



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Approved Planning Board Minutes

Wednesday, February 17, 2016

7:00pm @ Community Development Department

Alan Carpenter, Chairman - Present
Kristi St. Laurent, Member – Arrived @ 7:10pm
Margaret Crisler, Member - Present
Joel Desilets, Selectman – Arrived @ 7:16pm
Kathleen DiFruscia, Alternate - Excused
Ross McLeod, Alt Selectmen - Excused

Paul Gosselin, Vice-Chairman - Excused
Dan Guttman, Member - Present
Ruth Ellen Post, Member - Present
Gabe Toubia, Alternate - Excused
Matthew Rounds, Alternate - Present

Staff:

Laura Scott, Director of Community Development
Suzanne Whiteford, Minute Taker

Call to Order/Attendance/Pledge of Allegiance

Mr. Rounds seated for Mr. Gosselin

Case 2016-1 read into the record by Mr. Rounds

Public Hearing

Case 2016-1 Minor Site Plan/Change of Use Application for 85 Range Road (17-G-40)

A Minor Site Plan Application has been submitted for 85 Range Road (17-G-40), located in the Gateway Commercial District. The applicant, Jon Howarth, on behalf of the property owner, Alexander Ray, is proposing to use the existing vacant building as an office and warehousing space for his business – Access Tent LLC. There are no changes proposed for the site or the exterior of the building. A wall sign and freestanding sign are being proposed. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan & the application will be heard as a Preliminary Major Site Plan Application

Motion by Mr. Rounds to open Case 2016-1 as a Minor Site Plan/Change of Use Application for 85 Range Road (17-G-40)

Second by Ms. Post

Vote 5-0-0

Motion carries

Case 2016-1 reviewed by Ms. Scott

Case 2016-1 Opened to the public for comment

Carol Higgins, 6 Robin Hood Rd, abutter. Ms. Higgins asked for clarification of the intended change. Chairman Carpenter explained the application to Ms. Higgins. Ms. Higgins had no further questions.

Motion by Mr. Guttman to Approve Case 2016-1 as a Minor Site Plan/Change of Use for 85 Range Road (17-G-40) as submitted.

Second by Ms. Post

Ms. Post asked about how many trucks and what are the size of trucks that will be on the site.

The applicant Mr. Howarth explained there are limited amount of trucks, that are gone during the day and parked inside after 5pm.

Vote 6-0-1, Mr. Desilets abstained as he just arrived

Motion by Mr. Guttman to approve the minutes as amended for January 6, 2016

Second by Mr. Rounds

Vote 5-0-2, Ms. Crisler and Mr. Desilets abstained

Motion carries

Motion by Mr. Guttman to approve the minutes as amended for January 13, 2016

Second by Mr. Rounds

Vote 6-0-1, Mr. Desilets abstained

Motion Carries

Motion by Ms. Crisler to approve the minutes as amended for January 20, 2016

Second by Mr. Guttman

Vote 5-0-2, Chairman Carpenter and Mr. Desilets abstained

Motion carries

Motion by Mr. Rounds to approve the minutes as amended for January 27, 2016

Second by Mr. Guttman

Vote 4-0-3, Ms. St. Laurent, Ms. Crisler, and Mr. Guttman abstained

Motion carries

Motion Mr. Guttman to approve the minutes for the minutes of January 30, 2016 as amended

Second by Mr. Rounds

Vote 5-0-2

Motion carries

Design Review Regulation Workshop for the Site Plan Regulations and Design.

The Board reviewed edits for the Site Plan Regulations and Design Review Regulations that were submitted by the subcommittee. The first review of edits was about adding the language of Market Square overlay to the district sections. There was discussion on the edits made to page 4 with regards to signage and sprawl. Chairman Carpenter tabled page 4 edits. Ms. Scott noted the suggested edits for page 21.

Ms. Scott will make suggested edits and send the Design Review and Site Plan Regulations to public hearing for the March 16, 2016 meeting.

Motion by Mr. Guttman to send Design Review and Site Plan Regulation Chapter for Public Hearing as amended.

Second by Ms. Crisler

Vote 7-0-0

Motion carries

It was mentioned that the September 30, 2015 minutes were approved with an error.

Motion by Mr. Desilets to reconsider the approved minutes of September 30, 2015

Second by Mr. Guttman

Vote 6-0-1, Mr. Rounds abstained
Motion carries

Motion by Mr. Guttman to approve September 30, 2015 minutes as amended
Second Mr. Desilets
Vote 6-0-1, Mr. Rounds abstained
Motion carries

2015 Master Plan Phase I Workshop – Vision & Goals Chapter

- Planning Board members reviewed the edited version of the Vision & Goals Chapter provided by Chairman Carpenter
- Chairman Carpenter will consider edit suggestions and email an updated version with edits to the Planning Board members for review.
- Scheduled for review at next scheduled meeting on February 24, 2016

Motion by Mr. Guttman to adjourn
Second by Mr. Rounds
Vote 7-0-0
Meeting adjourned at 9:07pm