

Planning Board Meeting Summary
July 10, 2018
7PM

In attendance: Hank Aho, Mitch Garnett, Steve Ocean, David Studer, Jesse Casas, Dan Furrow, Bob Temple. Public: Nick Fortune, Melissa Fortune, Wesley Daniel, Corey Belcher

Mitch Garnett called the meeting to order at 7:00PM stating Dan Furrow will sit in for David Studer until he arrives.

Jesse Casas moved to accept the summaries for 04/10/18 and 05/08/18 as written, Mitch Garnett seconded, all in favor.

Steve Ocean moved to accept the CEO report as amended, Mitch Garnett seconded, all in favor.

Old Business

None

New Business

Hank Aho asked to be put on the agenda for a question he'll bring up at the end of the meeting. Mitch Garnett read a letter of resignation from Mary Anderson as Planning Board Secretary and will stay on until she finds a replacement.

Mitch moved the meeting to go over the pre-application by Nick & Melissa Fortune to construct a 40 X 80 truck maintenance garage and equipment storage on 235 Augusta Road. The garage will be located a minimum of 200 feet from all property lines and existing vegetation will provide adequate screening. Bob Temple explained because of the size of the building there should be a Site Plan Review. Being in the Rural District allows the Planning Board to hear the application. Bob stated the Board needs to decide what they want for submissions for a Site Plan Review. Nick showed the Board the property map and where the garage will be placed in the middle of the property at least 200 feet from every line. Nick also had pictures of the property from different angles. Hank Aho asked what they do for business. Nick explained they do logging, forest management, and excavation/construction work. The facility will be for storing and maintaining the equipment, doing repairs. Melissa stated most of the equipment will not be there most of the year; it will be on job sites. When repairs are needed they equipment will be at the garage. The garage needs to accommodate the 18 wheeler with the trailer behind it for repairs ex: changing tires. They have obtained an entrance permit through DOT and a town 911 address. Mitch Garnett asked how many employees would be there during the week. Nick explained, at the site there will be no permanent employees they will be on job sites all together there are 4 employees. There will be a bulk fuel storage tank.

Hank Aho moved to accept the pre-application based on 'requiring Planning Board review' of Article 6, Section 4, Paragraph D 1, 8, and 37, Jesse Casas seconded, all in favor.

Steve Ocean moved that the Board review the Site Plan Review for this applicant per Article 11, Section B #1, Mitch Garnett seconded, all in favor.

Hank Aho moved to waive the Site Plan Review and use a scale map instead of a full survey per Article 11, Section 5, Paragraph D #2 due to the size of the property, Jesse Casas seconded, all in favor.

A Public Hearing is scheduled for August 14, 2018. Mitch Garnett requested, from the applicants, a copy of the scale map a week before the hearing. Mitch explained the process of the Public Hearing.

Mitch Garnett moved to table the pre-application meeting for Rick Rhea subdivision because applicant was not at this meeting.

Hank Aho discussed an issue with divided property which was court ordered. It had been presented to the Planning Board which said they did not need to review it (1994). When they went to file a deed there was no record of the Planning Board's decision one way or the other. After much discussion it was decided that Steve Ocean, as Secretary of the Board, will keep a record of questions to ask the Selectmen if an ordinance change would be requested to put before the town.

Bob Temple asked the Board if there could be a change in the Mining Ordinance to ask the existing gravel pits to require an updated site and reclamation plans every five years. After discussion, the Board requested that Bob speak with Peter Drum to make sure it is legal to change the existing rules.

Meeting adjourned 8:00pm.

Respectfully submitted,

Mary Anderson

