

Planning Board Meeting Summary  
September 8, 2015

In attendance: Board Members - David Williams, Bob Temple, Jesse Casas, Mitch Garnett, Steve Ocean, James Bowers, David Studer. Public – Nancy Linscott, Jon Whitten, Jr., Jon Springer

Chairman, Mitch Garnett called the meeting to order at 7PM. Roll call was taken. Jesse Casas will take Hank Aho's place as a voting member this evening. Steve Ocean will take David Studer's place as a voting member this evening as David excused himself as he was not at the last meeting.

**Motion by David Williams to accept the summary from August 11, 2015 seconded by Jesse Casas, all in favor.**

CEO Report was included in the packet that Bob Temple passed out to the Board. There have been two new permits given since the last meeting.

Old Business:

From the last meeting we were going to look at the Bond Issue for the cell tower. The estimate from the engineer, Hudson Design Group, for the cost of removal is \$26,487.00. This would be the last piece of the cell tower application that we had left open to vote on tonight. Bob Temple questioned Condition 18 to verify what it should read. Mitch Garnett explained it is about the easement. The applicant was going to provide a copy of the easement and record it, which was done. Bob will make the correction. When the bond is up for renewal the town will receive a copy for their records. **Motion by David Williams to accept the language and the amount for removal in the Bay Communications Bond Issue seconded by Mitch Garnett, all in favor.** Bob will put these new motions into the Findings of Facts for the Bay Communications Cell Tower.

Mitch Garnett explained to Jon Springer that a gentleman was present to make an appeal regarding the cell tower. Jon thanked the Board for their time.

New Business

Tonight we are determining if the Linscott application is complete. Bob Temple reviewed the submissions and find that everything was submitted required by the ordinance.

Jon Whitten, Jr. with Plymouth Engineer, Inc. representing Berkley & Nancy Linscott explained what the Linscott's are applying for. They are basically looking to permit a small gravel extraction operation on their property at the intersection of McDowell and Mitchell Hill Road's. They own this 43 acre parcel as well as land adjacent to it. The conditions of the old extraction have been met per court order. They would like to keep their excavation to 1 acre or below. Reclamation will happen when complete. The pit is internally drained which negates erosion control. The pit is screened from public roadways and abutters (pictures shown in the packet Bob Temple gave to the Board Members) which will look different in the winter. Ed Blake will operate the pit for his own purpose for sand/gravel. They may apply for a crushing permit. The truck traffic will be limited to no more than 15 truckloads a day during their busy season. The row of sumac will be removed but the buffer and set back shall be maintained as well as the vegetation. The road is in good condition, it's paved and measures 18 feet with 1 foot shoulders with speed limit of 30 miles/hour.

Steve Ocean requested that the application clarify that the maximum truck traffic will be no more than 15 truckloads per day.

Jesse Casas noted that whichever variance is more stringent (DEP or our) applies. The applicant will follow the 150 foot natural buffer from public right of ways.

David Studer asked if there is another operation on McDowell Road. Bob Temple stated that the Ludwig's have a rock operation.

Bob Temple and Jon Whitten will go over the Findings of Fact before the next meeting. The draft is in the packet that Bob passed out. He read the drafted Public Hearing Notice. The notice will be posted throughout town, on the website, in the newspaper and the abutter's will receive the notice.

David Williams asked if the fee has been received. Bob Temple will collect the fee.

Steven Ocean asked how many years will the pit be open. Jon Whitten stated probably four to five years.

**Motion by James Bowers to consider the application as complete contingent on receipt of the fee, seconded by David Studer, all in favor.**

Mitch Garnett stated that the Public Hearing is scheduled for October 13, 2015 at 7PM in the Bryant Room of the Gibbs Library. After the Public Hearing the Board will review the Findings of Facts until 9PM.

Mitch Garnet requested that Bob Temple send out the changes/corrections of the cell tower Findings of Facts by September 15 so the Board can get together to sign it.

David Williams requested that Bob Temple send the Board the Findings of Facts by October 1 to review before the Public Hearing scheduled for 10-13-15.

James Bowers asked what the Appeals Board Meeting is about on Thursday. Bob Temple explained that Robert Marks representing Joel Shifman is requesting a variance on a lot size. The variance was awarded in 1995 but was not signed or recorded.

**Motion by David Studer to adjourn the meeting at 7:50PM seconded by James Bowers, all in favor.**

The next meeting will be held on October 13, 2015.

Respectfully submitted,

Mary Anderson

