

PLANNING BOARD MINUTES
March 22, 2017

APPROVED as amended & clarified:

4/12/17__jrl_____

AGENDA: CONTINUED 17MSPR01, MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN
QUINCHIA, 293 W. Shore Road, #104-001
PCC: STEPHEN HANSER, 1635 Summer St., #221-010
ELECT OFFICERS
WORKSHOP – DISCUSS AND ASSIGN PRIORITIES

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite, Dan Paradis. Elizabeth Seeler

ABSENT: -----

OTHER: Scott Lacroix (Land Use Officer, public)

The meeting opened at 7:03p.m.

MINUTES OF MARCH 8, 2017

The following amendments and clarifications were made:

Page 1, Mayhew Program, 2nd paragraph, 3rd line, delete “is”. 6th line, following “optimizers” insert “(a device that improves panel performance)”. 3rd paragraph, last line, following “10%” insert “of the tennis court”. Page 2, 4th paragraph, 5th line, following “should” insert “base orientation on true north rather than magnetic north and should” and replace “quality” with “output”. Paragraph 5, 2nd line, replace “16%” with “16 degrees”. 6th paragraph, delete the first sentence. 7th line, following “reapply” add “for Eversource and PUC. 8th line, following “Plan B” insert “because one array will shade the other especially in winter.” Last paragraph, 1st line, following “visual” insert “impact” and replace “enforced” with “reinforced”. Page 3, John Palmer 4th line, replace “be” with “by”. Minutes, 2nd line, replace “exception” with “abstention”.

C. Dingman made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with one abstention.

17MSPR01, CONTINUED MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN QUINCHIA

Mr. Quinchia explained that Alan Barnard volunteered to re-do the plan which corrects the abutters, removal of the surveyor stamp, etc. and updated the plan as requested. The new plan was looked at and Mr. Quinchia stated that the array (Plan B) covers 56' x 25'. The front has 34 panels and the back array has 32. The two arrays will be 9' high allowing 1' off the ground for snow.

Mr. Dingman asked clarification that everything on the new plans is accurate and was told that it is. Mr. Paradis asked about the changes and Mr. Quinchia answered that it is further from the line of site and shows the elevation change. Their proposed plantings allows for the 9'. They have met with the abutters who now seem satisfied.

Maureen Basaga, abutter stated that this plan is a big improvement.

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MAYHEW continued:

There were no further comments from the audience or Board.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE SITE PLAN AS PRESENTED ON THE NEW PLAN. The motion CARRIED and the plan and Notice of Decision were signed.

PCC: STEPHEN HANSER

Ms. DeStefano explained that a PCC is not binding for either the applicant or the Board, etc.

Mr. Hanser is asking for a Minor Site Plan in order to have a Fitness Center in his garage. There are no changes except for parking and there is plenty of room for this. The property had changed to Residential and he would now like to go back to Commercial. The property is in the Corridor Commercial Zone and the Board determined that the use would come under Personal Service which allowed. The secretary presented the old Site Plan for the property which had parking for 35 vehicles. Mr. Favorite asked about signs and Mr. Hanser stated that Kendra (from the Fitness Center) will apply for a sign permit.

E. Seeler made a MOTION, second by D. Paradis, to ACCEPT THE REQUEST FOR A MINOR SITE PLAN. The motion CARRIED.

NEW ALTERNATE:

The Board has a new alternate, Brian Howe, and he was introduced and welcomed.

BEN LAROCHE, FIRE CHIEF

Chief Laroche had come in to question 4.21 in the Zoning Ordinance (page 32). He explained that the only thing needed is the State Fire Code as the 101 Life Safety Code, 1985 and the State Building Code fall within the State Fire Code.

Mr. Favorite questioned non-profits and Federal buildings and the need to follow this and Chief Laroche answered that it is all under the State Fire Code.

Ms. DeStefano explained that the Board will look into this but the change cannot happen until the 2018 town vote.

