

Planning Board Meeting Minutes

March 1, 2016

6:30 PM

Page 1 of 2

Chairman Burns called the meeting to order at 6:30 PM.

Members Present: Michael Carifio – Alternate, Frank Lombardi, Scott Burns – Chairman, Everett Kennedy, Mark Lufkin – Selectman, Alan Theodhor – Alternate and Joyce McGee – Secretary.

Absent: John Tholl Jr.

Public Present: Richard Harris Sr. and Richard Harris Jr.

Chairman Burns appointed alternate Michael Carifio and Alan Theodhor as voting members.

Minutes:

A motion was made by Everett Kennedy to accept the February 2, 2016 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.

A motion was made by Frank Lombardi to accept the February 10, 2016 minutes as written, seconded by Mark Lufkin. All in favor, motion carries.

A motion was made by Mark Lufkin to accept the February 23, 2016 minutes as written, seconded by Everett Kennedy. All in favor, motion carries.

Chairman Burns announced that the Board would be having a telephonic consultation with legal counsel. The Harris' were asked to wait in the lobby.

7:40 PM – Public was brought back in as Board proceeded with the rest of the agenda.

Other Business:

Septic Designs

Connecticut Valley Designs, LLC brought in a septic design for 281 Mountain View Road, Map 216 Lot 012, Evelyn Chadwick- replacing existing failed leach field with an Enviro-Septic System. **A motion was made by Alan Theodhor to approve the new leach field design in place of the failed system, seconded by Mark Lufkin. All in favor, motion carries.**

Development Permit(s):

1. **Higginbotham, Glen, Tax Map 103 Lot 116 – 20 Highland Street:** To demo existing 20'x24' Barn/Garage. **APPROVED 2/19/16**

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Page 2 of 2

2. **Dunn, Sara & Morton, Shane, Tax Map 219 Lot 058 - 140 Lancaster Road:** To renovate existing structure, was restaurant will be turning it into a Salon & Day Spa. The applicant doesn't feel that permits/applications are required. The Town has always had a Development Permit and since the Inventory Forms are no longer being used the Development Permit is even more essential. The State has asked that we notify them of any changes along their roads. Joyce has notified them on this change. The Board discussed what State permits would be needed. The Board had no problems with the renovations. **A motion was made by Mark Lufkin to approve the renovations and change of use contingent upon meeting the Fire Safety Codes and other State permits that may be required, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**
3. **Skillin, Wayne, Tax Map 233 Lot 049 – 291 Colby Road:** Mark Lufkin will talk with him regarding permits.

Correspondence:

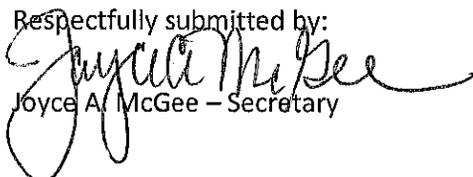
1. The Hazard Mitigation Planning Committee is looking for a member from the Planning Board- Alan Theodor will be the representative.
2. E-mail from OEP saying the 22nd Annual Spring Planning & Zoning Conference had been postponed.
3. Letter from the Town of Dalton Planning Board re: JW Chipping is proposing to do a project in Dalton called: Dalton Industrial Park, just a courtesy letter as Town abuts Dalton Town Line.
4. Letter from Town of Jefferson – Board of Adjustment re: Cell Tower proposal on North Road.
5. Several correspondences on Northern Pass Transmission Project.
6. The Board would like Joyce to follow-up with Cell Tower Company to see if anyone has bought access on it and get update on the Regional Emergency Management Service antenna.

Plan: Stiles, Robert - Proposing a 3-Lot Subdivision at 63 Maple Street. Mr. Stiles was not present, questions: What is the subdivision for?; Manholes and Sewer Line showing on one lot need more information on this; Need to show everything that is required on Subdivision Application; Does it meet Town lot size?. The Board would like Mr. Stiles to come in for a Consultation on Wednesday, April 6th at 6:00 PM. Joyce will notify Mr. Stiles.

The Tuesday, April 5th meeting is being moved to Wednesday, April 6th at 6:00 PM.

Adjournment: A motion was made by Everett Kennedy to adjourn at 8:40 PM, seconded by Alan Theodor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott Burns - Chairman

