

**TOWN OF SUNAPEE**

**PLANNING BOARD**

**APRIL 8, 2013**

**PRESENT:** Peter White, Vice-Chair; Donna Davis Larrow; Tanner Royce; Shane Hastings, ex-officio member; Charlotte Brown, alternate; Michael Marquise, Planner

**ABSENT:** Kurt Markarian; Erin Andersen; Robert Stanley

**ALSO PRESENT:** see attached sign-in sheet

Peter White, Vice-Chair, called the meeting to order at 7:00 PM.

Mr. White appointed Charlotte Brown as a voting member in place of Robert Stanley.

Changes to the Minutes for the March 7, 2013 Planning Board Meeting:

Shane Hastings made a motion to approve the minutes of the March 7, 2013 Planning Board Meeting. Donna Davis Larrow seconded the motion. The motion passed with four in favor and one abstention (Tanner Royce).

**ELECTION OF OFFICERS**

Charlotte Brown made a motion to postpone the Election of Officers until the next Planning Board Meeting. Shane Hastings seconded the motion. The motion passed unanimously.

**PARCEL ID: 0103-0027-0000: MINOR SUBDIVISION; (2) TWO LOT SUBDIVISION; 93 OAK RIDGE RD; MARSHALL & BONNIE BARRETT**

Mr. Marquise stated that the application was filed in advance, fees were paid, and notices were sent to the abutters and were posted. The application falls under Article 6.4 of the Subdivision Regulations and, being a minor subdivision, is able to get the waivers under 6.5-b. Mr. Marquise said that he believes the application is complete though he did see what he deems to be a minor error on the application. The error is the Zoning District which may affect setbacks though he thinks it can be discussed while talking about the merits of the case. In terms of items that may be waived, they include the existing and proposed telephone lines, storm water drainage, and water supply facilities.

Donna Davis Larrow made a motion to accept the application as complete subject to the waivers of the telephone lines, storm water drainage, and water supply. Tanner Royce seconded the motion. The motion passed unanimously.

Marshall and Bonnie Barrett presented the merits of the case. Mr. Barrett explained that the lot was two lots previously that they merged together and they would like to subdivide the lots again.

Mr. Marshall Barrett explained that on the Plan it shows the driveway location and that there is a storm drain on the Site. Therefore there would not be an issue with runoff with the way the driveway would be completed. The water would go on the inside of Oak Ridge Rd to the storm drain. The driveway is situated on the Site in the best location as going in on the west side would be too steep.

Mr. Marshall Barrett explained that the house would go almost in the center of the lot so setbacks should not be an issue. Mr. Barrett showed the sewer connection for his lot and explained how sewer would be hooked up for the new lot.

Mr. Barrett was asked and confirmed that the boundaries will be the same as before the lots were merged.

Mr. Marquise explained that the lot is in the Residential Zone which affects the setbacks and also needs to be corrected for the Mylar. The front setback in this Zone is 50' and on the Plan, the building setback scales to 40' which will need to be corrected. Mr. White asked and Mr. Marquise confirmed that the side and rear setbacks are the same going from the Zone on the Plan to the Residential Zone. There was a brief discussion regarding setbacks.

Mr. White observed that there is a note that has the year as 1087 and he believes it should be 1987.

Mr. White asked if there were any abutters present. A representative of the Otter Pond Protective Association said that they did not have any problems with the proposed Plan.

Mr. Landry asked and Mr. Barrett confirmed that an artesian well will be put in on the new lot. Mr. Landry cautioned that there are septic systems in the area and the well will need a 75' setback from any septic systems. There was a brief discussion regarding this matter.

Mr. White asked and the Board confirmed that they did not have any further questions for the applicant. The hearing was closed to public comments.

