

PLANNING BOARD
Monday, July 3, 2023
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Joe Brodbine, Bob Maibusch, Maria Bissell, Steve Laskowski, Fran Shippee, and Erin Cintron

Absent: James Hancock (alternate)

Call to Order: James Corliss called the meeting to order at 7:01 PM.

Review of the Minutes

June 19, 2023

Joe Brodbine moved to approve the minutes from June 19, 2023, as written. The motion was seconded by Steve Laskowski and passed unanimously.

May 1, 2023

Steve Laskowski moved to approve the minutes from May 1, 2023, as written. The motion was seconded by Fran Shippee and passed unanimously.

Appointments

Public Hearings

LaValley/Perkins Lumber John Martell was present for the applicant in regards to the continuation of the public hearing for LaValley/Perkins Lumber. The property was comprised of 3 parcels and the plan indicated 14A/A6, A7 and A8 are separate and the plan now needs to indicate one parcel being 14A/A/7 and under the condition that existing outside storage be on the new plans.

Martell stated that a contractor needs to be lined up for the shed and a new drawing with the updated tax map number as requested by Bissell, will be completed prior to July 17.

The meeting was opened to the public. There were no public questions or comments.

Steve Laskowski made a motion to conditionally approve the site plan application for LaValley/Perkins Building Supply, Lot 14A/A/7 waiving the use intensity statement and the site impact analysis and allowing the outside storage of goods and materials, as shown on the plan, in accordance with Town Zoning Ordinance 206.1C. Final approval contingent upon the plan showing the new lot number (14A/A/7) . The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

Items for Discussion were discussed prior to the Public Hearing

LaValley/Perkins Lumber Colonial Plaza Realty trust indicated that 14A/A/6, 7 & 8 does not have a mortgage and submitted a voluntary merger and will be labeled as 14A/A/7.

Joe Brodbine moved to accept the voluntary merger Colonial Plaza Realty Trust 14A/A/6, A7 and A8 to become 14A/A/7. The motion was seconded by Maria Bissell and passed unanimously.

Items for Information

Corliss attended the Conservation Commission meeting and discussed ways to improve communication between the Conservation Commission and the Planning Board. It was discussed that it would be more beneficial to discuss with the Conservation Commission prior to approval of an application as they have the knowledge and maps that would help the Planning Board make a more accurate decision regarding natural resources.

Other Business

Items for signature

Adjournment

Joe Brodbine moved to adjourn at 8:10 P.M. The motion was seconded by Bob Maibusch and passed unanimously.

The next meeting will be held at 7:00 PM July 17, 2023, at the Town Offices.

Respectfully Submitted by:

Erin Cintron

Planning Board Secretary

Approved by:



James Corliss, Chair

19JUL2023

Date