

## Planning Board Meeting

3/7/95

Present: Ken, Woody, Redlon, Carl, & Bruce. Alternate Jim Davis was asked to take the place of Lillian Bell who was not here. There were several townspeople in attendance as well.

### 1. No minutes of previous meeting

### 2. old business:

Philip Reed, a surveyor, was here to represent Rec Concepts, Re: Rite Aide. Major revisions were made to the preliminary proposal. The no. of buildings was reduced to one ( no family dollar store ). As presented tonight, there would be one building of 10,004 sf replacing the existing 8,250 sf building. There was much concern voiced by the public as to the possibility that teens on their way to and from high school would cut through the parking lot, if entrances were allowed to be on both roads. Questions were raised about how the building would look.

Philip Reed asked that the board meet in two weeks to consider a complete application. Ken strongly urged that a complete set of architectural drawings be available at that time. The soils analysis and property survey were submitted. They were accepted as complete. A list of property abutters was also provided.

The Planning Board agreed to meet on March 21, 1995 to receive the formal site plan review application. Ken told Philip Reed that all the missing information must be provided by march 14th.

### 3. New Business

Maryann and Jamie Bradeen came before the Board for a review of use of the " Letarte" property. They plan to do mechanical work only. No junk cars or gasoline. The Planning Board concluded that the use falls within the prior use of the property, thus meets the "grandfather" clause. This was needed as the property in question is a commercial use in a residentially zoned neighborhood.

### 3a

Pre-application forms for accessories unlimited was at the meeting. No one was present to explain, so the matter was tabled until next meeting.

Ken Leavitt was thanked for his outstanding performance as a member and chairman of the Planning Board. His hard work and leadership will be missed.

next meeting we will have election of officers.

Meeting was adjourned.

notes by Carl Wallace