

Planning Board Meeting
May 20, 2014

Present: Selectman Joan Morel, Vice-Chair Clare Hudon, Dorianne Almann, Morris Klein, Stefan Zielonko, Dwight Smith, Alternate George Benedict and Alternate James MacDonell and CDC Kathryn Lynch. Excused: Chair William Nebelski. Applicants and three members of the public were present.

6:30 pm Vice-Chair Clare Hudon called the meeting to order and read the Public Notice for an Application for Minor Site Plan Development Review submitted by Raymond & Nanette Porter, tax map 46 lot 131, 50-A Main Str., in the Business District, applicant proposes to expand Raynette's Diner w/bakery, evening dinners, private party and sometimes entertainment. Raymond Porter explained that he is expanding into the open space next to his existing diner. The room will be used for dinners, private parties and entertainment in the evening hours only. When the bakery/dinner area is open the diner would be closed. The kitchen in the diner will remain the same. The bakery/dinner bakery area will have a couple baking ovens and a sink only. They plan to open the bakery/dinner area in the Fall to offer pizza, and dinners.

Morris Klein commented that on the Dept. Head for from the Fire Chief there were a few concerns that should be addressed. The Fire Chief explained that all fire codes must be met, they may need to include a fire alarm system as required by fire code and if so then it should be monitored by Southwest Fire Mutual Aide and a Knox Box should be installed.

Dorianne Almann asked what the hours of operation would be, (the diner and other area will not be open at the same time. In the Fall the diner area will close at 2pm and the dinner/entertainment area would be open until 9pm Monday – Sunday).

Morris Klein made a motion to accept the application, seconded by Alt. James MacDonell. Vice-Chair repeated the motion and called for a vote; the motion passed unanimously.

Morris Klein made a motion to approve the application to include the expansion of Raynette's Diner w/bakery, evening dinners, private party and sometimes entertainment with hours of operation of Monday – Sunday 7am – 9pm, with the condition that all Fire Codes are met and the applicant contacts the Fire Chief to discuss a Knox Box, seconded by Alt. George Benedict. Vice-Chair repeated the motion and called for a vote; the motion passed unanimously.

Board reviewed correspondence from George & Emily Nelson of 494 Brattleboro Rd. Board also reviewed a letter and pictures from Building Inspector, Rodney Lawrence. George Nelson brought pictures also of the trees and fencing. Mr. Nelson explained that after Mr. Faucher received a letter from CDC Kathryn Lynch on April 18th directing him to contact his abutter and come to a resolution, Mr. Faucher contacted him. Mr. Nelson explained that Mr. Faucher was upset and things were said. Mr. Nelson had pictures to show the trees were put in one area and was put to close to the fence and broke it. Board reviewed pictures from the Nelson's. The pictures show the fence is in disrepair, the trees were planted to close to existing fence and the trees are not along entire fence line to block the lights from automobiles entering or exiting the parking lot. Mr. Nelson also had concerns about the parking lot expanding, (the Board explained that the parking lot cannot be expanded, the Site Plan states 30 spaces total). Mr. Nelson also had concerns about the construction of the building, (the Board explained that the Planning Boards concern is the Site Plan and any concern about the construction of the building should be directed to the Building Inspector). Mr. Nelson also explained that the parking lot lights are on until 1 am, (the Board explained that they should be off at close of day, which on the Site Plan is 11 pm). Selectman Joan Morel made a motion to direct the Building Inspector/Code Officer to inspect the property for any violations and if any are found submit a cease and desist to Mr. Faucher, seconded by Alt. James MacDonell. Vice-Chair repeated the motion and called for a vote; the motion passed unanimously.

7:30 pm Board worked on Economic Development, Conservation and Preservation and Transportation Chapters with Lisa Murphy from Southwest Regional Planning Commission. Serena Benedict was present from the Conservation Committee. Items discussed: ROW's and width of Class VI Oak Hill Rd. was requested by the Board. Serena Benedict will email the copy of proposed changes to CDC Kathryn Lynch and if the Board has questions Serena will attend the meeting in June to discuss. There are a few new maps the Conservation Committee

would like to see in the Master Plan and it was explained that the new books would be a binder so that if the new maps could not be done this year they could be done next year and inserted into the binder. CDC Kathryn Lynch will send Lisa Murphy a copy of the Current Bus Schedule. Lisa Murphy will not be in attendance in June, Steve from SWRPC will be at July's meeting to go over proposed maps. Next meeting with Lisa Murphy from SWRPC is scheduled for August 19, 2014.

Selectman Joan Morel made a motion to accept the estimate from Higher Designs, PLLC for reclamation of \$4992.00 per acre or \$9984.00 for two acres and to approve the signing of the Town Permit to Excavate for Tim Halliday, seconded by Stefan Zielonko. Vice-Chair repeated the motion and called for a vote; the motion passed unanimously.

Selectman Joan Morel made a motion to approve the appointment of CDC Kathryn Lynch to the Southwest Regional Planning Commission, seconded by Alt. James MacDonell. Vice-Chair repeated the motion and called for a vote; the motion passed unanimously.

Morris Klein made motion to approve the minutes dated 4/15/14, seconded by Alt. James MacDonell. Vice-Chair Clare Hudon repeated the motion and called for a vote; the motion passed with Dwight Smith and Alt. George Benedict abstaining.

9:15 pm Morris Klein a motion to adjourn, seconded by Selectman Joan Morel. Motion to adjourn unanimous.

Respectfully submitted,

Kathryn Lynch, Community Development Coordinator