

PLANNING BOARD MINUTES
Via Zoom
Wednesday: October 7, 2020

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:06 p.m.

B. Roll Call

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

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor

Town Officials: Denise DiFranco, Bob Moreau, Heidi Rogers, Town Council; Gordon Rogers, State Senator

Members of the public: Peter Brewer, Joe Carey, Brian Carpenter, and Floyd Davis

C. Approval of Minutes

Mike moved and David seconded the motion to approve the minutes of September 16, 2020. Motion carried, 7-0. (aye: Mike, Warren, Hillary, David, George, Anthony, Helen).

D. Correspondence

EDAC report

E. Public Hearing, Partners Auto Auction, AP 13, Lot 25

Mike moved and David seconded the motion to continue the Public Hearing until October 21. Motion carried, 6-0-1 (aye: Mike, Warren, Hillary, David, Anthony, Helen; nay – 0; abstained, George).

F. Minor Subdivision, 6 Anthony Road, AP 14, Lot 95D

Applicant, Brian Carpenter, Owner, Susan Deatt.

Floyd Davis gave Brian Carpenter his permission to present the application. Floyd Davis has the power of attorney for Susan Deatt.

This lot was previously subdivided, in 1992, to create the lots being created in this application, but was recombined in 1996 to give Mr. Davis’s daughter more acreage. Mr. Carpenter addressed the Planners’ notes regarding the location of the OWTS and the driveway, saying that when the lot is sold, the purchasers will make the final determination of the placement of those features. Since the lot is large enough, and there are no wetlands in the front of the lot, this should not be an issue.

Mr. Carpenter requested that they combine the preliminary and final approval.

Mike moved and George seconded the motion to approve this subdivision. Motion carried, 7 – 0 (aye: Mike, Warren, Hillary David, George, Anthony, Helen).

G. Site Plan Review: 15 Plainfield Pike, AP 19, lot 9, variance request, recommendation to the Zoning Board of Review.

Owner Peter Brewer presented this application for the 0.5 acre, preexisting nonconforming lot, currently occupied by a trailer installed on the site in 1969. He would like to replace the current trailer with a house and the current cesspool with a DEM approved OWTS, but he needs relief from zoning setbacks. Warren explained that the application needed to show the least relief necessary, and Joanna reinforced that point.

Board members agreed that Mr. Brewer needs a survey that can show setbacks and locations of important features, to be able to show the Zoning Board of Review exactly what is needed.

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Mike moved and Warren seconded the motion to recommend this application to the Zoning Board of Review, with a class one survey. Motion carried 7 – 0 (aye: Mike, Warren, Hillary David, George, Anthony, Helen).

Hillary moved to continue items H and I to a future meeting. Motion carried 7 – 0 (aye: Mike, Warren, Hillary David, George, Anthony, Helen).

K. George moved to adjourn at 8:13. Motion carried 7 – 0 (aye: Mike, Warren, Hillary David, George, Anthony, Helen).

Future Agenda Items

- Farm, Forest, Business Accessory Uses
- 2020 Road and Bridge Plan, review and update
- Finalize Comprehensive Plan Update
- Zone Changes on Rt. 6

Respectfully submitted,

Helen Hardy, Secretary