

PLANNING BOARD MINUTES

January 8, 2014

**APPROVED as amended & clarified:**

**1/22/14\_jrl\_\_\_\_\_**

AGENDA: PUBLIC HEARING FOR PROPOSED 2013 ZONING AMENDMENTS,  
Nano breweries, 101 Life Safety Code

PCC: JEFF SHACKETT, 256 West Shore Rd., #104-177

CONT. MINOR SITE PLAN: ANSON & GENEVIEVE SMITH,  
16 Central St., #114-122

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Clay Dingman,  
Elizabeth Seeler, Steve Favorite (alternate)

ABSENT: Joe Denning (Sel. Rep., excused)

OTHER: Jeff and John Shackett, Michael Capone (Town Administrator)

The meeting opened at 7:00 p.m. Alternate Steve Favorite sat in for the empty member positions.

PCC: JEFF SHACKETT

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board and she advised that no monetary transactions take place based on what is said, though the Board will give their best information subject to what is presented.

Mr. Shackett stated that he came in via a letter of request. He stated that he does rent office space to a gentleman who deals with the sale of vehicles. The gentleman did place a couple of vehicles (to sell) in the lot across the street after Mr. Shackett closed his store for the winter. When Mr. Shackett learned of this, he told his tenant that this is not allowed. He questioned whether there was a problem with the office. The Board felt that the office is grandfathered but auto sales is not allowed in the Lake District. Ms. DeStefano read the description of Sales from the Zoning Ordinance (which addresses this). Mr. Shackett then asked if he could sell something that is his personally and was told that he could. He was then thanked for coming in.

CONTINUED MINOR SITE PLAN: ANSON SMITH

As Mr. Smith had not arrived, the Chairman held this until later in the evening.

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PUBLIC HEARING FOR PROPOSED ZONING AMENDMENTS:

#1. Ms. DeStefano read this proposal which is to add NANO BREWERY to the Definitions. Mr. Paradis stated that the definition is based on that of the State. A discussion followed as to having to change all of the numbers.

C. Dingman made a MOTION, second by E. Seeler, to MOVE PROPOSAL #1 TO THE MARCH BALLOT. The motion CARRIED.

#2. Ms. DeStefano read proposal #2 which will add nano breweries to allowed districts. It was explained that the Board determined to leave it from just 3 districts.

C. Dingman made a MOTION, second by E. Seeler, to MOVE PROPOSAL #2 TO THE MARCH BALLOT. The motion CARRIED.

#3. Ms. DeStefano read proposal #3 in which the Fire Chief suggested that the 101 Life Safety Code be placed. It was noted that this will remain as Section 4.21.

C. Dingman made a MOTION, second by E. Seeler, to MOVE PROPOSAL #3 TO THE MARCH BALLOT. The motion CARRIED.

Ms. DeStefano will now send these to Attorney Waugh for his input before they are to go to the ballot.

MINUTES OF DECEMBER 11, 2013.

The following amendments and clarifications were made:

Page 1, Agenda: it was suggested that the location of the property in question for a PCC be listed. Added to "PCC: TERRY ADAMS" is "S. Main St., #114-139" and to "PCC: ELIZABETH SEELER" IS "Danforth Brook Rd., #223-071". In the last paragraph, 6<sup>th</sup> line, delete "pitch" and replace with "height of the eaves."

Page 2, last paragraph, following "PCC: TERRY ADAMS" add "#114-139".

Page 3, first paragraph, following "PCC: ELIZABETH SEELER" add "#223-071". First line, replace "building" with "section of 66 Danforth Brook Rd." and following "4 employees" insert "she would like to rent the 40' x 60' side to another business." Fourth line, following "available" change "to the sides of the two buildings." to read "on the side and the back of the building." Sixth line, delete "a wall" and replace with "an additional egress door.", delete "along with separate meters for electricity.", and before "2" insert "another electrical meter.". Second paragraph, 2<sup>nd</sup> line, change "sites" to "site". 5<sup>th</sup> line, following "building" insert "at 88 Danforth Brook Rd.".

Page 4, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, replace "us" with "use".

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MINUTES OF DECEMBER 11, 2013 continued:

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

ARCHITECTURAL STANDARDS: Ms. DeStefano asked Mr. Dingman if he had made the suggested changes yet. Mr. Dingman stated that he is making the changes and we can address them after Ms. DeStefano gets back from vacation.

COMMUNICATIONS: There was DES correspondence regarding an SVE System Soil Sampling for Freudenberg NOK and the Jan./Feb. 2014 edition of the Town & City magazine.

REPORTS:

HDC: Mr. Dingman stated that they are to meet next week to update their projects.

SELECTMEN: Mr. Capone stated that Mr. Smith is scheduled to come before the Select Board tomorrow night and he has given the Board background material in regard to their permission for parking in this and similar situations. The Board has asked that Mr. Smith come to them with only one plan.

Mr. Capone continued by saying that the Selectmen are working on finishing up the proposed budget. He added that, as the Planning Board is behind in what was expected for the Master Plan, they have pulled the funds for the Master Plan for the coming year but have encumbered the previous amount not yet spent.

Mr. Capone received a draft of LRPC's road plan. Mike Izard (LRPC) is to come to speak with the Planning Board on 1/22/14.

Mr. Dingman stated that Mr. Izard has expressed interest in bidding on the Master Plan Historic Section re-write.

A discussion followed concerning the Fred Fuller delivery problem (the Fire Dept. ran out and the contract with Fuller states that we are not allowed to go to another firm).

CIP: Mr. Capone does not believe that the CIP has been invited back to the Budget committee as yet. This will probably be done in February. Ms. Seeler asked the date of the Budget hearing and was told that it will probably be by 2/3/14 (though the warrant deadline is 2/4/14) or 2/10/14.

CONTINUED MINOR SITE PLAN: ANSON SMITH

E. Seeler made a MOTION, second by C. Dingman, to CONTINUE THE MINOR SITE PLAN FOR ANSON & GENEVIEVE SMITH TO FEBRUARY 12, 2014. The motion CARRIED.

NEXT MEETING: Ms. DeStefano stated that she will be away for this meeting and that Mr. Paradis will Chair. Mike Izard, LRPC, will be present to report on the results of our survey.

The meeting adjourned at 7:45 p.m. Respectfully submitted, Jan Laferriere, recording sec.