

PLANNING BOARD MINUTES

Via Zoom

Wednesday: August 5, 2020

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:02 p.m.

B. Roll Call

Planning Board Members: Anthony Renzi, Chair; Warren Ducharme, Vice Chair; Mike Carpenter, David Paolissi. George Sackal, and Helen Hardy, Secretary.

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor

Town Officials: Chris Stone, Town Council, briefly at the end of the meeting

Members of the public: Joe & Audrey Carey, in the beginning of the meeting

C. Approval of Minutes

1. March 4, 2020 – Michael Carpenter moved and David Paolissi seconded the motion to table the minutes of March 4, 2020 until the next meeting.

Motion passed, Mike, Helen, David, George, Anthony, aye; Warren abstained.

D. Correspondence

None

E. Revising Prohibited Uses in Zoning Ordinances

Mike moved to review the list of Prohibited Uses in the Zoning Ordinance, Sec. 38-193. George seconded the motion. Motion passed, Mike, Warren, Helen, David, George, Anthony, aye.

The following changes were recommended:

Remove from the list

- Airport or heliport to remain on the prohibited list; a private airstrip or helipad could be permitted by Special Use Permit
- “Any use which is obnoxious by reason of the emission of gasses, odors, noise, dust, vibration, or soot or by reason of the danger of fire or explosion” [Too broad.]
- Brewery or distillery – move to permitted by Special Use Permit
- Commercial laundry (excepting a laundromat as provided for in section 38-191)- move to permitted by Special Use Permit
- Dormitory, except where accessory to a permitted use
- Vehicle washing shop (except where public sewerage disposal is available and/or except where utilizing a water reclaim system) – move to permitted by Special Use Permit

The following uses were marked to be reviewed at a future meeting:

- Commercial facilities established for the purpose of storage, processing, or disposal of organic and non-organic waste
- Commercial slaughterhouse
- Racetracks of any description where a fee is charged or donations made (except as allowed under section 38-191)

The following uses were recommended for Permitted by Special Use Permit:

- Private airstrip or helipad
- Brewery or distillery
- Commercial laundry (excepting a laundromat as provided for in section 38-191)
- Vehicle washing shop (except where public sewerage disposal is available and/or except where utilizing a water reclaim system)

Mike moved and Warren seconded the motion to approve these changes, including removal of items (as listed above), and also to consider items for Allowed by Special Use Permit (as listed above). Motion carried, Motion passed, Mike, Warren, Helen, David, George, Anthony, aye.

Warren Ducharme moved and Mike seconded the motion to table items F – J until a future meeting. Motion passed, Mike, Warren, Helen, David, George, Anthony, aye.

L. Future Agenda Items

- Planning Board Responsibilities and Rules - Presentation
- Review Uses in GBM
- Farm Forest Business Accessory Uses
- 2020 Road and Bridge Plan, review and update
- Finalize Comprehensive Plan Update

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Adjournment

Mike moved to adjourn. Motion passed, Mike, Warren, Helen, David, George, Anthony, aye.
Meeting adjourned at 8:12 p.m.

Respectfully submitted by,

Helen Hardy, Secretary