

PLANNING BOARD MEETING MINUTES

February 28, 2013

PRESENT: Christopher Farrell, Douglas Shearer, Donald DuBerger, Dudley Jensen, John Howarth, Louis Gallo

STAFF: Coreen Moore, Town Planner; Dody Adkins-Perry, Eng. Tech.

PUBLIC: Zack Seabury, Jim Mulvey, Andrew Campbell, Elaine Graybill, Richard Ragone, Matt Toomey

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00pm.

Mr. Howarth made a MOTION to approve the minutes of 2/7/13. The MOTION was seconded by Mr. Shearer with all in favor.

Discussion: Stormwater Phase II: Strategy of developing stormwater regulations.

Coreen said the Town is mandated to do the bylaw by the EPA. We should start with the Subdivision regulations to capture the water. At the Fall Town Meeting, we will have a bylaw revision under Site Plan Review which will apply to commercial only and large subdivisions, not ANRs. A large subdivision is anything that needs to create a road. In the future we would like a peer review at the cost of the developer and would be on a case by case basis.

Mr. Howarth asked if this would apply to back lot subdivisions?

Coreen – yes.

Chairman Farrell suggested all Boards/Departments meet at once as a joint review.

Jim Mulvey said four years ago the Town hired a consultant and he did a plan but it was never activated as it's very complicated.

Mr. DuBerger has concerns with the estuaries. Some of our greatest successes are the culvert on Patchuisset. More focus on failed culverts under land bridges and roads. When one dies we don't have the absorption from storms and we lose the environment.

Mr. Toomey is very disappointed with how slow this is going. Handed brochures to the Board.

Coreen: this has taken a while. It's an unfunded mandate and we are short staffed. Will draft the subdivision regulations and bring to the Board.

Public Hearing for Amended Site Plan Review #375A: 10 Millenium Drive. Richard Ragone. For a change of use from warehouse to assembly.

Mr. Shearer reviewed the project. How many people are expected to be there at one time?

Richard Ragone – 5-7 plus the trainers.

Mr. Shearer visited the site and the parking is more than ample for the use. Main concern is to make sure those spaces you have set aside for this business are available for the customers. No trucks, boats in the spaces.

Richard said he is meeting with the Fire Dept., Electrician and alarm company next week to address all the issues listed in the letter from the FD.

Mr. Shearer made a MOTION to approve subject to the following conditions:

- No overflow parking on Millenium Drive
- Meet all rules and regulations of the Fire Dept.
- The handicap space must have a placard/permanently mounted sign and the boat must be removed
- No occupancy permit issued until the final inspection by the Fire Dept.

The MOTION was seconded by Mr. Howarth with all in favor.

Public Hearing for Amended Site Plan/Special Permit #10-2012A: 11 Trowbridge Rd. Vincent Michienzi. For grading changes.

The applicant requested a continuance to 3/28/13.

Coreen asked if the Main St. Steering Committee can write up an ad for the Design Review Committee?

Chairman Farrell said yes.

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:30pm.

Respectfully submitted,
Ann T. Gratis