

PLANNING BOARD MINUTES

March 26, 2014

APPROVED:

AGENDA: ELECTION OF OFFICERS

PCC: BILL & CHRISTINE COX, Winter St., #114-039

PCC: ZAREMBA PROGRAM DEVELOPMENT LLC/FRED'S AUTO,
215 Lake St., #112-001

PCC: JOHN SELLERS, 39 Briar Hill Rd., #222-005

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Joe Denning (Sel. Rep.), Clay Dingman, Elizabeth Seeler, Steve Favorite

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Sandra Heaney (Historic District/Conservation Commission), public

The meeting opened at 7:00 p.m. with a quorum. Ms. DeStefano checked to be certain that all applicants for a PCC were present and then explained that a PCC is not binding on either the Board or the applicant and advised that no money be spent based on what is discussed this evening.

PCC: BILL AND CHRISTINE COX

Mr. Cox explained that they live at 81 Winter St. and are grandfathered for two primary residences on the property. They wish to replace the larger one with new which is to be 6' longer but in the same location. They have town water and sewer. The new residence will be 56' x 28', a one-story.

Ms. DeStefano asked the district and was told it is Village Residential. Mr. Dingman asked if it is the same footprint and was told that it is a little larger. Mr. Paradis explained that we usually look to see if it would be able to be subdivided in the future. Ms. DeStefano asked the uses of the buildings and was told that they are both residences. Mr. Denning asked if there is any reason that the Board could not do this. Both Ms. DeStefano and Mr. Paradis felt that there is not. Mr. Dingman how far the new building would be from the setbacks and was told that it would be way back from them. Ms. DeStefano told them that they will need to come into the town office for a building permit and anything else that they will require.

PCC: ZAREMBA PROGRAM DEVELOPMENT LLC/FRED'S AUTO

Attorney John H. Sokul Jr. introduced himself and then Erin R. Lambert, Civil Engineer on the project, Fred Schneider, owner of the property, and Kevin French, surveyor. Atty. Sokul gave out copies of Fred's Auto layout.

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ZAREMBA PCC continued:

Mr. Schneider explained the various areas, the number of employees and the functions. He stated that there are 2 mechanics in the Service Dept. There is a Detail person, Betsy Schneider, and a secretary. He mentioned that 20 cars could be stored in the Service Dept. and not interfere with the work. There are 4 seats in the waiting room and 3 bathrooms. There are 3 offices in back of the showroom. The Body Shop has 2 employees and could hold 7 more cars.

As this is a PCC and the Board has not had time to study this, they felt that they would do their best to answer how many parking spots are necessary. Mr. Paradis asked if the diagram presented is to scale and was told that it isn't but the sq. ft. figures and breakdown are listed accurately. Mr. Schneider stated that they needed that size for the Ford dealership but that is no longer the case. The Board began to try to calculate what is needed and Atty. Sokul stated that there is no definition of retail sales. Most of what is listed in the Ordinance does not fit. Ms. DeStefano felt that some falls under Sales Room but Atty. Sokul stated that there is no requirement for that. Ms. Seeler asked Mr. Schneider how many he feels he would need. Atty. Sokul stated 39 and Mr. Schneider felt that he would need even less.

A discussion was held about the Body Shop in the back and the Board was told that they work on 1 or 2 cars with the other 5 waiting. No customers are allowed beyond the waiting room. Mr. Paradis asked the number needed and Mr. Schneider felt that he would need 10-12 outside plus the inside and 15 for display (outside). Ms. DeStefano interpreted that the need would be 30-35.

Ms. Seeler asked about deliveries. Mr. Schneider answered that the lot needs better management and they will clean it up. Customers will park in front and on the right side of the building. Deliveries will also be on the right side. Ms. Seeler then asked about curb cuts and Mr. Paradis asked about where the employees are to park. Mr. Schneider stated that they will park to the back on the left side. He intends to repave and will have signs denoting parking areas. He also intends on repainting the building.

Mr. Favorite asked where they will put snow. Mr. Schneider answered that it will probably go over the bank just like the State does, though he may not need to go that far. Mr. Paradis stated that the Board is sympathetic to a reasonable amount of parking for businesses. Mr. Dingman asked the location of the spaces again and Ms. Lambert pointed out 15 regular and 15 displays for a total of 30. All are to be 10' x 20'. Mr. Dingman thought that 2 may be in the wetland setback. Ms. Seeler asked why they want to ask for a decrease in spaces if they can get 30 at 10' x 20'. Mr. Paradis stated that the Board also must look to the future, which may require more. Atty. Sokul stated that the display area is not counted. They would prefer to ask for a decrease from 40 to 15 spaces instead of 80 to 15.

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ZAREMBA PCC continued:

Mr. Paradis asked about the office and Atty. Sokul answered somewhere between 40 and 80 and Ms. Lambert felt 52. Atty. Sokul stated that Service areas are 1 space for 150 sq. ft. Ms. Lambert added 3 spaces for 1 car to be painted. Atty. Sokul reminded everyone that no customers are in any of those areas. Ms. DeStefano felt that 11 spaces would be needed for someone new and Mr. Schneider stated that he plans to retire in 10 years and would remove the extras areas added on and re-do the original building which would allow plenty of spaces.

Ms. Seeler stated that, as she understands it, they need 39 but would really like 25 or 30. Mr. Schneider stated that the showroom (where he and Betsy park) is cold storage. Atty. Sokul asked about what would be needed after he sells and Mr. Schneider felt that they would have 3 display spaces.