**Shane Hastings made a motion to approve the subdivision for Parcel ID 0103-0027-0000 into two lots of 1.02 and 1.04 acres with the corrections of the Zone, setbacks, and date. Donna Davis Larrow seconded the motion. The motion passed unanimously.**

**PARCEL ID: 0114-0007-0000: SITE PLAN REVIEW; CHANGE OF USE FROM AMERICAN SAND-BANUM, INC & WAYLAND REAL ESTATE OFFICE TO A NEW OPTICAL COATING CHEMICAL MANUFACTURING COMPANY; 11 BROWN HILL RD; MARTIN & MARGERY BRADIE**

Mr. Marquise said that the application was submitted in advance, fees were paid, abutters were notified, and notices were posted. The application falls under Article V of the Site Plan Regulations. There is a long list of items that are not included on the Plans that sometimes the Board does waive. He recommends going through everything to see what can be waived and what should not. The list includes: scale of the drawing should be 1:20 and it is 1:40; perimeter boundary survey; the signature block for different agencies to sign off; the bar scale of the Plan; name of person preparing the Map; square footage of all the Uses, though it was submitted separately it should be on the Site Plan; existing

and proposed contours in 5' intervals; streams, wetlands, and other water bodies, which may not be applicable; proposed landscaping plan; utility lines; lighting plan; proposed signs; retaining walls, storage areas, fences; fire alarms and sprinklers; plans for toxic waste and hazardous material storage; drainage design and calculations; and, any increase in use for the septic system. Mr. Marquise recommends speaking to the applicant regarding the list of items not on the Plan to determine how much is not applicable and can be waived. Mr. White agreed it is difficult to waive these items not knowing more about what is proposed.

Mr. Marquise asked the applicant about the parking area and if there is going to be an expansion of the gravel area. Arthur Springsteen, the owner of the optical coating chemical manufacturing company (Avian Technologies), explained that they currently only have one employee and they do not ever expect to have more than three employees. Mr. White asked how many employees are at the existing businesses and Martin Bradie, the owner of the building, said that there were two, sometimes three, employees. Mr. Bradie explained that there was a Real Estate Office in the building as well as a chemical business though he does not believe many people knew about that Use. Mr. Bradie gave further details regarding that part of the Use of the building. Mr. Bradie also gave details regarding the septic system that was installed that is a chambered system that met State standards and has a 750 gallon tank to start and then went to a leach field and chambers. The drilled well is almost 100' away from the septic system. The two businesses have been in the building for approximately 30 years though the chemical business did not have much traffic. Mr. Bradie said that he believes there is enough parking for six cars. Mr. Bradie further explained that the chemical company closed about a year ago and he has also moved the Real Estate office into his home so the building is vacant.

Mr. White asked and Mr. Springsteen confirmed that his company, Avian Technologies, has been operating on Main Street for approximately six years. They are proposing moving the company from the current location to the building on Brown Hill Rd. Mr. Springsteen explained he wants to move his business because they are out of space in their current location. Also, the materials they use have to be kept extremely clean and they are struggling in their current location even with the isolation rooms they have constructed. The plan for 11 Brown Hill Rd is to have one large clean room.

Mr. Springsteen explained that he does not think of Avian Technologies as a chemical company as they make things including Teflon. They do use barium sulfate which is the chemical drank when you go to the hospital for chemical imaging.

Mr. Marquise asked if Mr. Springsteen plans on making any changes to the exterior of the building including lighting, signs, or parking. Mr. Springsteen said that they plan on painting the outside of the building. They only run one shift and it is during the day so he does not think they will need exterior lighting. There will not be any additional parking needed as they have one to two cars at a time. They may get one or two UPS or FedEx deliveries a week and as they do not have a loading dock they tell people they can't have semi-trucks on site so they only average one to two of these per year as they may get deliveries from DuPont for the Teflon. Mr. White asked if the parking spaces shown on the Plan are existing and Mr. Springsteen explained that it is currently a driveway and the parking spaces are proposed.

Mr. White asked if there is any proposed signage and Mr. Springsteen explained that there are currently two signs for Ted Wayland Real Estate and both of those will be removed and replaced with one sign for Avian Technologies. Mrs. Larrow asked and Mr. Springsteen confirmed that they sign will not be lit.

Mr. Royce said that he has concerns over the lack of completeness of the application as it seems that there is a long list of things that are missing. Mrs. Brown agreed as she believes the application should be more complete. Mr. Hastings said that, though there are things missing from the application, it does not seem as though much will change on the Site. Mrs. Larrow said that while she agrees it is a long list, she thinks they could move forward on the merits and get it cleaned up as they go. Mr. Marquise advised that the application can be accepted as complete and then say that the items need to be addressed in the merits. Mr. White said and Mr. Marquise concurred that some of the items make sense to waive such as contours and the perimeter survey. There was further discussion regarding accepting the application as complete.

