

Present: Patty Chaffee – Chair; Alissa Bascom; Gabe Bailey; Dick Lincourt; Alan Putnam; Doug Neill

Alternates: Sharon Francis, Rosie Smith-Hull, and Keith Weed

Staff: Liz Emerson, and Kristan Patenaude (remote)

Public: Tom Cobb, Joe Cobb, Bob Frizzell, Glenn Foster, Tom Tremont, Richard Carter, Charles Baraly, Jason Burroughs

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

Approval of minutes of 02/15/2022: Motion by Mr. Putnam to accept the minutes as submitted, seconded by Mr. Bailey.

4-0-2, motion approved. [Mr. Neill and Ms. Bascom abstaining]

Agenda Review: none

Applications:

2022-SDFP-001: Glenn & Diane Foster (Owners) Paton Land Surveying (Agent): request final review for a 2-lot subdivision; the property identified as Map 228 Lot 014 and is located at 134 Old Acworth Stage Road in the Mixed Use (E) Zoning District.

Mr. Foster stated that his intention is to subdivide the land, so that his daughter may eventually build a house on the lot. Surveys of the lot have been completed.

Ms. Chaffee stated that a driveway located on a Class VI road will need permission through the Select Board. Ms. Francis noted that the Select Board makes a decision based on recommendations from the Planning Board and suggested that the Planning Board make a recommendation on this item. Jason Burroughs, abutter, would rather not see the driveway be put on Acworth Road and to put the driveway on Old Acworth Stage Road.

In response to a question from Jason Burroughs, 221 Acworth Road, Ms. Chaffee explained that this lot was previously two lots that were merged into one by the Fosters. The Fosters are now looking to subdivide the lot. Mr. Burroughs expressed concern regarding being able to maintain and mow along the road. Ms. Emerson suggested that he broach this concern with the Select Board, but it being a Class VI road wasn't sure how much authority the Select Board would have.

Motion by Mr. Lincourt to accept the Foster application as complete, seconded by Mr. Neill.
6-0-0, motion approved.

Motion by Mr. Bailey to approve the Foster application as final, seconded by Mr. Putnam.
6-0-0, motion approved.

2022-SPFP-001: T. Cobb Services LLC (Owner) Tom & Joe Cobb (Owners/Agents) request final site plan review for a 2 story 30 ft by 31 ft addition; the property identified as Map 118 Lot 083 and is located at 200 Main Street in the Business (B) Zoning District.

Mr. Cobb noted that the proposal stays within all of the setbacks and is for a 30x31 story addition. This is for the retail business.

In response to a question from Mrs. Smith-Hull, Mr. Cobb noted that wheelchair access to the second floor will be dependent on grants. He hopes that grants will be received to put in a wheelchair lift. All of the items will be available on both floors.

In response to a question from Mr. Lincourt, Mr. Cobb explained that he generally pushes snow to the north end of the parking lot in the 15 minute drop-off zone and then hauls it off with his own truck.

In response to a question from Mr. Bailey, Mr. Cobb explained that this proposal is to have a second story and flat roof. There will also be a 4' parapet installed. They may eventually come back for a pitched roof in the future.

In response to a question from Ms. Francis, Mr. Cobb stated that the customer level is not expected to increase and that there is already a waiver in place for parking for the site. They have not had any issues with parking over the years.

Motion by Mr. Neill to accept the Cobb application as complete, seconded by Mr. Bailey.
6-0-0, motion approved.

Motion by Mr. Lincourt to waive the Cobb property at 200 Main Street from Section 5.7.3 O. of the site plan regulations regarding impervious surfaces, seconded by Mr. Putnam.
6-0-0, motion approved.

Motion by Mr. Lincourt to approve the Cobb application as final, seconded by Mr. Bailey.
6-0-0, motion approved.

Continued Business: none

New Business: none

Administration:

Phase 2 of Chestnut Hill is beginning (Peper's Development)

Ms. Emerson explained that Phase 2 will begin fairly soon. The last few lots in this area will be subdivided. This item was already approved in 2009.

William Hanrahan – Borough Road Site Plan – 2 campsites

The Zoning Board of Adjustment approved this item, and so a site plan application will soon be filed with the Planning Board.

Communications:

Ms. Francis noted that the Select Board January 19, 2022, meeting minutes, states that signs will be designated by Ms. Emerson, but she believes this is supposed to be under the purview of the Planning Board. Ms. Emerson stated that the Select Board is aware that this would need to be placed on next year's ballot to reword the zoning ordinance.

The group thanked Mr. Neill for his service on the Board, as this is his last meeting.

Ms. Chafee stated that the CIP Committee will tentatively meet on March 17, 2022, at 4pm. She reminded everyone that voting is next Tuesday.

Motion by Mr. Bailey to adjourn at 7:48pm, seconded by Mr. Lincourt.
All in favor. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary