

Planning Board Meeting Summary  
Public Hearing  
August 14, 2018  
7PM

In attendance: Hank Aho, Mitch Garnett, Steve Ocean, David Studer, Jesse Casas, Dan Furrow, Ashley Hebert, Bob Temple. Public: Nick Fortune, Melissa Fortune, Wesley Daniel, Brian Rhea, Rick Rhea

Mitch Garnett called the meeting to order at 7:02PM opening the Public Hearing for 235 Augusta Road, commercial garage. Mitch asked the applicant to present his plan. He asked if the public has any questions or comments please state them to the Board; state your name so it's on the record.

Nick Fortune, applicant, explained they would like to build a garage to be able to work on their trucks and equipment. They have a logging business as well as do excavation and construction. The land is between Ron Jackson and Tim Jackson's establishments on the same side. Nick presented the Board with a picture stating the garage will be 450' away from the road situated in the middle of the property, 150' from the two closest property lines. There will be a large turnaround for tractor trailer trucks. They will basically do oil changes, fix flat tires, general maintenance on trucks and equipment. Wesley Daniel asked if it is for their own personal use not a commercial garage. Nick said the business is commercial but not a public business. They do their business outside the garage on job sites.

Mitch Garnett closed the Public Hearing at 7:10pm and opened the Planning Board Monthly Meeting with roll call; all Board Members and Alternates present.

Jesse Casas moved to accept the 07/10/18 summary, Steve Ocean seconded, all in favor.

Steve Ocean moved to accept the CEO 2018 Permit Summary Report, Jesse Casas seconded, all in favor.

#### Old Business

Commercial garage at 235 Augusta Road: Bob Temple has given the Board the Finding of Fact packet with the conditions and the maps to review. Hank Aho guided the Board through the Findings before voting on each Section.

Starting on page 7; Motion by Jesse Casas second by Steve Ocean to accept Part A, Article VI, Section 2 and Section 4 has been met based on the findings made. Motion carried.

Motion by David Studer second by Steve Ocean that based on the findings made the provisions of Article VII, Section 1 have been met. Motion carried.

Motion by Steve Ocean second by Jesse Casas that based on the findings made the provisions of Article VII, Section 2 have been met. Motion carried.

Motion by David Studer second by Mitch Garnett that based on the findings made the provisions of Article VII, Section 3 have been met. Motion carried.

Motion by Mitch Garnett second by Steve Ocean that based on the findings made the provisions of Article VII, Section 4 have been met. Motion carried.

Motion by David Studer second by Jesse Casas to accept Article X as not applicable to this project. Motion carried.

Motion by Jesse Casas second by David Studer to accept Part B Article XI, Section 2 that site plan review is required based on findings made. Motion carried.

Motion by David Studer second by Jesse Casas that the provisions of Article XI, Section 3 have been met based on findings made. Motion carried.

Motion by David Studer second by Jesse Casas that the provisions of Article XI, Section 6 have been met based on findings made.

After discussion motion by David Studer second by Jesse Casas to keep the conditions in numerical order without leaving any blank lines. 4 in favor 1 abstained.

#18 will read: Findings of Fact will be submitted to the Registry of Deeds to be recorded.

Motion by Jesse Casas seconded by David Studer to accept the application with all conditions. Motion carried.

New Business

Pre-application review for Subdivision on Calderwood Road by Rick Rhea. Bob Temple gave the submissions from last month to the Board.

Brian Rhea, agent working on behalf of W. Rhea Associates. He had originally submitted a plan for a major subdivision. After speaking with Bob Temple he decided to make it a minor subdivision; 3 lot subdivision on Calderwood Road. There is no proposed infrastructure, roads, private water and sewer; it's wood property with lots ranging from 4 acres – 6 acres in size. It has already been surveyed and soil tested; not located over an aquifer. A letter from the well driller was submitted. There was a 15 acre lot sold this past year on the plan it is marked as lot 4 to someone across the street. This is not included because it was separated by the road so it's no longer an abutter. Brian showed a large map with lots 1, 2, & 3. David Studer suggested the Board recognize that fact, give the applicant a waiver so the Board can review it as a minor subdivision. Making a notation that this is part of it but has been sold to someone across the street and this is why the Board is treating it like a minor subdivision. Mitch Garnett suggested we find out, legally, if selling the lot across the street does that exclude it. Dan Furrow and Ashley Hebert confirmed that the town ordinance states a major subdivision is 5 or more lots.

Mitch Garnett stated a Public Hearing should be set up for next month, Tuesday, September 11, 2018. We would notify the abutters, post it in the newspaper and on the town website. Brian Rhea asked if there was anything else the Board needed for the public hearing. Brian offered a site visit to the Board; there are not pins but he will flag the lots. The Board will go over on their own time. Bob Temple has the application fee. Jesse Casas read the submission check list.

A motion by Hank Aho seconded by Jesse Casas to accept the two foot contours are fine as provided.

A motion by Hank Aho seconded by Steve Ocean to accept that #16 is not applicable because it is not in the defined Lake Watershed District. Motion carried.

A motion by David Studer seconded by Hank Aho to accept that the submissions for a minor subdivision have been met and complete. Motion carried.

A motion by Steve Ocean seconded by Hank Aho to schedule a Public Hearing for Tuesday, September 11 at 7PM. Motion carried.

A motion by David Studer seconded by Mitch Garnett for Bob Temple to give the applicant a dated receipt that the application is complete. Motion carried.

Hank Aho thanked Mary Anderson for her time as the Planning Board Secretary.

Steve Ocean will submit ordinance revisions suggestions, from the Planning Board, at the October Meeting to be presented to the Select Board to be voted on at the Town Meeting in March.

Meeting adjourned 8:35pm.

Respectfully submitted,

Mary Anderson

