

Planning Board Meeting
November 17, 2015
Page 1 of 2

Present: Selectmen's Rep. Bill Nebelski, Chair Morris Klein, Clare Hudon, Stefan Zielonko, Sean Leary, Dorianne Almann. T.A. Collins, Selectmen Gallagher, Darcy, Diorio and Rideout were also in attendance. Dwight Smith arrived at 7:30pm. Alternate George Benedict was excused. Five members of the public were present.

6:30 pm: The meeting was called to order. Chair Klein read the public notice for an Application for Development Review Boundary Line Adjustment submitted by Leon Dunbar Jr. and Lisa Prince, tax map 46 lots 49 & 50, 15 & 17 Highland Ave., in the Residential District. Applicants propose a boundary line adjustment between lots. Selectman Nebelski made a motion to accept the application as presented. He was seconded by Stefan Zielonko. The motion passed unanimously. Mr. Dunbar and Ms. Prince were present to explain to the Board that when the property was purchased at 17 Highland a survey was done and it was found that Mr. Dunbar's driveway was on Ms. Prince's land. The land in question is approximately 400'. Chair Klein asked for questions or comments from the public. Ms. Prince asked if the boundary line adjustment is approved tonight is it final? The answer was yes. Mr. Dunbar explained that Planning Board approval of the boundary line adjustment was a condition from his bank. Hearing no further questions from the public, the public portion was closed. Chair Klein asked for questions from the Board. Sean Leary asked as an abutting neighbor if anyone had an issue with him remaining on the Board? There were no objections to Sean remaining on the board. Dorianne Almann asked how many years had the driveway been on the prior survey. Mr. Dunbar explained the first survey of the property was done in 1912, then another in 1953. Stefan Zielonko made a motion to approve the Boundary Line Adjustment dated 4-16-2015. He was seconded by Sean Leary. The motion passed unanimously. The applicant was advised that after the Mylar is made to bring it to the Board for a signature and then file it at Cheshire County Registry of Deeds. No change in town maps or property cards will happen until April 1, 2016.

Chair Klein read the public notice for an Application for Development Review Minor Site Plan, Andrew Shapiro, tax map 46 lot 131, 50 Main Str., in the Business District. Applicant proposes to remodel unit into a laundry mat. Selectman Nebelski made a motion to accept the application. He was seconded by Sean Leary. The motion passed unanimously. Andrew Shapiro has a purchase and sales agreement for 50 Main St. The sale should be final by December 15, 2015. He would like to add a laundry mat in the area of the building that was previously occupied by a pizza restaurant. Hearing no questions from the public the Chair opened questions to the Board. The Board asked how many washers and dryers do you propose to have? There will be ten washers and seven dryers. Why is there a cooler on the site plan? The cooler on the site plan will not be there, it is a clerical mistake. The Board noticed Department Head comments pertaining to water usage and asked how it would be monitored since it should not exceed 5,000 gallons per day? The Water/Sewer Superintendent will monitor the water usage at this site and this unit of the building is metered separately. The Fire Department stated that if an alarm system is required a Knox Box should be installed. The Police Department stated that if the building is alarmed they suggest CCTV based on past issues with the previous laundry mat. The Board asked what the hours of operation will be since they are not listed on the site plan. The laundry mat will be open seven days a week, 7am to 7pm. The Board explained that the hours of operation need to be listed on the site plan. Selectman Nebelski made a motion to approve the Site Plan pending all codes and department head concerns are addressed, hours of operation are added to the site plan and contingent on the purchase of the property. He was seconded by Sean Leary. The motion passed unanimously.

Chair Klein passed over the Informal Meeting from Solar City since they were not in attendance and invited J.B. Mack and Mari Brummer from SWRPC to start their presentation of Complete Streets. SWRPC representatives explained that there are three components to Healthy Monadnock 2020. Safe Routes to Schools, which they are already working on with the Hinsdale Schools. Complete Streets, which they are talking about tonight. The Bicycle Rack Program, that they will also discuss tonight. SWRPC will offer nine months of technical assistance to the Planning Board to work on a Complete Streets Ordinance. Two local towns have adopted Complete Streets, Swanzey and Keene. Once an ordinance is created the Selectmen can adopt it, this does not need to go to Town Meeting. The Planning Board decided to meet monthly with SWRPC to work on the Complete Streets Ordinance. The sub-committee will consist of the Planning Board members and the Highway Superintendent.

Board Business:

Stefan Zielonko made a motion to approve the minutes as presented. He was seconded by Dorianne Almann. The motion passed with Dorianne Almann abstaining.

Planning Board Meeting
November 17, 2015

Page 2 of 2

Sean Leary made a motion for the Chair to sign the Voluntary Merge Application submitted by Barbara Fostyck. He was seconded by Selectman Nebelski. The motion passed unanimously.

CDC Kathryn Lynch explained the Sunoco on Rt. 119 will be presenting an application to remodel their gas station into a convenience store.

The Chair discussed the proposed Solar Ordinance and would like the Board Members to review section three and four for next month's meeting.

Selectman Nebelski will be absent next month.

With no other business to discuss, Selectman William Nebelski made a motion to adjourn. He was seconded by Dwight Smith. The motion passed unanimously and the meeting ended at 7:40 pm.

Respectfully submitted,

Kathryn Lynch