

Town of Washington

Planning Board Summary

April 11, 2023

Attendance: Steve Ocean (Chair), Seth Anderson, Kristie Grant, Corey Fortin (CEO), Sam Collins, Micah Nelson

Absent: Erick Anderson (Alt.)

Public Attendees: Richard Saltonstall, Tessa Rosenberry, Michael Johnson, Carrie Johnson, Justin Zdunczyk, William Goggin, Gary Emond, Wes Daniel, Greg Damien, Zachary Ballard, Erick Hedberg, Kate Grinnell

Meeting opens at 7:00 p.m.

Public Hearing: Scrapdogs

Richard Saltonstall explains that Scrapdogs is a DEP licensed community composting endeavor that partners with local businesses and farms. They would like to lease and operate the 1-acre storage pad that is now vacant located on Jefferson Road(Rt 126). Scrapdogs will collect and process wood chips, manure, and food scraps into compost that will be distributed in a subscription model. The DEP has their permit application in process. Seth Anderson asked about the possibility of oyster shell recycling being done at the location. Richard Saltonstall said that yes 100-200 yards would be used as well as a small black soldier fly colony. Corey Fortin (CEO) had inspected the site and printed off the sludge ordinance form that the applicants need to complete.

Public Hearing closed 7:10

Steve Ocean announces that Kate Grinnell has been elected to the Selectmen's Board and will no longer be on the Planning Board. Micah Nelson has agreed to finish out her term.

Sam Collins motions to approve the February summary as written, Kristie Grant 2nds, all in favor, none opposed. February summary is approved.

CMP: The CMP project has previously been approved and is waiting on paperwork. Gary Emond provided his contact information and will pick it up from the town office once it has been signed by the Planning Board.

Pre-Application: Pike Industries

Justin Zdunczyk representing Pike Industries is proposing a 30X30 canvas storage shed with concrete blocks. It will be used to store asphalt shingles that go into their mix. Seth Anderson asked about the size of the location. Justin Zdunczyk stated that it is 90 acres, and they already have their building permit, but it is an amendment to the current site plan and needs to be approved by the Planning Board. Steve Ocean stated we can probably get them in for the May 9th for a public hearing.

Pre-Application: Michael and Carrie Johnson

Michael Johnson is proposing a 3000 sq foot storage unit facility at the .7-acre lot at the corner of 126 and 220. There is no plumbing proposed and electricity would remain at the pole only for security purposes. The DOT has approved access on 126. The property purchase is contingent on approval from the Planning Board. Steve Ocean notes that normally an engineer prepared site plan is required. Micah Nelson points out that the prefabricated units have already been engineer prepared. The Planning Board will notify the applicants when a public hearing can be scheduled.

Corey Fortin recommends reviewing the storage unit application from the one that is on Rt 17 to refer to for guidance. Steve Ocean asks whether storage units count as a commercial enterprise? Corey Fortin points to the ordinance where it is confirmed in "commercial storage and warehousing".

Scrapdogs:

The Scrapdogs application has been reviewed by the Planning Board and they can approve or deny or approve with conditions. Code Enforcement has inspected and determined that the area complies with the standards.

Micah Nelson motions to approve the Scrapdogs application. Sam Collins 2nd, all in favor, none opposed. The Scrapdogs project is approved. Corey Fortin tells the applicants that once they have their permit from the DEP they may begin using the area.

Erik Hedberg:

Mr. Hedberg had a pre-application review in February regarding a project with 6 buildings of storage units and 16-units total apartment buildings. He would like to add an additional 8 apartments for a total of 24. The project requires an engineer prepared site plan and the applicant would prefer to request approval for a larger development now and possibly scale down later if needed. Micah Nelson tells the applicant that the Planning Board can't determine the merits of the project without the detailed building plans, interior and exterior, for the housing units. Seth Anderson noted that an escrow account may be needed in case the town needs to consult with pertinent professionals throughout the duration of the project. Steve Ocean has expressed the need to consult with the town's attorney on the matter. Erik Hedberg has been in contact with several engineering companies but has not yet been able to hire someone. Micah Nelson tells Mr. Hedberg to be prepared for some input from the community due to the size of the proposal and how it would impact the town. Wes Daniel asks the applicant what his projected costs for the development are. Erik Hedberg stated approximately 3 million in total. The applicant is open to starting with the storage units first while getting the other plans prepared. Corey Fortin (CEO) said that the prefabricated units would be acceptable without an engineer plan. Steve Ocean adds there is no issue with separating and approving the items on their own. Erick Hedberg will be unavailable through May and will be added to the June meeting.

Pre-Application: Treble B LLC.

Zachary Ballard representing Treble B LLC. is proposing a 6000 sq foot canvas greenhouse on McDowell Road. The greenhouse would be a cannabis grow house and they have their provisional license from the state. The Selectmen do the licensing for the town. Corey Fortin says that due to the size of the structure a site review is required. Mr. Ballard would like to expedite the process due to the limited time frame for pouring the concrete foundation. Micah Nelson questioned about the impact of the lighting on abutters. Mr. Ballard states the lighting will be TSR LED's and the greenhouse has blackout shades. Steve Ocean tells the applicant to prepare the Site Review with the CEO, apply with the Selectman for their town license and they can be added to the May agenda and a second meeting can be held 2 weeks after for the public hearing. Kate Grinnell points out that in addition to the items mentioned above the applicant also will need endorsements from the Knox County Sherriff and the town Fire Chief.

Steve Ocean would like to review the ordinances regarding large scale developments, how many same type businesses are allowed in town (storage units for example) and assess the consequences for the community. Micah Nelson suggests consulting with Planning Boards from larger communities to trouble shoot any issues with the current ordinances. Corey Fortin recommends consulting with Peter Drum and ensure that ordinances are equitable before proposing changes. Kate Grinnell mentions that the towns Comprehensive Plan needs to be updated and a committee should be put together to thoroughly review and propose alterations that could be voted on. Steve Ocean schedules the site reviews for Pike and the Johnson storage at 6:15 on May 9th prior to the meeting. May 23rd will be the public hearing for Treble B LLC. Steve Ocean has put in to be an alternate on the Planning Board and is stepping down as Chairman when officers are selected at the next meeting.

Meeting adjourns 9:05 p.m.

Respectfully submitted,
Kelly Hassanein