

Planning Board Meeting  
April 21, 2015  
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Present: Selectmen's Rep. Bill Nebelski, Morris Klein, Stefan Zielonko, Roberta Cook and Dwight Smith. Clare Hudon, Dorianne Almann and Alternate George Benedict were excused. Five members of the public were present.

6:30 pm: The meeting was called to order. Chair Morris Klein read the public notice for an Application for Development Review Minor Site Plan submitted by William Faucher, tax map 14 lot 27, 482 Brattleboro Rd., in the Roadside Commercial District. Applicant proposes to amend existing Site Plan to include on-site food preparation and to serve alcohol/beer and wine with a liquor license. Selectman Nebelski made a motion to accept the application as presented. He was seconded by Stefan Zielonko. The motion passed unanimously. Mr. Faucher, owner, explained that they would like to serve food, beer and wine to their patrons. This is only to keep their patrons in the building during meal time. They will not serve liquor, it will only be beer and wine. Hours of operation will remain the same. They are open seven days a week. They plan to apply for both food and liquor license with the State. Chair Klein asked for questions from the public. George and Emily Nelson asked to look at the plans and asked if Mr. Faucher would have to limit seating per square foot of the building? (That is up to the Fire Chief to make the determination of occupancy). The shrubs and trees that Mr. Faucher planted are dying and lights are coming back into their windows from cars, the Nelson's said. Chair Klein closed the portion of the meeting and asked the Board for questions or comments. Selectman Nebelski made a motion to approve the Site Plan with the amendment of "Open 7 days a week" on top left corner, pending all State Licenses and approval. He was seconded by Roberta Cook. The motion passed unanimously.

Chair Morris Klein read the public notice for an Application for Development Review Minor Site Plan submitted by Shippee Auto, tax map 24 lot 2-6, 753 Brattleboro Rd., in the Roadside Commercial District. Applicant proposes to install 70 REC 260 Watt solar panels on existing south facing roof. Selectman Nebelski made a motion to accept the application as presented. He was seconded by Stefan Zielonko. The motion passed unanimously. Andy Cay representing Integrated Solar explained per RSA 572:1 Renewable Energy that he felt this application did not need to come in front of the Planning Board for Site Plan Review. CDC Kathryn Lynch explained that Shippee Auto is a business with an existing Site Plan. Any change to that Site Plan requires Site Plan Review with the Planning Board. Chair Klein asked for questions from the public. James MacDonell stated that this application did not need to come to the Board it is a clerical decision that should have been determined in the Community Development Office. Chair Klein closed the portion of the meeting and asked the Board for questions or comments. Chair Klein asked if they will use all the power generated by the panels. (Yes, we will use the power created to power two compressors, an A/C unit and to power the shop itself). Selectman Nebelski made a motion to approve Site Plan dated 3-23-2015. He was seconded by Dwight Smith. The motion passed unanimously.

Chair Morris Klein read the agenda for an Application for an Informal Discussion with the Board submitted by the VFW, tax map 46 lot 27, 66 Main Str., in the Business District. Applicant would like to discuss having an outdoor patio area for patrons. Doug Stevens representing the VFW handed out a rough drawing of the proposal. He explained that they would like to put a five foot fence up on the back portion of the parking lot and offer outdoor seating to the patrons of the VFW. This seating area would have the fence as a barrier from street traffic. He has checked with the Matthew Elliot from the State and Mr. Elliot explained that patrons can go from inside the VFW to the outside area with alcohol. There would need to be a VFW employee outside monitoring the patrons at all times. The VFW owns to the telephone pole in the parking area. The Board instructed Mr. Stevens to submit an Application for Development Review with a Site Plan depicting the area. It is to include the fence, property lines, abutters, footage, picnic tables, parking, hours of operation and Main Str. This Site Plan could be hand drawn.

Board Business:

CDC Kathryn Lynch reminded the Board members that are signed up for the 21st Annual Spring Planning & Zoning Conference of its date May 2, 2015.

Roberta Cook made a motion to accept James MacDonell to the Board as Alternate. She was seconded by Stefan Zielonko. The motion passed unanimously.

Selectman Nebelski made a motion to approve the minutes as amended dated March 17, 2015. He was seconded by Stefan Zielonko. The motion passed unanimously.

Chair Klein made a motion to go into non-public session at 7:02pm. He was seconded by Selectman Nebelski. The motion passed unanimously.

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At 7:15pm the board ended its non-public session.

With no other business to discuss, Selectman William Nebelski made a motion to adjourn. He was seconded by Roberta Cook. The motion passed unanimously and the meeting ended at 7:15pm.

Respectfully submitted,

CDC Kathryn Lynch