all, minutes approved

PB1819-6

A subdivision application presented by Dave Garvey, for property owned by GCT Realty Holding LLC. The property is located on Calef Highway and is known as Lee Tax Map#07-07-00. The applicants propose to subdivide the existing 19.4+- acre parcel into two lots, Lot 1~ 9.11 +- acres and Lot 2 ~10.29 +- acres. This is an application acceptance hearing and a possible final hearing.

Dave Garvey presented a subdivision for the above referenced lot. He explained that it does not need state approval as each lot is over 5 acres in size. Marc Jacobs did the wet soils work on the site and Dave Vincent did the survey work.

Robert Smith, Chairman asked if cisterns would be needed?

Caren Rossi replied that in the commercial zone each commercial use may require a cistern.

Mark Beliveau questioned the frontage. Does it need to be 250 feet in total or does it need to be 250 feet continuous?

The Board members discussed this and determined to send it out for legal review. They discussed that at the next meeting, 11/15/18 they will discuss the attorney's opinion and then they will vote to release the information or not.

The application was not accepted.

John LaCourse made a motion to table the application to 12/13/18.
Ryan Crosbie second.

Vote: all, application tabled.

Blasting at Noble Farm Commercial Park

Caren Rossi stated that they are here tonight to get approval to blast out a lump in the middle of the parcel where the next building is going. To remind everyone, this property was an old gravel pit that got approval for a 38 lot subdivision, the owner did not pay the taxes, we took it by tax deed, we rezoned it to light commercial and Mr. Daley then bought it from the town.

Jim Daley explained that he wants to get permission to blast out the big lump where they want to put the next building. This will make the building level with the others so the neighbors will see the top of the building and not the middle of it. The blasting will be done by a licensed blaster, during the weekdays. He presented pictures of the area.

The Board had no issues as long as the blasting was done during the weekdays and during 8am to 4pm.

Wayne Lehman made a motion to approve the blasting & drilling weekdays from 8am to 4pm. John LaCourse second.

Vote: all, motion carried.

Work session

- Temporary Signage change
The Board did not wish to move this forward at this time.
- Expanding the commercial zone.
SRPC did maps showing expanding to Sheep Rd and Old Mill Rd with depths of 500 ft, 750 ft and 1,000 ft. The Board determined to only go 500 ft.
- Definition of Bed and Breakfast
Move forward as approved by the attorney
- Definition of Agriculture

The Board discussed the agg commissions suggested changes and the town attorneys and decided to go with the town attorneys. Caren Rossi will work with Erick Sawtelle to ensure that the RSAs are correct.

Caren Rossi will get these posted for public hearing in January.

CIP 2019 -2020

Robert Smith, Chairman presented the revised CIP for Fiscal Year 2019 to 2020. The Board members commended him on yet, another great job.

David Cedarholm made a motion to accept the CIP as presented.

Wayne Lehman second.

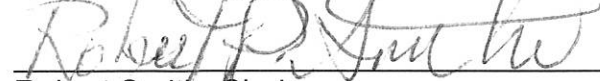
Vote: all, motion approved

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary

MINUTES APPROVED BY:

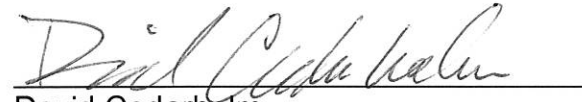


Robert Smith, Chairman

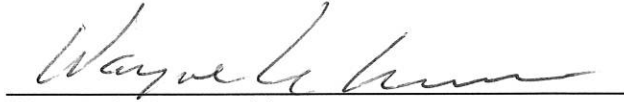


Mark Beliveau, Acting Chairman

John LaCourse, Selectmen's Rep.



David Cedarholm



Wayne Lehman, Alternate

Ryan Crosbie