

**Monday, February 7, 2011**  
**6:30 PM BUSINESS MEETING**

**MINUTES**

**In Attendance:** Dan Sherman, Tom Magno, Ken Hall, Lynn Harding and John Morrissey

**Absent:** Bill Hoxie

**Call Meeting to Order:** 6:30 PM

**New Business:**

#1 -- Lisa Tutor – Juncture Learning Center – Application for Change of Use for Coordination and Special Needs Classrooms plus a Marketing Office at 185 Main Street. Map U6 Lot R9

- Chair Sherman asked Ms Tutor to explain exactly what business would be conducted.
- The classes of “special needs” are actually based on bettering coordination for several age groups of children and she also works as a Marketing consultant when not working with the children.
- Office will be located downstairs at the right side end of building.
- Depending on the season the marketing office may be shared with the owners of the motel.
- Parking will not be an issue. Question: What about handicapped parking? There are several handicapped spots at the complex, but none directly in front of the Center ... Ms. Tutor will look into, if needed will get them installed immediately.
- Chair Sherman explained the Use is permissible within this zone: Tbl#1 Office’s, Businesses, Professional and Medical.

**Public Comment:** Diann Perkins asked if there would be showers installed for client use.

Answer: No.

- Chair Sherman asked for a vote: The Planning Board voted unanimously to issue a Conditional Use Permit.

#2 – Wanda Merrill, District Manager – C.N. Brown Company – Application for Change of Use (HOURS) for the property (The Big Apple) located at 118 Maple Street. Map U1 Lot 14

- District Manager Merrill explained the reasons for opening 24hours.
- Currently open 5 AM – 12 PM = wants to fill in gap in coverage
- Been broken into twice and believes if open 24 hours the losses (\$6,000 so far) would stop
- All gas pumps would be open the full 24 hours – as well as car wash
- Believes revenue will increase more than \$1,000 with just the regular customers.
- No alcohol can be sold between the hours of 12:45 AM and 6:00 AM
- Mobile/Exxon no longer want to be in retail gasoline sales – wants to be major refinery
- The gasoline will become CITCO – sign will reflect that and will be lit all night

**Public Comment:**

- ✓ Diann Perkins: Good for all night recreation i.e. snowmobilers.
- ✓ Stone Ridge Restaurant Owner thinks having The Big Apple open 24 hours is a good thing for all residents because of the items available inside the store.
- ✓ Jay Truigan, 110 Maple St. is very much in favor of 24 hours plus he is talking with Snowmobile Club about making it the gas station of choice.

Chair Sherman requested a vote of the Planning Board. Vote: Unanimous for Conditional Permit with one condition: **Official Date to open 24 Hours will be Sunday, February 27, 2011**

- Approve January 3, 2011 Business Meeting Minutes
  - ✓ No errors or omissions were found. Ken made the motion to accept, Tom seconded.
  - ✓ Unanimous approval.

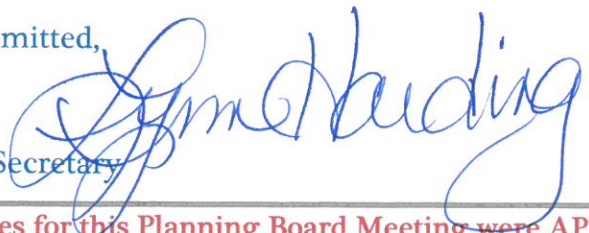
**Unfinished Business:**

- Update on formation of Public Indecency Ordinance Committee – *Mr. Magno*
  - ✓ The committee met and wrote a “draft” of an ordinance.
  - ✓ During their meeting the question of “enforcement” came up. After some discussion among the PB members it was decided to ask Sheriff Ouellette to come and explain how enforcement would work with regards to this issue.
- Report on Budget Committee Meeting – *Mrs. Harding*
  - ✓ Mrs. Harding explained her experience while speaking on behalf of the Planning Board

**Adjourn: 8:30 PM**

Respectfully Submitted,

Lynn Harding  
Planning Board Secretary



---

**2** Minutes for this Planning Board Meeting were APPROVED UNANIMOUSLY March 7, 2011

Date Printed: Monday, April 04, 2011

LHH