APPROVED

Planning Board Minutes

January 25, 2022

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; John Hodgson; Dave Powers, Art Urie, and John Kinney, Ex-Officio.

Also present: Brian & Amber Signor; Pat Moyer, Planning & Zoning Administrator and Lisa Meier, Recording Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of January 11, 2022

Kinney - Motion to approve as amended

Powers - Second

Unanimous – Vote via roll call to approve

Minutes of January 18, 2022

Duclos - Motion to approve as amended

Urie – Second

Unanimous – Vote via roll call to approve

B & S Diesel – Brian Signor – Out of Compliance; Tax Map 28, Lot 363,042 Johnson Lane

Signor advised that he has received two Cease & Desist Orders due to U-Haul business, parking and hours of operation. Signor explained that he does not have a U-Haul business, any trucks that are there are being worked on. Regarding the hours of operation – now that the property is in the Village Zone, he would like to be able to have normal business hours. As far as the parking, Signor explained that there are plans to demolish one of the buildings which will allow for more parking. Teach asked why he did not come before the board previously and Signor replied that after receiving the first Cease & Desist Order, he did reply in a timely manner – he sent a certified package which was signed for at Town Hall but is unsure of what came of it. He also stated he needed more time to meet with his partners Blackwater Properties regarding the demolition of the building. He met with them in December 2021. Teach stated that due to sending the packet, he believes that he complied and Signor indicated yes. After another Cease & Desist Order was received. Teach advised him he needs to go before the Select Board. Signor stated he met with the Select Board and explained everything that transpired and the Select Board directed him back to the Planning Board. Teach stated that the biggest concern is the parking; however, it looks like that is being corrected. Kinney reviewed prior documents and asked if his hours of operation have changed since the 2015 Zoning Board of Adjustment approval. Signor replied that if he is in the middle of a repair, he will stay until it is completed. Signor asked if the board would be agreeable to hours of operation being 8:00 a.m. until 6:00 p.m. which is normal business hours. Teach stated that abutters were concerned at the public hearing regarding noise. Powers asked what the daily number of vehicles is and the response was five to ten vehicles. Powers asked how many employees there are and the response was three. Powers asked what the number of new spots would be once the building was demolished and the response was twenty-ish. Hodgson stated he was concerned with the time-frame for a resolution to the parking concern. Teach responded that Custom Woodworking parks in the area the Planning Board is concerned with and Signor replied that Custom Woodworking is a Blackwater Property issue not B&S Diesel issue. Teach asked what a reasonable time-frame for Signor to meet with his partners regarding the demolition of the building. Powers stated that as the demolition is a Blackwater Properties issue, B & S Diesel should try to limit the number of vehicles to an absolute minimum to operate. Teach asked when Signor could meet with his partners to discuss the removal of the building and Signor replied by June 2022. Teach also stated that there should be no vehicles on the road side of the building and he should limit the number of vehicles to twenty. Moyer asked if the number of vehicles really matters and Powers replied that the abutters at the hearing had an understanding that there would only be five vehicles. Moyer stated that Signor has been in business since 2015 and there have been no complaints. Teach stated he has to keep the right-of-way open for ingress and egress. Urie made a motion to have the Select Board issue a letter to Blackwater Properties indicating there is to be no parking in the town right-of-way. Duclos seconded the motion and the board voted unanimously in favor of having the Select Board issue a letter to Blackwater Properties indicating there is to be no parking in the town right-of-way.

Select Board – John Kinney

1. Teach asked if the type of meeting for the March 8, 2022 Town Meeting has been determined and the response was it will be in person.
2. Kinney expressed concerns regarding numerous complaints of people residing in campers, RV’s, non-traditional buildings / containers without proper sanitation and approval and asked the board if this is something that the various boards within the town should be looking in to.

There being no further discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary