

Planning Board Meeting 11/16/93

Present: Lil, Ken, Woody, Barb later, Bruce

Meeting opened by Ken.

Items on the agenda:

1. Foothills Baptist Church
2. Request from Paul Howe relative to Patten Subdivision regarding conditions
3. John Cleveland - update on zoning maps and application forms.

1. Pastor W. L. Sanders, Foothills Baptist Church, considering buying what's known as Cornish Variety building for church. Letter of proposal received. Letter sent to abutters for comments tonight. This is not a public hearing. It is the first use of new land use ordinance so we are in learning process and will try to answer questions tonight.

Letter and layout received from Pastor Sanders. No signed contract on land and building yet. Waiting for PB decision. Ken concerned about giving decision on a piece of property to non-owner of that property. Sanders said vote taken by church to buy property and owner waiting for our decision. Chris Burchfield questioned septic system. This was discussed at last PB meeting. The church would hook up to new sewer system when system available, hopefully in the spring of 1994. CEO stated that present septic tank pretty well shot and not useable. It needs replacement, hook up to new sewer system or a portable system. Sanders said the church probably would not purchase property if replacement of present system was required. Public asked if there was room enough for a new septic. Bruce said yes. Chris asked about parking over septic. Bruce said that is allowed. Chris questioned parking along street that near to sharp turn and wondered what impact limited parking would have on downtown merchants open on Sunday.

Discussion about parking. Tom Carper concerned about so many vehicles needing to back out into street at same time. Sanders said could put 6 spaces in diagonally that could turn around on site. Discussion about Village Center Zone. There is limited or no parking for nearly all downtown businesses and PB needs to consider this when considering applications. Questions about signs. Sanders stated sign would be 3' X 4' and placed on building. Questions about other activities, weddings, receptions, etc. Ken feels if approved as church town would have to expect activities normal to churches. Question about ensuring that all services be held inside church building. Public doesn't want such activities as have occurred in the past, i.e. preaching in the park, yelling at passing cars, etc. Ken would have difficulty limiting one congregation's activities not restricted to other churches. Janet Carper concerned about change in tranquility of Sunday mornings and parking along her property. This is of great concern to her. Is there an insurance problem for this property due to the abutting Carpenter property? The Candage home on the other side of the Carpenter building can't get fire insurance because of Carpenter's property.

Discussion about portable toilet requiring some form of screening from view of

Planning Board Meeting 11/22/93

Present: Ken, Lil, Woody, Barb, John Cleveland

This is not a regularly scheduled meeting but solely for the purpose of meeting with John Cleveland due to lack of time at previous PB meeting on November 16.

Per Table 2 on page 22 of new ordinance, John feels that the lot line setbacks could be waived for the old Cornish Market property parking area. The property is under the Historic District as well as the Village Center zones. Pages 29 and 30 give off-street parking requirements.

We discussed the forms, application packets and permits that will be required in the future. It was decided that application numbers would be required and that each application # discussed in PB meetings should be referenced in the minutes of those meetings.

Notes by Lillian Bell, Sec.