

**Request of Richard Church for Site Plan Approval of a proposal for Two-Four Unit Buildings on his property.**

**Members Present: J. Heyer, C. Rainville, B. Murphy, M. Dufresne**

**Public Present: Nick Hibbard, Bernie Chenette, Robert Horr, Richard Church, Gabe Handy, Skip Taylor, ZA**

7:15PM- Introductions were made, the warning was read, and parties were sworn in.

**Bernie Chenette** presented along with **Richard Church**. The proposal is for Two-Four Unit Buildings on a .85 acre lot at 15 School Street (Parcel ID SC0015). There was some discussion regarding the retention pond and regular maintenance of the pond, storm water, parking space and no buffer space or green space between parking and the units, separating the units while staying within setbacks to allow for a buffer/green space, snow removal, alternative snow storage area which is currently designated in the hammer head, proposed sidewalks, possible cross walk to utilize the sidewalk across the street, estimated hourly and peak traffic times, garbage storage/enclosure, mailbox location, size of each unit, sewer, well concerns on water, and if the units would be for rent or for sale.

**Action Items for next Hearing:**

1. Separating the two buildings while staying within setbacks to allow for a buffer/green space in front of each building.
2. Create side walk in front of each building that would connect to the road side walk.
3. Designating snow storage area that is not in the proposed hammer head.
4. Estimated hourly and peak traffic times.
5. Garbage storage/enclosure.
6. Designated mailbox site preferable on opposite side of Garbage storage/enclosure.

**PUBLIC INPUT:**

**Nick Hibbard** raised the concern on the proposed side walk that would be leading to no-where, and stated that the developer could repair a portion of the side walk that exists on the other side of the street that is all-ready established and used. **N. Hibbard** raised concern on garbage collection and having a big structure close to the street. **N. Hibbard** also asked if a large tree which is presently on the lot would stay.

**Gabe Handy** stated the Town Master Side Walk Plan might take a while and agreed with **N. Hubbard** in the idea of repairing a portion of the existing side walk, and that it would be putting money to good use not waste.

**Robert Horr** stated that some streets in the Town are not defined and that the streets should be laid out by an engineer prior to getting easements from property owners to create side-walks.

8:01PM- **B. Murphy** made a motion to recess the hearing and to return on August 20, 2014 at 7:15pm; **Claude Rainville** 2<sup>nd</sup>. All in favor.

**(Reconvened from August 6, 2014) - Richard Church hearing for Site Plan Approval of a proposal for Two-Four Unit Buildings on his property.**

**Members Present: J. Heyer, C. Rainville, B. Murphy, M. Dufresne**

**Public Present: Richard Church, Gabe Handy, Diane Handy**

7:15 PM- **J. Heyer** re-opened the Hearing.

**J. Heyer** asked the applicant if they wanted to go forward with the addition of **M. Varney**, who was not present at the first Hearing. The Applicant agreed with the addition of **M. Varney** to make a full board as long as the Hearing materials were reviewed prior to this reconvened Hearing. Introductions were made and **Diane Handy** who was not present at the first Hearing was sworn in.

There was discussion regarding Action Items that were requested prior to the Hearing.

- The two buildings were moved closer together by roughly 20ft and the asphalt was reduced, and green space was added.
- Created a walk-way from the edge of the driveway down.
- Created a sidewalk.
- Created a 4ft enclosure for garbage storage.
- One Pedestal mailbox site for all eight units with extra storage below for larger parcels which the Post Office preferred.
- Created a larger designated snow storage area.
- Shifted the pump building and moved and created more landscaping.

**G. Handy** provided a copy of front and side views of the proposed condos which include elevation.

**PUBLIC INPUT:**

**D. Handy** raised the idea of the use of black asphalt in place of the proposed concrete for the North side of the street for sidewalks to make it safer with the idea that traction would be better. **D. Handy** also stated that with the use of black asphalt, it absorbs heat and therefore may potentially make it safer as far as ice development is concerned. This was discussed further.

There was discussion regarding the sidewalks, street safety, traffic peak hours, garbage enclosure, handicap accessibility, storm water, and the storm water management basin, and Fire Department.

7:47 PM- **M. Varney** moved to close the Hearing and move to deliberative; **B. Murphy** 2<sup>nd</sup>. All in favor.

Respectfully submitted,

Jackie Marshall,  
Planning and Zoning Assistant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Development Review Board

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*These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.*