

Present: Patty Chaffee; Bill Rescsanski; Keith Weed; Alan Putnam

Alternates: Lenny Ostasiewski

Absent: Richard Carter; Alissa Bascom; Gabe Bailey

Staff: Liz Emerson

Public: Lovell & Rick Fortier

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

Lenny Ostasiewski sat as a voting member for this meeting.

Approval of minutes of 1/17/2023:

Motion by Mr. Weed to accept the January 17, 2023 minutes as submitted, seconded by Mr. Rescsanski. 4-0-1, motion approved.

Applications: None

Continued Business:

New Business:

1. **2023-SPFP-001: Rick & Robie's Property Management LLC (Owner)** request final site plan review for building (3) 20 ft. by 100 ft. storage units; the property identified as Map 101 Lot 021 and is located north of 171 Old Claremont Rd in the Mixed-Use (E) Zoning District.

Rick Fortier explained that the proposal is for three storage units. He proposed motion-sensor lights for the property, along with hours of operation, to be determined.

In response to a question from Ms. Chaffee, Mr. Fortier agreed that approximately 250' of wooded area will remain as such, for the time being.

Motion by Mr. Putnam to accept the application as complete, as submitted, seconded by Mr. Weed. 5-0-0, motion approved.

Ms. Chaffee noted that Ms. Bascom sent in a concern regarding keeping a buffer along Route 12 into the future. She asked how this should be addressed. Ms. Emerson explained to the applicant that a buffer is requested along this area, even if there is future development. This will keep with the aesthetics of the area uniform.

Motion by Mr. Weed to approve the application as final, with the condition that a 50' buffer along Route 12 remain, seconded by Mr. Putnam. 5-0-0, motion approved.

Continued Business:

Ms. Emerson explained that the Building Code Board of Appeals met on January 26th and a vote was made to deny the appeal. There was some discussion regarding if the appeal should be approved and building permits put on hold until additional information was submitted, such as an exact location of the house,

but a denial was eventually voted on. The Perry Mountain Community Group can now appeal to the Superior Court, if it so sees fit.

Administration:

Ms. Emerson explained that she was approached by someone who would like to open a coffee hut on a trailer, parked at Cobb Co. The Cobb Co. site plan allows for food trucks, but this person wants to remain there semi-permanently. During the summer, the hut will be moved to other locations. She asked if the Board would like for this item to have its own site plan review or to address this through an amendment to the Cobb Co. site plan.

The Board agreed that it would like a site plan application for this item.

Mr. Rescsanski suggested updating some of the statistics in the Master Plan at some point in the future.

Communications:

a) Board – Master Plan Discussion

b) Public Participation:

Motion by Mr. Putnam to adjourn at 7:21pm, seconded by Mr. Weed.
5-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary