

Town of Washington

Planning Board Summary

February 14, 2023

Attendance: Steve Ocean (Chair), Seth Anderson, Kristie Grant, Micah Nelson (Alt.), Samuel Collins, Katherine Grinnell (VC/S)

Absent: Erick Anderson (Alt.), Corey Fortin (CEO)

Public Attendees: Deborah Turcotte, Joshua Teel, Bill Goggin, Richard Bartlett, Mike Banaitis, Mike Belanger, Erik Hedberg, Peter Drum

Public hearing opened at 7:00 p.m.

Mike Banaitis representing CMP presents the proposed upgrades to the existing lines and poles (section 80) running from the Coopers Mills substation to the Warren substation. The lines are currently 40 years old and no longer meet NERC standards. The only abutter has been notified and due to the remote location that isn't easily accessible a virtual tour was given to and approved by Code enforcement. Deborah Turcotte has submitted information on the osprey project. Although no nests are in Washington, CMP has a detailed plan to replace platforms and leaving nesting materials nearby to encourage resettlement in the preferred sites prior to nesting season. The project construction would be from June 2023 through to December 2024. Micah Nelson asks if the upgrade would increase the voltage running through the lines and if this would address future need. Bill Goggin explains how although the voltage would be the same the conductor is from the 1970's and is too small to handle increased demand. Josh Teel and Mike Belanger add that the lines will also be replaced to meet the current standards.

Public hearing closed at 7:20 p.m.

CMP Findings:

The application was voted to be complete on January 10, 2023.

Steve Ocean motions that the project lies in the Farm and Forest district. Kate Grinnell 2nd, all in favor, it is agreed the district is Farm and Forest.

Section 1 Environmental:

The wetlands area has a DEP permit pending (expected by 2/21/23)

Steve Ocean motions to approve Section 1 based on the applicants statements and submissions the standards have been met. Kate Grinnell 2nd, all in favor, Section 1 Environmental is approved.

Section 2 Abutter Protection:

The only abutter has been notified.

Samuel Collins motions to approve Section 2 based on applicants statements. Kate Grinnell 2nd, all in favor, Section 2 Abutter Protection is approved.

Section 3 Lot Access:

No lot access is proposed.

Kristie Grant motions to approve Section 3. Seth Anderson 2nd, all in favor, Section 3 Lot Access is approved.

Section 4 Historic and Archeological:

Proposed area is not of historic or archeological significance.

Steve Ocean motions to approve Section 4. Samuel Collins 2nd, all in favor, Section 4 Historic and Archeological is approved.

Article X Miscellaneous Standards:

Kate Grinnell motions Article X is not applicable. Kristie Grant 2nd, all in favor, Article X Miscellaneous is not applicable.

Section XI Site Plan Review:

Motioned by Steve Ocean 2nd by Kristie Grant that the criteria of Article XI Site Plan Review have been satisfied, All in favor.

Section 6 Approval Standards and Criteria:

Steve Ocean motions to approve Section 6 based on applicants' statements and submissions. Kate Grinnell 2nd, all in favor, Section 6 Approval Standards and Criteria have been met.

Mike Banaitis still has questions about the permit fee and was encouraged to speak with Code enforcement on the matter.

Planning Board Meeting

Steve Ocean motions to approve the January summary with the proposed edits. Kristie Grant 2nd, all in favor, January summary is approved.

Pre-Application Erik Hedberg:

Erik Hedberg is proposing to construct storage units and multi-family dwellings on a 24-acre lot on Route 17 across from Washington Auto Parts. The site has an existing access way on Valley Rd, Mr. Hedberg would prefer to move it away from the stop sign at the end of the road. He currently has an application for the storage units. Peter Drum reviewed the ordinance and the multi-family units are allowed in the Farm and Forest as well as Rural Commercial which the lot lies in. The proposed 16 housing units would take up about 6 acres of the lot. Due to the size of the proposal Peter Drum advises the project have a site plan created. Corey Fortin (CEO) has been in contact with Mr. Hedberg and the two have discussed the options for the site. Going through the proper channels for the proposal may require the applicant to provide an escrow account for the town to hire needed experts, plus the site plan. The project does however fit within the ordinance standards and could move forward. Micah Nelson ask fellow members and Peter Drum about the ordinance as it pertains to limiting this type of development. Peter Drum states that there is no actual number limit but the functional limit of properties in regard to wells and septic would be the determining factor. Kate Grinnell suggests that perhaps a multi-unit density limit be considered for the future. Steve Ocean notes that the comprehensive plan for the town could use some review.

Pre-Application Richard Bartlett:

Mr. Bartlett is currently building a barn that he would like to use as a rental venue for events. The ordinance was changed in June to allow the proposed use in the Farm and Forest district. Peter Drum recommends going through the site plan because there are different requirements for private and public codes in regards to building standards. Richard Bartlett explains that the 15-acre lot is 600 feet away from the road and the property currently has a 900 ft driveway. Seth Anderson asks if the barn is close to the lot line of the property. Mr. Bartlett states that the line is 33 feet away from building but a full

quarter of a mile from any other structure. Micah Nelson notes that until the differences to a public venue from a private structure haven't been determined it might be best to cease construction to avoid having to rebuild anything that doesn't meet standards. This project is at risk for abutter complaints and every detail must be in order. Peter Drum notes that the noise impact on neighbors cannot exceed 35 decibels from the property line. Steve Ocean also notes that even if the purpose has been approved the facility would still have to comply with the performance standards. Peter Drum also asks about the proposed clientele. Richard Bartlett would like to encourage family events but if the project cannot get approved he will sell the property as a residence. Steve Ocean tells Mr. Bartlett that once he has his site plan complete he can return and the Planning Board will put him on the schedule.

Scrap Dogs:

The proposed large scale composting development on Mariners Pad will be at the March meeting. The use fell into the sludge management category where composting was specifically mentioned. They will require a public hearing and yearly permits.

New Business:

Corey Fortin has spoken with a potential applicant that is interested in putting storage units on Route 220.

Meeting adjourned 8:57 p.m.

Respectfully submitted,
Kelly Hassanein