

1 **Present:** Patty Chaffee – Chair; Alissa Bascom; Keith Weed; Richard Carter; Gabe Bailey; Bill Rescsanski;  
2 Alan Putnam

3 **Alternates:** Rosie Smith-Hull and Lenny Ostasiewski

4 **Staff:** Liz Emerson, and Kristan Patenaude (remote)

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6 Patty Chaffee called the meeting to order at 7:00pm.

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8 **Approval of minutes of 05/17/2022:** Motion by Mr. Bailey to accept the minutes as amended (to add the  
9 amendments from the April 5, 2022 meeting), seconded by Ms. Bascom.

10 7-0-0, motion approved.

11  
12 **Agenda Review:** none

13  
14 **Applications:**

15 **2021-ANFP-001: Putnam Farms Inc. (Owner):** request final review of a .93-acre annexation from the  
16 property identified as Map 252 Lot 027 to Map 252 Lot 026 and is located at 1407 Bellows Falls Road  
17 (Route 12). in the Mixed-Use (E) Zoning District.

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19 *Mr. Putnam recused himself.*

20  
21 Tom Dombroski, Land Surveyor for Putnam Farms addressed the Board. He explained that the applicants  
22 would like to adjust the boundary between their field and the house. They plan to sell the house and  
23 don't want to lose any of their field. This annexation will leave the lot at 4.36 acres. The access for the  
24 north lot is on Bowen Crossing Road.

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26 Motion by Ms. Bascom to accept this application as complete, seconded by Mr. Bailey.  
27 6-0-0, motion approved.

28  
29 Ms. Chaffee called for any questions or comments. Hearing none.

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31 Motion by Ms. Bascom to accept this application as final, seconded by Mr. Bailey.  
32 6-0-0, motion approved.

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34 Ms. Chaffee stated that this change will be reflected in the taxes only from April 1, 2023 onward. It is up  
35 to the parties involved to handle any tax changes.

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37 *Mr. Putnam retook his seat.*

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39 **2022-SPFP-003: Langdon Leasing LLC (Owner)** request final site plan review for a change in use from  
40 commercial to a 1 bedroom apartment; the property identified as Map 118 Lot 100 and is located at 125  
41 Main Street in the Business and Mixed-use (B & E) Zoning Districts.

42  
43 Jessi Dussault stated that she is hoping to take the second portion of the upstairs of the building and  
44 turn it into a one-bedroom efficiency apartment. A second egress point will be added through a fire-  
45 rated skylight. The first floor of the building will be kept commercial. Owners will be responsible for their  
46 own trash. Two existing parking spots for the apartment are located along the back of the building.

47  
48 Motion by Mr. Bailey to accept this application as complete, seconded by Ms. Bascom.

7-0-0, motion approved.

Ms. Chaffee called for any questions or comments. Hearing none.

Motion by Ms. Bascom to accept this application as final, seconded by Mr. Putnam.

7-0-0, motion approved.

**Continued Business:**

**1. Land Application of Biosolids**

Ms. Emerson stated that regulations for Class B biosolids state that they should be worked into the land within 6 months of stockpiling, but there are no rules or regulations within DES regarding the incorporation of Class A biosolids.

Ms. Bascom noted that there is nothing to stop farmers from accepting this and using it in Town.

Ms. Emerson stated that there are additional licenses needed for Class B from the EPA and DES with specific regulations to follow to spread it. Class A is less restrictive.

Ms. Chaffee stated that the Board could address this through site plan regulation changes.

**Administration:**

It was requested that Ms. Emerson check a few locations in Town for possible violations.

**New Business:**

The CIP Committee will be meeting June 16, 2022, at 4:30pm at the Town Offices. Ms. Emerson has created a document that everyone can add to.

Ms. Chaffee stated that she would like for the Board to review the Implementation chapter to see if there are items that can be pushed forward.

Ms. Bascom noted that it was voted to create an SAU Budget Committee in March. This group is meeting once a month and she encouraged people to attend meetings.

Ms. Chaffee stated that the Town will need to decide if it's going to vote on the revitalization tax credit. The Board could hear more information on this item.

Ms. Emerson stated that she would also like to see the no new mobile home parks item included on this year's ballot.

There is a Zoom Planning Board training on June 29, 2022, from 11:30am-1pm. This may be recorded for future viewing, and if it is, Ms. Emerson will send the recording to the group.

Ms. Chaffee noted that the water project is moving forward.

**Communications:** none

Motion by Ms. Bascom to adjourn at 7:45pm, seconded by Mr. Bailey.

All in favor. Meeting adjourned.

97

98 Respectfully submitted,

99

100 Kristan Patenaude

101 Recording Secretary