

Present: Patty Chaffee; Bill Rescsanski; Keith Weed; Alissa Bascom; Richard Carter

Alternates: Lenny Ostasiewski

Absent: Alan Putnam; Gabe Bailey

Staff: Liz Emerson

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

Lenny Ostasiewski sat as a regular member.

Approval of minutes of 12/20/2022:

Motion by Ms. Bascom to accept the December 20, 2022 minutes as submitted, seconded by Mr. Weed. 5-0-0, motion approved.

Agenda Review: none

Applications:

1. Sign Permit – 402 Old Claremont Rd – Red Robin Apartments

It was noted that this proposal includes changing the plastic on the sign that already exists on the site. There is no proposal to change the lighting of the sign at this time.

Motion by Ms. Bascom to accept the application, seconded by Mr. Rescsanski. 5-0-0; motion approved.

Continued Business: None

New Business:

1. Blasting at CEDA property to bring phase 2 area to finish elevation

Ms. Emerson explained that Lot A was approved in 2001 and renewed in 2009. Lot 34 is part of phase 2 of this area. She stated that she believes the excavation permit from 2001 covers all Lots 34, 37, 37-1, 37-2, 38, and 39. The original blasting permit was only for the quarry area/Lots 38 and 39.

Ms. Chaffee noted that the original permit has blasting restrictions from November through March. This proposal would require a change to the timing requirements of that permit.

Ms. Emerson explained that the June 11, 2001 site plan approval allowed the applicant to move forward with Lot A. This permit was renewed in 2009.

Albert St. Pierre stated that CEDA originally bought 63 acres. The ledge was proposed to be worked on, while the rest was proposed to be sold. Ms. Emerson explained that Lot B of this site contains the quarry.

Ms. Chaffee noted that, as part of the requirements for a 155-E property, the applicant should notify abutters regarding proposed blasting. She requested that this be completed. The applicant now needs to seek a blasting permit through the Fire Department.

Administration:

Ms. Emerson stated that the Building Inspector reviewed Cobb Co.'s indoor racetrack area; its occupancy permit for up to 200 people, plus employees.

Ms. Chaffee noted that Rosie Smith-Hull has resigned as an alternate of the Planning Board. The Board accepted the resignation with deep regret. Ms. Chaffee thanked Ms. Smith-Hull for all of her work on the Planning Board over the years.

Ms. Emerson noted that there Board will hear a site plan review application in February for storage units proposed on Old Claremont Road.

Ms. Emerson explained that the Building Code Board of Appeals (BCBA) last meeting was tabled, as the members requested a statement in writing from the Town Attorney that the BCBA only has authority to overturn the Building Inspector's approval of building permits on the Class VI section of Borough road. There was argument that this is being roughly interpreted by the Perry Mountain Community Group. She explained that she read the RSA that deals with this item, but the BCBA wants a formal opinion in writing from the attorney. The BCBA will reconvene next Thursday, January 26th, at 6:00 PM. The Town Attorney will not attend the meeting directly but will submit a written statement.

Ms. Chaffee stated that the first page of the appeal may need to be emphasized. The Planning Board had two choices on this item, to appeal the Select Board decision to the courts, or to appeal to the BCBA.

Mr. Rescsanski stated that he would like to see the waiver submitted for this proposal and read through the associated RSA.

Ms. Chaffee stated that she believes anyone who buys a lot on a Class VI road has to sign that waiver, to acknowledge that emergency services may not be able to access the lot and are not liable for any losses.

Mr. Rescsanski stated that he wants to see printed notice that this waiver was signed. He does not believe this permit is valid, as there is no record. The wavier needs to be corrected and signed by both parties to be binding.

Ms. Chaffee explained that, if the BCBA overturns the Building Inspector's approval of the building permit, this item will have to go back through a process which could put it in front of the Planning Board again. Ms. Emerson stated that she believes the building permit has nothing to do with the Select Board's approval to build on a Class VI road. The building permits could be rescinded, and the process would need to restart.

Communications: *None at this time.*

a) Public Participation: none

Motion by Ms. Bascom to adjourn at 7:45pm, seconded by Mr. Weed.
5-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary