

# **PLANNING BOARD**

## **June 22, 2017 - Final Minutes**

Attendees: Bruce Fillmore (Vice Chair), Chip Meany (Land Use Coordinator), Neal Kurk (Secretary), Frank Bolton, John van Loendersloot (Alternate), Jennifer Scoledge (Minute Taker)

Meeting called to order at 7:00pm by Mr. Fillmore

Guests: Dan Higginson, Priscilla Zamoiski, William Edwards, Harry Wetherbee, Pat Gaven, William Evans, Marie Evans, Robert St. Onge, Monica St. Onge

Mr. Fillmore appointed Mr. van Loendersloot as a voting member.

- I. Continuation: Site Plan Review: Francis E & Nancy E Burl construction equipment sales in a commercial zone at Map 202-94-2, Corner of Rockland RD and RT 77** - Mr. Kurk moved to continue until 7/27/2017 Mr. Bolton seconded 4-0-0
- II. Application for Driveway Permit Map 402 Lot 105 - Walker Hill Rd, Class V - Town Maintained.** Mr. van Loendersloot recused himself due to conflict. Bill Edwards is requesting to break thru a stone wall for a driveway for a single family residence. Mr. Kurk made a motion to recommend that the Board of Selectman approve applicant to move the first 10 feet from the center line shown on his photograph dated June 20, 2017, Mr. Bolton seconded 3-0-0
- III. Site Plan Review: HKW Properties, 55 North Stark Highway, Map 203-26 in a commercial Zone. To build an accessory building in compliance with Village district zoning.** Harry Wetherbee is looking for waivers from the Planning board on items 22 thru 26 as these have more to do with a subdivision and he is not subdividing. Mr. Kurk moves to accept the application for the waivers to be granted. Mr. Bolton seconded. 4-0-0 Waivers are granted.
  - a. Application Review of HKW Properties, 55 North Stark Highway, Map 203-26 in a commercial Zone. To build an accessory building in compliance with Village district zoning.** Mr. Kurk moved to accept the application as complete Mr. van Loendersloot seconded 4-0-0 Application has been accepted. Mr. Wetherbee states he is building a 30x40 accessory building to store soil samples and to test soil and concrete. Harry lives on the property and runs an engineering firm out of his home office with 2-3 employees that work with him. Mr. Kurk is concerned with the visual sight of the building. Discussion that Mr. Kurk wants Harry to put clapboard on the sides that are visible. Mr. van Loendersloot agrees that the North & East side need to be sided with vinyl clapboard.

Mr. Kurk moved that the application be approved subject to the following conditions and Mr. van Loendersloot seconded 4-0-0:

    1. Hours of operation to be change from 8am-5pm to 7am-9pm Monday thru Saturday
    2. Add note 13 to state there shall be clapboard siding, wood or vinyl, on the north and east sides of the proposed building.

Public comment opened - No public comment - Mr. Fillmore closed the public hearing.

#### **IV. Subdivision/LLA: Robert St. Onge, 18 Rockland Road, Map 202-72 & 73 in an R/A Zone**

Dan Higginson states that two waivers are being requested due to the fact that they are not creating any new lots. Section 6.1.c(All wetlands must be shown on the plan) and Section 6.2a.15(Topographic map). Mr. Kurk moved to approve the waiver requests and Mr. van Loendersloot seconded 4-0-0 Waiver approved.

- a. **Application Review:** Mr. van Loendersloot made a motion to accept the application as complete and Mr. Kurk seconded. 4-0-0 application approved

Mr Higginson states that the two existing lots of record. They want to add a house to the one that has been land locked. They need to add road frontage to get it up to current zoning size, which they have done that and now they have 2 lots that meet current zoning that can be built on. Existing lots have 2 dug wells that will be left in place and not used.

Public comment opened - No public comment - Mr. Fillmore closed the public hearing.

Mr. Kurk moved to approve the application subject to the following additional conditions which will appear as notes on the plan and Mr. Bolton seconded 4-0-0

1. Add note 9: The driveway must conform to the current driveway standards including those for shared driveways
2. Condition: The 4k area for septic disposal must be shown on both lots and the new well radius shown for lot 202/73.
3. Condition: Monuments be set for the proposed lot corners and lines.
4. Condition: Tie line on lot 202/73 be drawn to determine the driveway boundary width. This needs to be done before the plans are signed.

#### **V. OTHER BUSINESS**

Reviewed minutes of the 6/8/17 meeting. Mr. Kurk made a motion to approve the amended 6/8/2017 meeting minutes and Mr. Fillmore seconded 3-0-1. Mr. Bolton abstained

Mr. van Loendersloot moved to adjourn at 8:11 and Mr. Kurk seconded 4-0-0