There was a brief discussion regarding the pictures that were part of the packet and it was explained that the equipment in the building is no longer there and the building is empty.

Mr. White asked if there were any comments from the audience. Robert Scott from Browns Hill said that he is not an abutter but has concerns as they don't really know what the company does and would like the decision put off. Mr. White explained that they will determine more when they get into the merits of the case as the Board can't really know what will be required unless they know more about what is being done. There was further discussion regarding this issue and how the case can proceed.

Mrs. Larrow asked the applicants if they felt as though the list of items may be too long as if the Board deems the application as complete then the decision will need to be made in a certain amount of time and she wants to ensure that the applicants are comfortable with that. Mr. Springsteen said that he feels as though many of the items are not going to change. Mrs. Larrow asked and Mr. Springsteen confirmed that if they move ahead then he would not feel "put under the gun" in terms of timing.

Donna Davis Larrow made a motion to accept the application as complete reserving the right to address the following items: Plan at a scale of 1" equals 20' or less; perimeter boundary survey; signature block for Water & Sewer Commission, Police Chief, Fire Chief, Road Agent, and Conservation Commission; bar scale; name and address and seal of the person preparing the Map; square footage for each Use designated on the Plan; existing and proposed contours; streams, wetlands, and other water bodies; proposed landscaping plan; existing and proposed electric lines; telephone lines; exterior lighting plan and proposed signs; locations of retaining walls, fences and outside storage areas; location of fire alarms and sprinkler systems; plans for toxic waste storage; and, location of hazardous materials storage. Shane Hastings seconded the motion. Mr. White asked for discussion on the motion and suggested going down the list and check off what the Board does not feel needs to be discussed. Mr. Marquise said that he does not feel the Board needs to discuss the Scale of the Plan, the boundary survey, or the contours, but he feels the rest are appropriate for the Board to discuss in the merits. There was a discussion with the applicant as to the time frame that if the Board approves the application as complete, they have 65 days to make a decision. Furthermore, whether something, such as the lighting,

changes or not, the applicant may be required to include more details on the Site Plan as that is what will be looked at in the future. There was further discussion regarding approving the application as complete. **Mrs. Larrow amended her original motion to waive the scale, the boundary survey, and contours. Shane Hastings seconded the amendment. The motion passed unanimously.**

Mr. White asked Mr. Springsteen what Avian Technologies produces and how they do it. Mr. Springsteen said that there is very little chemistry involved, they make white stuff. They make a plastic material which is basically Teflon powder which they compress and then bake. They also make an optical coating which is based on barium sulfate, the other components are distilled water, and a binder called polyvinyl alcohol which is what used to be used as the glue on postage stamps. A little alcohol is used as a co-solvent in the binding. It is sprayed on with normal spray guns and there are two large paint hoods that catch any overspray. The only thing vented out is water vapor and a little alcohol vapor. Mr. Royce asked and Mr. Springsteen confirmed that a vent will be added to the building wall to vent the vapors. Mr. Springsteen explained that the equipment they use to mix the materials is regular kitchen grade.

The products are used primarily in the pharmaceutical and medical industry, agriculture industry, and telecommunications. The products have to be pristine and in the location they rent they are unable to accomplish this.

Mr. Springsteen said that in terms of waste generated, they really only generate overspray from the coating. If they have excess coating, they let the water evaporate and the barium sulfate can be disposed of in a landfill as it is an OSHA safe chemical. Mr. Springsteen offered to provide the Board with Material Data Safety Sheets on all the chemicals they use. As the materials used are expensive, they generate as little waste as possible. They produce one to two small waste bags per week which means they do not need dumpsters or hazardous waste containers.

Mr. Royce asked if this production part of the business would combine with the part of the business in New London. Mr. Springsteen explained that the part of the business in New London is just an office. Mr. Royce said that the business appears small currently but the goals of most businesses is to expand and asked about the future of the building. Mr. Springsteen explained that between all of the locations, they have one in Rochester and one in Ottawa, they have a total of seven employees and are not looking for any more. Mr. White said that the Planning Board has to plan ahead for anything that might change such if the business was to sell.