Attorney Sokul asked for some consensus from the Board. Ms. DeStefano felt that the Board must look at the future and a viable plan for that. Mr. Schneider felt that 30 spaces would be enough. A discussion followed. Mr. Schneider stated that they need 30 but they can store 20 inside, if needed.

Tom McGowan, NANA, mentioned his concern of traffic flow on Lake St. being added by the new business proposed. Ms. DeStefano explained that will be an issue for Site Plan which they will still need to go through. Andy O'Hara, abutter, mentioned the statement about the State dumping snow in the wetland and said that he will speak with them. Everyone was then thanked for coming in.

PCC: JOHN SELLERS

Mr. Seller stated that he owns property at 39 Briar Hill Road, which he bought in 2010. Part of it is in Village Residential and part in Rural. He would like it all to be Rural. He has a 30' opening to get back to the rear half of the property. Most is all hill and he would like to do some hobby farming. He feels it would be better to have the whole property as one district.

Ms. Seeler stated that, when the districts were drawn, they did not go by lots but by straight lines. Ms. DeStefano stated that the earliest it could be done would be next March as it has to go to the voters. Mr. Dingman asked what he specifically would like to do. Mr. Sellers answered that it would not be right now but later on he would like to do some hobby farming – maybe sheep, cattle, a vegetable stand. Ms. Seeler read from page 18 of the Zoning Ordinance as to Farm Animals and what is allowed with that much land. The Board felt that he was already covered for what he would like to do and he was thanked for coming in.

PARKING ON THE PETRINI PROPERTY, Summer Street

Sandra Heaney and Woody Miller had come in to ask what could be done about this situation. Ms. Heaney stated that, 12 years ago, there was random parking for a tenant with a cane. Since, there has been more and more parking in front of that building. It has been randomly paved and has no permits from either DOT or the town. Mr. Miller added that there is no curb cut there and they drive over the sidewalk. The area has been continuously growing including blocking Mr. Miller's driveway at times.

Ms. Seeler, who is an abutter to Mr. Miller, stated that, years ago, there were 2 spaces there for the hairdresser. Ms. Heaney added that DOT is fine with the 2 spaces if they were to come to them for a permit. They would even do a curb cut. She is questioning if they should even be there. Mr. Dingman, also an abutter to this property, stated that they have paved to the setback. The secretary presented the Site plan of Mr. Miller in which he was to get with Mr. Petrini about these 2 spaces and the entrance was to be from Mr. Miller's driveway, and be 2 paved spaces parallel to Summer Street. Mr. Miller stated that Mr. Petrini would not agree to it as he didn't like the possibility of a drainage problem. The secretary stated that this should have highlighted the need of an adjustment to Mr. Miller's Site Plan.

Ms. Heaney felt that Mr. Petrini should be held to the same standards as all do. She added that it is not an ADA building. Mr. Miller said that the front is always full and the snow has even been pushed to his lawn.

The Board looked at the Site Plan for Mr. Miller showing this as a paved area for 2 spaces. Ms. DeStefano felt that Mr. Miller needs to amend his Site Plan. Michael Capone, the Town Administrator, stated that he will talk to legal counsel, as well.

MINUTES OF FEBRUARY 26, 2014:

S. Favorite made a motion, second by J. Denning, to approve the minutes as read. The motion carried.

ELECTION OF OFFICERS:

E. Seeler made a motion, second by S. Favorite, to elect Denice DeStefano as Chairman and Dan Paradis as Vice Chair. The motion carried and the positions were accepted.

CONDITIONAL USE PERMIT:

Ms. DeStefano explained that she instructed the secretary and Ms. Goodwin (Assessing) to use this form as is for Ms. Parker, in the interest of time, even though the Board had not approved it as yet. She had asked the secretary and Mr. Paradis to look at it for anything that they felt might be missing beforehand. The Board looked at the form and approved it.

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CONDITIONAL USE PERMIT continued:

Mr. Favorite stated that we allow signs to be lit downward, to be lit up to the sign and to be lit inside. He feels that Ms. Parker is asking for signs lit inside.

REPORTS:

Historic District Commission = Mr. Dingman explained that they did not meet this month but will meet in April.

Selectmen = Mr. Denning stated that they are reorganizing and will determine the representatives to the various Board at this Thursday's meeting. He feels that we had a successful town meeting and he is in his last year. A high priority is to be to fill the hole by the Water Street bridge for safer access to the old railroad station and the proposed multi-use path. Mr. Denning does not know yet if he will remain as the representative to the Planning Board but expressed that he has enjoyed his time with us.

Capital Improvements Plan Committee = Mr. Paradis stated that Dave Hill has been elected as Chairman with Steve Favorite as Vice Chair. Mr. Hill hopes to make it a quicker process this year. Mr. Denning added that he sees that the committee made a big jump this year at Town Meeting. Progress has been made.

COMMUNICATIONS: The March/April Town & City magazine will be in the office for anyone to read. The DES workshop on Wetlands was looked at and Ms. DeStefano will try to get more information on this.

UPDATES ON SITE PLAN/SUBDIVISION REGULATIONS & ARCHITECTURAL STANDARDS. As it was getting late, it was decided to postpone these to our next meeting along with Master Plan updates.

NEXT MEETING: The next meeting will be Wednesday, April 9th at 7:00 p.m. On the agenda are the Cont. Minor Site Plan of Anson & Genevieve Smith and a PCC with Tom Lemieux.

With no other business before the Board, E. Seeler made a motion, second by S. Favorite, to adjourn at 9:00 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary