

Planning Board
Town of Washington

June 7, 2011

0.0 Assembly at 6:40PM:

Members Present: Lynn Cook, Jim , Tom Marshall,
Nan Schwartz, Lionel Chute, Jim Crandall

Alternates Present: Michelle Dagesse, Steve Terani

Members and Alternates Absent: Bill Cole

Visitors: Jean Kluk, Tom Piper

1.0 Minutes: Chute moved to approve the minutes of May 3, 2011 meeting, May 13, 2011 working meeting, May 19, 2011 working meeting, Crandall seconded the motion, all voted in favor.

2.0 Driveway permits:

2.1 None

3.0 Mergers:

3.1 Jim & Carolyn Russell, 707 Ashuelot Dr., TM 14-02 and TM 14-46, deeds provided, fee paid. The Russell's are merging their two properties across Ashuelot Drive. Marshall made a motion to approve the merger, which will become TM 14-02, Chute seconded the motion, all voted in favor. Schwartz will send the form to the registry of deeds.

4.0 Old Business:

4.1 Eccardt Farm, Inc, Lot line Adjustment for TM 13-025 and 13-026, approved at the previous hearing, Schwartz will

bring to the registry of deeds after Mellen makes the requested change and provides us with the mylar copies.

4.2 Laurie and Allan Dube, Lovell Mt. Road, sign permit application for three existing signs for their business, Lovell Mountain Gardens. They have signs at East Washington Road and Rt.31 intersection, The intersection of East Washington Road and Lovell Mountain Road and at their property. We discussed conditions for approval. Crandall made a motion to approve the sign on their property and the sign at the intersection of East Washington Road and Lovell Mountain Road , Marshall seconded, all voted in favor. We decided to table the sign on Rt. 31 South and do some research into distances and state DOT rules for signs.

4.3 Lot Assessment progress report and site visit discussion – Schwartz said that all of the information has been gathered on the LAE lots and it is time to schedule a site visit. She suggested June 18th, Saturday at 9AM. We will do 2 hours or so and see how far we get through the list. We will meet at the Town Hall and carpool from there after discussing how we will proceed. Schwartz will coordinate with the Conservation Commission and let everyone know by email that the

date and time are set. She will also put up notices at PO and Town Hall.

4.4 Subdivision Regulations update– Schwartz kept this on the agenda but it will be continued to next month.

4.5 Cell tower discussion – Marshall reported that a representative from SBA Communications came to speak with the Selectmen last week. They are possibly looking at erecting a cell tower on the Town Garage/ Recycling Center property. They will keep us informed if there is more contact or discussion with them.

5.0 New Business:

5.1 Eccardt Farm, sign permit application – We looked through the list of signs they provided with their application and crossed off those that were temporary in nature and not needing a permit. That left 3 on the list. Discussion about the Eccardt Farm sign near the silo that was indicated to be 4 feet by 4 feet. We will let them know that it is oversized but approved, if it has to be replaced in the future they will have to conform to the size restriction in the LUO. Crandall made a motion to approve with the stated conditions, Schwartz seconded, all voted in favor.

5.2 Bob Fraser, Sr., TM 15-90, 1035 Millen Pond Road, sign permit application – We looked over the application for

Bob's existing sign. It meets all the conditions in the LUO. Marshall made a motion to approve, Chute seconded, all voted in favor.

- 5.3** Rick Niven, TM 17-015, sign permit application – The application is for 2 existing signs on his property on Rt. 31 south. Both signs are oversized as per the LUO but have been in existence since 1973 and 1954. We decided to approve with conditions that if the signs need replacing in the future they will have to be replaced with signs that conform to the LUO. Marshall made a motion to approve, Schwartz seconded, all voted in favor.
- 5.4** Naylor, 928 Valley Rd., sign permit application – After discussion about the location and anchoring we decided to table the signs and do some research into distances and state DOT rules for signs.
- 5.5** Iadonisi, TM 8-4, 1227 Halfmoon Pond Rd., business permit application, In response to the letter he received from us, Lou let us know that he is not doing business out of his home and doesn't take a tax deduction for office space there. He is running any business out of his son's home in Hillsboro. We agreed that he doesn't need to apply for a business permit at this time.
- 5.6** Weldon, TM 23-43, 2093 East Washington Rd., business permit application – We looked at the

paperwork provided and will provide him with further application requirements. Michelle will start a folder for his application materials.

- 5.7** Tim Piper, 1406 Valley Road, provided us with a business permit application and sign permit application. He told us about his contracting business and sign need. We discussed his plan for a sign on his property and it met all the conditions in the LUO. Schwartz made a motion to approve, Crandall seconded, all voted in favor. The business permit will be taken up at a later date, Michelle will start a folder for his application materials and we will provide him with further application requirements.

6.0 Communications:

- 6.1** Notice of Intent to Cut, TM 1-1, Rt. 31 North, Sagglyn - Filed
- 6.2** Invitation from UVLSRPC for Annual Dinner Meeting - Filed
- 6.3** Notice of balloon field test, Stoddard - Filed
- 6.4** Notice of ZBA meeting, Stoddard, cell tower - Filed
- 6.5** Copy of Standard Dredge and Fill application, Feeney, TM 11-48, Millen Pond Road - Filed
- 6.6** Copy of executed business permit for Tom McClure, Washington General Store - Filed
- 6.7** Call from David Kohn, electrician, stating he is no longer operating a business in town - Filed
- 6.8** Notice of Intent to Cut, TM 19-24, King St. Hertel (see also 2.1) -Filed

7.0 Adjournment: Meeting date - next Planning Board meeting, July 5, 2011, at 6:30PM. Crandall motioned to adjourn at 9:00PM. Marshall seconded, all voted in favor.