Mr. Marquise asked with the venting process if there are any odors that can be smelled outside. Mr. Springsteen said that you can smell a low concentration of alcohol and that it is ethyl alcohol like in vodka. Mr. White asked Mr. Springsteen if he knew what side of the building the vents would be located and Mr. Springsteen confirmed that it would be from the side opposite the frontage, or the North side of the building.

Mr. Marquise asked about noise with the processing. Mr. Springsteen said that the noise is very low.

Mr. Marquise asked if, during the production, there is any water that would become waste water. Mr. Springsteen confirmed that they do not put anything down the drains except for normal use. They have water from washing their equipment but it is very little and not worse than washing dishes.

Mr. Marquise asked about the parking that is shown on the Plan as it shows eight spaces, some of which may not be viable. Mr. Springsteen said that the reason there were so many spaces is that he read that there needed to be so many spaces per square feet of building. Mr. Marquise confirmed that is true if the purpose is for something like an office or retail, in this case, with one employee and just processing, he does not see why the Board can't waive that criterion. Mr. White said that he thinks that three or four spaces, and enough room for the FedEx truck to turn around, is appropriate.

Mrs. Larrow asked the location on the Map of the current signage. Mr. Springsteen showed on the Map where the current signs are and said his sign will be where one of the larger signs are currently located though he is not quite sure where. The sign will not be lit nor will it be bigger than the current sign.

Mrs. Larrow asked and Mr. Springsteen confirmed that the drawing submitted of the previous layout will be almost the same as what they will have. There is a possibility they may add a door to one interior wall.

Mr. White asked, in regards to the chemicals used, if everything will be stored inside. Mr. Springsteen confirmed that nothing will be stored outside.

Mr. White asked about the packaging of the products and if they are boxed or crated, etc. Mr. Springsteen said typically the packaging is done in New London and almost all the shipping is done out of New London as they use Flash Photo as a drop off point or UPS picks up at their New London location. Mr. Springsteen said that probably only 25% of what they sell is made in the Sunapee location. Mr. Royce asked how the products are transferred from Sunapee to New London and Mr. Springsteen answered that they are transported in the back of his car. There was further discussion regarding the products that Avian Technologies produces.

Mr. Marquise questioned about the Use as the property is in the Rural Residential District and the type of business is not permitted and, in order to be grandfathered, wanted to know how long the American Sand-Banum has been out of operation. Mr. Bradie said the business was terminated about six months ago. Mr. Landry confirmed that it is still a Grandfathered Use if the business has not been out of operation longer than two years. There was further discussion regarding the American-Sand Banum business.

Mr. White asked Mr. Springsteen if his business is regulated or inspected by a State agency. Mr. Springsteen said that they occasionally get inspected by customers but in terms of production they do not. There is nothing they produce that requires any State approval.

Mr. White asked if Mr. Springsteen had thought about landscaping and Mr. Springsteen said that he has not. Mr. Landry said that there are a considerable number of trees when you enter Brown Hill Rd and

the front of the property is fairly screened. Mr. Springsteen confirmed that he is not doing anything to the existing vegetation.

Mr. White opened the hearing to public comments from the audience.

Robert Scott from Browns Hill said that he is not an abutter but he is close and he has an interest in what is going on and he thinks it would be nice to get a description of the chemicals. Mr. Springsteen said that he would send a copy of what was given to the Planning Board to Mr. Scott. Mrs. Larrow also explained that Mr. Scott would also have access to the minutes of the meeting.

Jim and Elizabeth Woodley, abutters across Route 11, asked what assurance they would have they the owners would not develop or begin to use chemicals that are hazardous. Mr. Springsteen explained that the coatings they used were originally solvent based and approximately twelve years ago they reformulated everything to be water based and therefore non-toxic. They do not want to deal with anything toxic; they have very few employees and are very concerned with their health and well-being. Mr. Woodley said that he worries that if Mr. Springsteen were to retire or sell the business that he has no assurances that the next owner will not decide to use hazardous chemicals. There was further discussion regarding this issue and how the Planning Board handles things such as expansions and limiting the specific Use to the exact products that are currently being manufactured.

Mr. Marquise read a letter from an abutter of the property, William Trainor, of 46 Brown Hill Rd. (See attached letter).

Mr. Bradie said that he feels as though Mr. Trainor did not know that there was a chemical company on the site previously. Also, he thinks that many of Mr. Trainor's concerns have been answered already.