WORKSHOP:

Zoning Ordinance list:

Ms. DeStefano explained that all of the list on page one has been done (left for historical tracing) except the last one (Wetlands Overlay) which Mr. Dingman was going to check on. Mr. Dingman stated that this was approved in 2016.

WORKSHOP, ZONING LIST continued:

Page 2: The first one is dealing with Parking and we moved the Parking from the Zoning Ordinance to The Subdivision/Site Plan Regulations in 2016. Lot Coverage by Impervious Cover is to be referred to the Conservation Commission and Mr. Dingman will see that they are aware of this. Next is to address solar panels /alternate energy and Dan Paradis has begun work on this. Home Occupation will be researched by Betty Seeler. The New Accessory Dwelling Unit (ADU) law will be researched by Steve Favorite. Clay Dingman will look at animated signs and Denice DeStefano will do Building Height and the Fire issue that Chief Laroche brought up tonight. Mr. Lacroix stated that the Revised Specs for town roads may be ready to present in April.

Site Plan/Subdivision:

Scott Lacroix will look into the changes for Enforcement and also on 8.A3C Parking for a residence. The Board felt that "buffer" needs to be added to the checklist. Christina Goodwin has the Masters of our forms along with legal fees. Mr. Lacroix stated that we need a time limit for "discontinued use". The Board looked into this and felt that it comes under "Abandonment". The time limit may be found on page 25 of the Zoning Ordinance, Article IV, 4.12.B3. Mr. Lacroix is to check with Ms. Goodwin to see if this covers what she needs for this.

Mr. Favorite asked about abandoned vehicles and Mr. Lacroix stated that the new Health Ordinance covers them. Ms. DeStefano explained the process of getting all Zoning Amendments (voted on by ballot) and amendments to Site Plan/Subdivision (Public hearing only) for Mr. Howe's benefit. Mr. Favorite asked Mr. Howe if there is anything that he feels needs to be addressed. Mr. Howe answered that building codes are needed. The Board explained that we have tried to get them approved twice before.

Mr. Dingman asked about the distillery meeting and Ms. DeStefano stated that a meeting with the Planning Board, Economic Development Committee, and the Selectmen has not been set yet.

COMMUNICATIONS: -----

REPORTS:

HDC = They are to meet in April.

SELECTMEN = Mr. Manganiello stated that the combined meeting cannot be held on April 26 and Mr. Coates (Town Administrator) is to get back to the secretary for this. At town meeting, money for a part-time Planner was voted in; this person to help Mr. Lacroix and Ms. Laferriere. Mr. Curtis mentioned that they used a district Planner where he used to live. Ms. DeStefano stated that this was looked into but the district Planner requires \$70.00 an hour. Mr. Lacroix doesn't have the time to do all that is needed.

CIP = They met last night. The new officers' vote was put off until April as both nominees were not in attendance. Mr. Paradis added that it was good to see that Capital Reserve accounts are finally being accepted. Visits will be made to the Police and Fire Stations.

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REPORTS continued:

LAND USE = Mr. Lacroix mentioned that Auto Trends has paved what was a green section. The power is back on at the Beech Street apartments. There is a bed bug issue downtown that he is dealing with.

OTHER: Ms. Goodwin and Ms. Laferriere are to correct the housekeeping items to reflect what was voted in.

Mr. Favorite mentioned that Mike Vermouth's kayak's is back in business.

ELECTION: E. Seeler made a motion, second by S. Favorite, to elect the same slate: Denice DeStefano as Chairman and Clay Dingman as Vice Chair. The motion carried.

NEXT MEETING: The next meeting will be held April 12, 2017 at 7:00p.m. Ms. DeStefano will be away. We have the Minor Site Plan for Stephen Hanser scheduled.

With no other business before the Board, C. Dingman made a motion, second by P. Manganiello, to adjourn at 8:30p.m.

Respectfully submitted,
Jan Laferriere, recording secretary
Land Use Assistant