

Planning Board Meeting
January 21, 2014

Present: Chair William Nebelski, Selectman Joan Morel, Dwight Smith, Dorianne Almann, George Benedict, Morris Klein, Alt. James MacDonell and CDC Kathryn Lynch. Excused from the meeting was Clare Hudon. Applicant and no members of the public were present.

6:30 pm Chair William Nebelski called the meeting to order and read the agenda for an Informal Meeting with the Board submitted by Rick Wetherby, tax map 30 lot 30-1, 11 Brown Dr., in the Rural Agricultural District. Applicant proposes an in home office with one truck on site. Rick Wetherby explained to the Board that he would like to have a home office with a phone, fax, copier. No other employees just him. Mr. Wetherby also explained that he would like to have one truck in his yard that he would use to haul mobile homes. He explained that when he first moved to town he had more trucks on his property and had to go to the ZBA due to neighbor complaints. He was denied twice by the ZBA to have business in his home.

Board Questions:

- Define truck, (the truck is a six wheel with a ball in the back to haul mobile homes approx. 15.5 tons).
- Hours of operation, (8am – 4pm, Mon. – Fri. only, per his State Permit cannot haul on weekends or any day before dawn or dusk).
- Is your driveway paved (my driveway is packed gravel like pavement).
- How many acres do you have, (I have three and a half acres).
- Will there be a need to add onto your home for your office, (no, I will be converting an existing bedroom into an office).
- Would you ever bring a mobile home back to your property, (no).

The Board recommended that Mr. Wetherby submit an application for Minor Site Plan Development Review. Included should be a Site Plan with the following included map of the property, abutters names, depict where the septic is on property, hours of operation, distances to abutters homes, frontage and any signage. The Board also wanted included a picture of the property and truck.

Selectman Joan Morel made a motion to approve the minutes dated 12/18/13 as amended, seconded by George Benedict. Chair William Nebelski repeated the motion and called for a vote; the motion passed unanimously.

CDC Kathryn Lynch reminded the Board the Lisa Murphy from SWRPC would be delaying until March and gave out chapters to look over. Chair William Nebelski explained that he would be talking to Chief Faulkner and Highway Superintendent Frank Podlenski and ask them to write up something for the Master Plan. Board advised CDC Kathryn Lynch to look into the RSA pertaining to length that Mr. Halliday can go without Town Permit to Excavate.

7:30 pm James MacDonell made a motion to adjourn, seconded by Selectman Joan Morel. Motion to adjourn unanimous.

Respectfully submitted,

Kathryn Lynch, Community Development Coordinator