

Present: Patty Chaffee – Chair; Alan Putnam – Vice Chair (remote); Alissa Bascom; Keith Weed; Richard Carter

Absent: Bill Rescsanski; Gabe Bailey; Rosie Smith-Hull; Lenny Ostasiewski

Staff: Liz Emerson

Public: Joe Cobb, Tom Cobb

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

Approval of minutes of 08/16/2022:

Motion by Mr. Weed to accept the October 4, 2022 minutes as submitted, seconded by Mr. Carter.

Mr. Putnam proposed the change in paragraph 3; line 2; change “Mach” to “March”.

All in favor to accept the minutes with corrections; motion approved.

Agenda Review: None

Applications:

2022-SPFP-005: Dan & Jo’Anna Pelkey (Owner) Tom & Joe Cobb (Agents) request final site plan review for an indoor RC car race track and recreational area; the property identified as Map 118 Lot 212 and is located at 209 Main St in the Business (B) Zoning District.

Tom Cobb explained their plan to occupy the section in Dan Pelkey’s building where the glass company used to be. They will be expanding Cobb Co. Arena Games, Tech and Hobby and building an indoor RC track, an area for sales and a recreational area for games and activities of all kind.

Motion by Mr. Putnam to accept the application as complete, seconded by Mr. Weed. All in favor; motion passed.

Ms. Chaffee opened the discussion of the contents of the application.

Ms. Chaffee questioned if an occupancy permit should be obtained once the building modifications are completed. The racetrack would take up most of the space reducing the amount of people allowed in at one time. Tom Cobb stated that could be done.

Mr. Carter questioned if there was adequate parking onsite. Ms. Emerson stated there are 14 delineated parking spaces on the property. There was discussion on if this is adequate for all the uses when the Ice Cream Machine is open. Ms. Emerson stated, 14 parking space on site meets the site plan regulations. Tom Cobb stated there is also additional parking area on the north side of the building that could park 8-10 additional vehicles and there is public parking all along Main St. People who will be going to the track may also utilize Cobb Co.’s parking lot.

In response to questions; Joe cobb stated the trash would be combined with Cobb Co.’s trash. Tom Cobb stated they would not be responsible for snow removal as they are tenants of the building. The snow removal would continue as it has in the past. Tom Cobb stated there would be no exterior changes to the building and that there is an existing fire suppression system throughout the building.

Ms. Chaffee questioned if a sign would be erected for this extension of the business. Tom Cobb stated there will be a sign for the business, but they haven't settled on where it will be or the design of it. However, they are aware that before a sign is erected they will need Planning Board approval.

Motion by Ms. Chaffee to accept the application as final with the condition of obtaining and occupancy permit, seconded by Mr. Putnam. All in favor; motion approved.

Continued Business: None

New Business: None

Administration: Ms. Emerson went through the important upcoming dates for the public hearings needed for the proposed zoning amendments.

December 20, 2022 will be the first public hearing for all amendments. If there is no public input, the amendments may be approved that night as final to send to the Selectboard for consideration. If there is public input at this meeting that greatly changes the proposed amendment, a second public hearing will be required.

January 3, 2022 would be to work on the amendments if changes were proposed.

January 17, 2022 would be the second and final public hearing for the approval of the amendments.

Mr. Carter questioned if we could send notices and invite everyone who would be in the 79-E Zone to join us on December 20th. Ms. Chaffee stated this could be done.

Ms. Chaffee asked that a step by step process guidebook be given to Mr. Rescsanski as he is our Ex-Officio to the Selectboard, so they can understand the 79-E process and time commitment. Ms. Chaffee also questioned the timeline of the process. Ms. Emerson will outline this in the guidebook.

Communications: None

Motion by Ms. Chaffee to adjourn at 7:43pm, seconded by Mr. Carter.
All in favor; meeting adjourned.

Respectfully submitted,

Liz Emerson