

Planning Board Meeting 10/5/93

Present: Ken, Lil, Barb, Woody

Meeting called to order.

Minutes of 5/25/93 Public Hearing approved.
" " 6/8/93 Planning Board meeting approved as amended adding that all members, CEO and John Cleveland were present.
" " 8/5/93 Public Hearing approved.
" " 9/7/93 Planning Board meeting approved as amended stating in paragraph 7 (starting with Phil Kilburn), last sentence, Morris would be happy to supply info on how they can supply their own water for project's fire suppression.

Ken suggested we hold approval of remaining minutes in abeyance to accomodate guest.

A request has been received from Stephen DiBiaso, dated 9/30/93, regarding Accessories Unlimited building a loading dock on the east side of the former Cornish Florist Shop, aka Exposition Building, the building to the west of Stone Ridge Restaurant. Doug Forbes, employee of Accessories Unlimited, was present to answer questions. He stated that at this time only loading dock was being requested. Ken stated that if and when any vote was put before the Board, he would not participate because he was an abutter and an interested party.

Doug stated that they need a large quantity of cartons, they were hard to load and unload off the back of a trailer. The dock would be a 12' X 16' concrete box, filled with dirt sitting 3' - 3 1/2' off the ground and would have a wooden deck on top of it. An overhead garage door would be installed to allow boxes to be taken in and out. There is a small amount of manufacturing in the building. It is most difficult to handle pallets. Later they may want to build a cage and roof of some kind so goods can stay outside.

Ken asked when they had started using the building as part of A.U. as shipping facility. Doug said 3 months ago.

Ken wondered where the truck would load and unload because he had a right to the land in between Stone Ridge and the building being discussed as a leaching field. There are 4 or 5 leach beds coming to within 25' of the former exposition building. Ken is concerned about whether or not there is room there without collapsing the leach fields and causing sewer problems. There are also other considerations with regards to the new ordinance. AU had never come to the Planning Board before for approval to use the building as shipping facility. A change in use would require a conditional use permit under the old ordinance. Under the new ordinance would it be warehouse and storage or light manufacturing? Ken read page 29 of the new ordinance section L: Off Street Parking and page 32 section ix requiring all non-residential uses to provide one (1) parking space for each employee on the largest shift. He also read page 34, Table 4, requiring one (1) space for each overnight vehicle.

After some discussion, Ken stated that the Planning Board would like to see a little more information about where the loading dock would be located, parking spaces, etc. Is there actually a legal entry on that end of the property under state rules or was gravel just dumped in there? That may be a problem. Technically, this should be reviewed by the CEO and CEO tells us there is no reason we shouldn't review it.

Decision to postpone discussion on S. Smith gravel pit until CEO is present.

Review of forms John Cleveland provided us so as to get them back to John. We also need an inventory of all signs in town to determine those that are conforming and those that are non-conforming.

Minutes of 9/16/93 Public Hearing approved with corrections to page 2, second paragraph, last sentence to read: The answer was yes, less than 20% capacity. Also change page 3, last paragraph, 4th line, to read: into an agreement that the developer would give money to help replace the water main from. Another change on page 4, last paragraph, first line to add: FmHA funding application would run out.

Minutes of 9/20/93 Planning Board Meeting approved.

Meeting adjourned.

Notes by Lillian Bell, Sec.