

Present: Patty Chaffee – Chair; Alissa Bascom; Keith Weed; Gabe Bailey; Bill Rescsanski – Select Board Ex-Officio, Richard Carter; Alan Putnam (Zoom)

Alternates: Rosie Smith-Hull

Staff: Liz Emerson, and Kristan Patenaude (remote)

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

Ms. Smith-Hull was seated for this meeting.

Approval of minutes of 03/15/2022: Motion by Ms. Bascom to accept the minutes as amended, seconded by Mr. Weed.

Amendments: Line 44, to read: “She noted that Mr. Weed will sit on the CIP Committee as a Finance Committee member.”

5-0-2, motion approved. [Mr. Rescsanski and Mr. Bailey abstaining]

Agenda Review: none

Applications:

2022-SPFP-002: William Hanrahan (Owner) request final site plan review for 2 rural camp with your horse campsites; the property identified as Map 220 Lot 013 and is located at 1451 Borough Road in the Watershed Protection (D) Zoning District.

Mr. Hanrahan explained that the proposal is to allow self-contained trailers to come in and use the existing trail system and campsites. This is proposed to begin in the spring and run through approximately mid-October. This will be run as an LLC. This location is not within the flood plain. Only two horses will likely be allowed on each site. There are no dogs, fireworks, or those under age 21 allowed.

Ms. Emerson explained that there is one waiver requested to put the waste disposal, carry-in/carry-out on the plan. There will be a location for horse manure disposal.

In response to a question from Ms. Bascom, Mr. Hanrahan stated that he does not intend to expand this business.

Ms. Chaffee noted that there will need to be further discussion regarding this proposal and the Land Use Change Tax. She also noted that the applicant will need a Business Transfer Station permit.

Motion by Ms. Bascom to accept this application as complete, seconded by Mr. Bailey.
7-0-0, motion approved.

There was no public comment at this time.

Ms. Emerson noted that the ZBA’s approval is conditioned on only two campsites. Additional campsites would require ZBA and Planning Board approval.

Motion by Ms. Chaffee to accept this application as final, seconded by Ms. Bascom.
7-0-0, motion approved.

2022-SDFP-002: Leon & Lisa Moore (Owners) Paton Land Surveying (Agent): request final review for a 2-lot subdivision; the property identified as Map 207 Lot 051 and is located at 74 Calavant Hill Road in the Mixed Use (E) Zoning District.

Ms. Moore explained that the proposal is to subdivide the land. Half of the land will be donated to a non-profit that the applicants are trying to start. A transitional home will then be built on the property for foster children. This will consist of 8 dorm-style rooms, commercial kitchen, and classroom spaces. An existing barn on the property will be removed and that location is where the home will sit.

In response to a question from Ms. Bascom, Ms. Moore explained a new driveway will be needed to go to the Moore's house and an additional driveway will be created for the new property.

Motion by Mr. Bailey to accept this application as complete, seconded by Ms. Bascom.
7-0-0, motion approved.

An abutter voiced support for the proposal.

Motion by Mr. Rescsanski to accept this application as final, seconded by Mr. Bailey.
7-0-0, motion approved.

Continued Business:

The Board spoke to a potential alternate member.

Motion by Ms. Chaffee to nominate Lenny Ostasiewski as an alternate to the Planning Board for a 3-year term, seconded by Mr. Bailey.
7-0-0, motion approved.

Administration: None at this time.

New Business: None at this time.

Communications:

Ms. Chaffee explained that the CIP Committee met on the 23rd for an organizational meeting. The Committee consists of Ms. Emerson, Ms. Chaffee, Mr. Putnam, Mr. Lincourt, Mr. Turner, Mr. Thibodeau, and Mr. Weed. The group will meet next Thursday at 4:30pm. Ms. Emerson noted that she takes abbreviated minutes during these Committee meetings.

Ms. Emerson noted that the Planning Department is working on some health violations around Town currently.

Motion by Ms. Bascom to adjourn at 7:46pm, seconded by Mr. Bailey.
All in favor. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude

Recording Secretary