Mr. Bradie was asked what his company made at the site and he explained that they made water treatments such as for air conditioners. The chemicals were all safe and non-toxic.

Mrs. Larrow asked how many employees will use the facility and Mr. Springsteen explained that he has one employee who will regularly use the site and himself occasionally. They are also looking to hire someone part-time.

Mr. Springsteen explained that the business is open Monday through Friday and the hours will be 8:00 am to 6:00 pm.

Mr. Springsteen was asked about the production areas in the building and explained where he will likely build a clean room and an isolation room. Mr. Springsteen further explained that they may utilize the garage and gave details regarding this Use.

Mr. Royce asked why the New London employees would not be moved to this location as they will have excess space that they will not be using. Mr. Springsteen explained his space in New London and said that it takes up a lot of room as they have a lot of very big instruments there.

Mrs. Brown asked about outside lighting. Mr. Springsteen said that there is a front light over the door and they are not adding any exterior lighting though they may change the fixture. Mr. White advised Mr. Springsteen that if they decide to change the fixture to tell Mr. Landry and explained that it will have to be down lit.

Mr. Marquise advised the Board that they should ask for an updated Plan to include all the items applicable. This should include showing where the existing lighting is located, the signage, etc. Mr. Marquise said that he has not seen sign-offs from the Fire Department or Conservation Commission. Mr. Landry explained that the Fire Chief will want to know the chemicals used, especially as there is alcohol. Mr. Marquise said he would also like a copy of the Materials Safety Data Sheets including a list of the chemicals used. Mr. Marquise further explained that the Board should ask for some type of commentary on all the items. Mr. White said to show the parking spaces and the turnaround area for the delivery trucks.

Mr. White told the applicants that the Hearing will be continued until the May 2<sup>nd</sup> Planning Meeting. Mr. White explained to the abutters that they will not be noticed regarding the next meeting as it is a continuation.

**PARCEL ID: 0132-0017-0000: SITE PLAN REVIEW; EXPAND EXISTING VACANT SPACE INTO A CONVENIENCE STORE; 474 ROUTE 11; SYLVIA KATSENES**

Mr. Marquise explained to the Board that the case has been heard previously and the Site Plan application was accepted as complete at that time. The time ran out before they came back so they reapplied. Mr. Marquise said that the new application was submitted in advance, fees were paid, abutters were notified and notices were sent and posted. Mr. Marquise continued that he believes all the Article V Site Plan Requirements are on the Plan and that the conditional requirements from the last hearing can be discussed during the merits. Mr. Marquise explained the conditions were: NH Department of Transportation (DOT) approval of the entry island in the front of the parking lot; clarification of the landscaping; Zoning Board approval of the Use; relocation of parking from the East side of the building; any signage in the island; delivery areas delineated; and, Department Head sign-offs. Mr. Marquise advised accepting the application as complete and discussing the conditions during the merits.

Donna Davis Larrow made a motion to accept the application as complete based on the previous hearing. Tanner Royce seconded the motion. The motion passed unanimously.

Joanna Galatas, owner of Pizza Market, presented the merits of the case. Ms. Galatas explained that the Pizza Market business uses approximately 1000 sq ft of the building and the other side is currently empty but she would like to put in a convenience store. Ms. Galatas explained that the building was previously a convenience store and she has a lot of the equipment for the store. She will not be expanding the Pizza business at all nor will have any more seating.



Mrs. Brown asked if the building will be expanded and Ms. Galatas explained that the building will not be expanded, they will use the current interior space. Mrs. Brown asked about the parking and Ms. Galatas said that the parking is already there and there is room on the site for parking for the store.

Mrs. Brown asked and Ms. Galatas confirmed that everyone will go in and out the same entrance for both businesses; there is a fire exit on the west side of the building and another door in the back. Mr. Landry said that ingress and egress would have to be approved by the Fire Chief and Ms. Galatas said she had gotten the Fire Chief sign off on the Plan. Ms. Galatas continued that she has the Fire Department, Police Department, Conservation Commission, and Water and Sewer sign-offs. Mr. Marquise confirmed that the Zoning Board approved the Variance for the convenience store.

