

Planning Board Meeting 01/03/2000

Members attending: Woody Hartford, Jessica Larson, Janette Lynch, Karen Hoxie-Smith, Darrell Watson and Dan Sherman

1. Bill Johnson *Lurgintown Post + BEAM*

Location: Wood working-timber framing shop at CO-HI Property TaxMap ____ Lot ____

Owner Bill Johnson was approached by the SVHS Future Builders of America to use his shop as a classroom experience in constructing a Post and Beam addition to the High School. He agreed to the request and donated his woodworking shop and equipment to help them out. Enabling the Future Builders of America to cut the timbers for the construction.

Issue: Trailer that was placed on the property. At the time of delivery the owner of records--Bob Harrisburg--did not know about the trailer being placed on his property. The delivery was sooner than expected and Bill Johnson subsequently informed the owner of its intended use. The owner had no problem with the trailer being placed on his property. The trailer in question houses the sensitive computer equipment that is need for the project. The equipment needs to be stored in a controlled environment and the trailer is considered the *jobsite* while the *classroom* is the wood working shop itself.

Concerns:

-Building safety to house the children i.e. heating, electrical, etc...

Bill Johnson responded that an electrician went through the trailer and replaced violations.

-Phil Kilburn the Water Commissioner voiced concerns with sewage due to the proximity of the trailer to the Cornish Water supply.

Bill Johnson addressed this concern with the port-o-potties provided by Blow Brothers

-Carlton Candage voiced concerns regarding the Owner of Records also Phil Kilburn had the same concerns.

A representative; the lawyer, for the owner of records was present and reiterated that Bob Harrisburg the owner of records has no problem with the trailer. If issues do exist for Mr. Harrisburg that these could be resolved subsequently.

A point was made by one of the Board members that the issue at hand is not the owner of records Bob Harrisburg, but Bill Johnson and the SVHS Future Builders of America. Bill Johnson donating his wood working shop is NOT changing the nature of his business, which has been established at the property prior to the new owner of records Bob Harrisburg. The issue at hand is the trailer located on the property.

Charlie Churchill co-ordinator of the building project for the Future Builders of America spoke to the board. "*The project is a time sensitive issue*" and asked if the board would consider them using the establishment Jan. through March. The timbers need to be cut before the framing begins in April. He reiterated the beneficial aspects of the project to the children of the community.

The board asked that they go through the other two proposals/applications on the agenda. They then will take a short recess and review the issues before coming to a final conclusion.

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2. Blanchette's Donut Shop

Location: former G&S Variety on RT. 25 TaxMap___Lot___

Proposal: open a satellite Donut Shop "The Dough Boy"

The Blanchettes were not present, but a representative gave the board the condensed site plan review including availability of parking spaces, abutter notification and addressed concerns on the Downtown Sewer Project. The sewer usage can be monitored for a quarter by the sewer project and if it is in excess a 2000 gallon holding tank is available which can be pumped.

Formal presentation will take place at the next Planning Board Meeting scheduled 02/07/2000 at 7 PM. The board should be able to vote on the proposal at that meeting.

3. Will Call's Project

Location: Cornish Shopping Center TaxMap___Lot___

Proposal: A 9000 sq. ft. building with a 3200 sq. ft. Post Office the remainder of the space being leased out as professional office space.

John Cleveland presented to the board a follow up with the concerns/issues addressed at the board at the previous planning board meeting.

-water accumulation: A letter from the Civil Engineer was submitted. The engineer preformed the onsite visit, reviewed the data and draining capacity at the site. In the letter he explains that there will be two catch basins installed, one in each swale area with chambers running underneath the property into the drainage sites. This would prevent overflow and ice build up at the building site. Mr. Cleveland apologized that he didn't have the current plans with him but will get a copy to the board.

-Lighting: additional lights will be placed on the poles as well as motion detector lights out back to better illuminate the areas of concern.

-Traffic Study: An updated traffic report was submitted from the Dept. of Transportation. This is the most recent information regarding accident data dated 1/96-12/99.

The requests and concerns were addressed. The board asked that a copy of the engineering diagrams be sent to the board for the files.

A vote was taken. The board unanimously approved the proposal/application.

The board members asked to be excused to review the issues concerning the SVHS Future Builders of America project at Bill Johnsons' wood working shop located at the CO-HI property.

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The board reconvened to address and to review the conditions for the SVHS Future Builders of America at the Wood Working Shop owned by Bill Johnson located at the CO-HI Property.

Conditions:

- 1) A 90 day occupancy of the trailer and said trailer would be removed at the end of that 90 days. If an extension is needed a site plan review is warranted.
- 2) A notarized letter from the owner of records, Bob Harrisburg indicating that the occupancy is acceptable.
- 3) A walk through by the town CEO to insure that the trailer is up to code.

The board made it clear that this was a *Good Will Jester* to help benefit the children of the area.

A vote was taken. The board unanimously approved the proposal with the above conditions.