

Minutes

Planning Board Meeting

September 4, 2014

Members of the Planning Board in attendance were Charles Moreno, Paul Eaton, Terry Hyland, Denise Markow-Speed, Lynn Sweet, and Donald Coker and Mark Whitcher, Alternate members. Paul Eaton served as Acting Chairman until Mr. Moreno's arrival later in the meeting. The Acting Chairman called the meeting to order at 7:30 PM and announced the members present. The closing date for applications to appear on the agenda for the October 2, 2014 regular meeting is 5 p.m., Tuesday, September 16, 2014. The Acting Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM. Board members then turned to the minutes of the previous meeting. It was noted that the Board did not meet in August because there was no business before the Board. Donald Coker made a motion, seconded by Denise Markow-Speed, to accept the minutes of the July meeting as presented. There was no further discussion and the vote was unanimous in the affirmative with several members who had been absent abstaining.

There was still no news regarding the application of JANET CHASSE PREVATT AND TERRY PREVATT for 3-lot, revised to 2-lot, subdivision of their property located at 79 Ridge Farm Road (Tax Map 15, Lot 22). It has been agreed that new notifications will be sent if new information is received from the applicant. There was also no new information on the application for design review for R. STEPHEN LEIGHTON, Mohawk Trail Way and Cross Road (Tax Map 15, Lot 15). Noting the many months since there has been any news regarding these items, Lynn Sweet made a motion, seconded by Paul Eaton, to pull the Prevatt application off the continuing agenda. Mark Whitcher suggested contacting the applicants, and going forward if there was nothing new. Lynn Sweet then amended her motion to give the applicants 30 days notice and to pull the application off the continuing agenda for November unless the Board has received an update. Donald Coker seconded the amendment and the vote on the amendment was unanimous in the affirmative. The Acting Chairman then called a vote on the amended motion. The vote was unanimous in the affirmative. The Prevatts and/or their engineers will be contacted for updates. It was also agreed to contact Steve Leighton regarding his application and to pull his application for design review off the agenda for November unless there is new information for the Board to review.

The first item of business before the Board was the request from Randy Orvis of Géomètres Blue Hills for a pre-application review/preliminary conceptual consultation regarding a proposed Conservation Subdivision of the property of Brian Payne (Tax Map 7, Lot 8 and Tax Map 37, Lots 11). Mr. Orvis first met with the Board about this project in June. David Whitcher was also present for the discussion on behalf of the applicants. The applicants are now hoping to adjust the lot line between Map 37, Lot 11 and Tax Map 7, Lot 8, and they no longer intend to include Map 37, Lot 12 as part of the project. Mr. Orvis discussed yield plan requirements with the Board and also consulted with Board members regarding possible ownership options for the open space area. He also asked for guidance regarding the initial application package. The Paynes have approximately 114 acres in three lots with limited road frontage. He hopes to create additional lots for family members.

The second item of business was to meet with Jarod Legsdin of Fire Road 13. He has established a machine shop in his garage and now hopes to make this a full-time business. He is also working with the US ATF Bureau because he hopes to secure a type 2, class 7 license to allow him to manufacture specialty parts for firearms. Mr. Legsdin submitted a letter outlining his business plans to the Board. He noted that he has an engineering background and works on designing and machining parts. He advised the Board that he has been working in the shop since he purchased his home several years ago. He works alone and receives few deliveries and for now has no plans to employ additional workers or to expand. In response to a question from Mr. Coker, Mr. Legsdin indicated that test firings would be done at Major Waldron's in Barrington. David Whitcher lives nearby and agreed that Mr. Legsdin's shop is compatible with the residential character of the neighborhood. Mr. Whitcher suggested that he feels that the shop is a typical home business. Board members briefly discussed the proposal and agreed that the machine shop as outlined by Mr. Legsdin would fall under the home occupation section of the zoning ordinances. Lynn Sweet then made a motion, seconded by Denise Markow-Speed, to write a letter to Mr. Legsdin stating that the proposed machine shop/manufacturer falls under Article 1.4.2 which allows home occupations by a resident person as a land use. If the business expands, Mr. Legsdin will need to return to the Board and may need to go through site plan review at that time. It was also noted that any signage and lighting should meet the requirements

of the ordinances. There were no comments and the vote was unanimous in the affirmative.

Board members briefly discussed possible work session items and reviewed the timetable for drafting any proposals to put before the voters at the 2015 Town Meeting. It was agreed to hold a work session before the October meeting to begin work on several items of concern.

There being no further business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:35 PM.