Ms. Galatas explained that Elizabeth from DOT went to the property on Monday and she then sent an email of changes she would like made including moving the island back about 10'. Mr. White said that he was copied in the email and added that the alterations changed the previously approved drainage and added unapproved obstructions within a right of way. For a driveway permit, application for the alterations needs to be completed. Ms. Galatas explained that she has filed an application and gave details of the changes that she made to the driveway and parking area. Mr. White said that the email says that the previously approved drainage layout has to be reconstructed or a new proposal needs to be submitted for review. There was a discussion regarding the island and it being in the right of way.

Ms. Galatas said that she is not adding a sign in the island and explained the lighting she will be doing on the building which are hooded down lights. Ms. Galatas gave a brief description of what she will be doing for landscaping and explained she would be waiting until the weather is nicer. There was further discussion regarding the landscaping and lighting.

Mr. White asked about the parking on the site and Mr. Marquise said he counted twenty-seven but he was not sure about the two spaces on the East side of the property. Ms. Galatas explained that there is no parking on that side of the building and said she thought she had removed spaces to ensure enough space for deliveries. Mr. Marquise said that if the spaces indicated are removed the property would have twenty-four parking spaces and asked how many employees would be working at one time. Ms. Galatas explained that there are usually four cars and then the delivery drivers in and out and on a Friday night she would have seven to eight people working. Mr. Marquise explained that twenty-six spaces are needed for the property with the convenience store and suggested that Ms. Galatas had already taken a space out to get to the back and that she not remove any other spaces.

There was a discussion regarding the deliveries including the times, days, and location.

Mr. Royce asked about the hours for the businesses. Ms. Galatas explained that the business will be open seven days a week and that she will be expanding the hours of the pizza place so that will be open until 11:00 pm and the convenience store will open at 6:00 am and close at 11:00 pm. Mr. Landry asked if breakfast will be made at the pizza place and Ms. Galatas explained she will be utilizing her kitchen to make sandwiches but she will not be expanding the business and the tables will not be available in the mornings. No outside seating will be added.

Mr. White asked for further clarification regarding the landscaping and the difference from the original Site Plan approval. Ms. Galatas explained that she will be doing planting in the island and in the front of the first parking lot all along the bottom. Ms. Galatas gave a list of the plantings to the Planning Board and explained that she has instructed her landscaper to put the smaller bushes in. The island will be filled in with soil and some plantings in order to have the island more visible. Mr. White asked how many plantings will be on the site and said that he would like the area filled in and be a good height of around three feet or so and there should be no fewer than what is shown on the Plan and it can't be something that will only look good in the future. The intent is to plant something that does the job from day one and does not need to grow into something bigger.

Mr. Landry asked about dumpsters and it was confirmed that there are two dumpsters on the Plan. Mr. Landry said that he has had people with concerns about the five gallon pails stored in the back with grease or waste and Ms. Galatas confirmed that they have been removed.

Mr. Marquise said that his only concern is how to handle the State driveway permit and he thinks there should be DOT approval before the operation starts. The Board agreed that this should be a condition for approval.

There were no abutters at the meeting for comments and the Board had no further questions.

Donna Davis Larrow made a motion to approve the Site Plan conditioned on the DOT approval prior to opening the convenience store. Shane Hastings seconded the motion. The motion was approved unanimously.

**PARCEL ID: 0106-0021-0000: REVIEW NEW WALKWAY PLANS & TOPOGRAPHY CHANGES OF MORE THAN 12" IN ACCORDANCE WITH ARTICLE IV, SECTION 4:33-B-8-VII; 1250 ROUTE 11; HK SUNAPEE COVE, LLC.**

Mr. White asked and Mr. Marquise confirmed that this case is typically one that does not need approval; it just needs to come before the Planning Board. Mr. Marquise advised that after hearing the case the Board may decide that this warrants an amendment to the Site Plan as the scope of the Plan may warrant a review.

Doug Gamsby from CLD Engineers and Bob Batson from HallKeen Real Estate, the owner of HK Sunapee Cove, LLC, presented the case. Mr. Gamsby presented Plans of the changes to the Board. Mr. Gamsby explained that HK Sunapee Cove wants to install an ADA compliant walkway that will be 5' wide. The walkway would be from the two existing back entrances. They also want to install a patio that would come down from the existing brick walkway then another ADA compliant walkway from the patio down to the existing dock. They would like to install a new dock and a boat lift that would allow people in wheelchairs to access the boat. Mr. Batson explained that the intent is to provide waterfront access to their residents. Mr. White asked and Mr. Batson confirmed that this would be an amenity strictly for the residents of the facility.

Mr. White asked why Mr. Marquise felt that this application may trigger a review or amendment of the Site Plan. Mr. Marquise explained that when a Site Plan is created it contains all the changes to the Site. As the Site does not currently have a patio or the walkways, these are changes that are occurring on the Site. There will be a change to the lot coverage, also in a Site Plan Review, the Departments review the applications, and furthermore there will be changes that will be done within 50' of the water. Mr. Marquise explained that he therefore recommends amending the Site Plan to include these changes.

There was a discussion regarding the existing walkway and the changes that they want to do to the Site. Mr. Gamsby explained that they have applied for a Shoreland permit and should be getting it within the next two weeks.

Mr. White asked the Board for their feelings regarding this application needing an amendment of the Site Plan. Mrs. Larrow asked if the Board does a Site Plan Amendment what they would be looking at specifically. Mr. Marquise said one concern may be how the changes would affect the Fire Department's ability to get around the building. Mr. White said that he has concerns regarding the Town officials being able to look at the Plan.

Mr. Landry explained that the applicants need a Variance on the width of the walkway. The Zoning Board hearing will be May 9<sup>th</sup> which means that if the applicants were to go to the Planning Board meeting on May 2<sup>nd</sup> it would not affect their process and they would also have their Shoreland approval. There was a discussion regarding the need of a full size Site Plan with the overlay of the project for the May 2<sup>nd</sup> meeting. The Board agreed that the applicants should apply for an amendment for their Site Plan.

## **OLD BUSINESS**

Mr. Landry gave an update to the Board regarding the Pleasant Acres Property Maintenance property on Route 11. Mr. Landry explained that the Planning Board required a 25' buffer of green space and there is a 27' to 28' buffer, however, there is nothing green in the space. The lot line is all hardwood and there are no evergreens. The Planning Board allowed the owner, Matt McClay, to go in and clean up all the dead wood and vegetation which therefore opened the space up more. Mr. Landry suggested asking Mr. McClay to plant some evergreens that may hide the site more. Mr. Landry further explained that Mr. McClay purchased a building that was a few feet larger than what was approved on the Site Plan. Instead of putting it vertically to the lot, he turned it around and put it horizontally. Mr. Landry said that he does not believe that Mr. McClay has cleared two acres but if he has it is the maximum that he has cleared. Mr. McClay is allowed to clear up to 100,000 sq ft, which is over two acres. Mr. Landry continued that the Board had allowed Mr. McClay seventeen parking spaces parallel to Route 11, right along the border. Mr. Hastings said that the only place he would really want something planted is in front of the building to screen it better but he does not have an issue with the vehicles. The Board agreed that they would like this request to be made to Mr. McClay.

Mr. White asked Mr. Landry if he had ever checked Bob Bell's driveway retaining wall as it is over 42" and wondered if there were setbacks. Mr. Landry explained that the driveway is all part of the State right of way and he had received permission to build the driveway.

Mr. White asked Mr. Landry regarding the property on Edgemont Rd where all the boats are stored. Mr. Landry said that the boats have always been stored on the property. Mr. White said that the boats were stored in the building, not on the property. There is nothing on file that says what was stored on the property in the past. Mr. White said that this is the first year he has seen that many boats. Mr. Landry said that he could send a letter to the owner or invite him to the Planning Board to discuss the intent of the property. There was further discussion regarding the ownership and Usage of the property. It was determined that Mr. Landry will speak to the owner regarding the Usage of the property and perhaps getting a Statement of Property Usage.

Mr. Marquise told the Board about an upcoming Planning and Zoning conference.

Charlotte Brown made a motion to adjourn the meeting at 10:14pm. Shane Hastings seconded the motion. The motion passed unanimously.

Respectfully submitted,

Melissa Pollari

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Bruce Jennings, Chairman

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Peter White

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Erin Andersen

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Donna Davis Larrow

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Robert Stanley

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Kurt Markarian

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Shane Hastings, ex-officio member

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Emma Smith, ex-officio alternate member