



MINUTES PLANNING BOARD OCTOBER 12, 2017

Karin Paradis - Regular 2018
Scott T. Hall - Regular 2018
Dan Leeman - Regular 2019
Curtis Lunt - Regular 2019
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 6:30 PM.
2. **ROLL CALL:** Regular members present were Don Fellows, Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Also present was Associate Town Planner, Ben Smith, and approximately nine citizens in the audience.
3. **CHAIR'S REVIEW OF MEETING RULES:**
The Chair explained the meeting rules are located on the back of each agenda, available in the document holder by the door. For this meeting, the board agreed to discuss the site visit for *Case #17-13* before they began the public hearing.

4. **WRITTEN COMMUNICATIONS:**

Minutes of September 28, 2017

The meeting minutes of September 28 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

5. **PUBLIC HEARING: *Case #17-13 - Springworks Farm, Inc.***

Mrs. Paradis spoke about the site visit the board conducted on October 10, at 5:45 PM; all planning board members were present. She discussed that they received a tour of the current building and the property where the new building plans to be. During their site visit, the board had the pleasure of meeting with the founder of this business, Trevor Kenkel, and discussed more in detail the plans for the new building. Springworks Farm, INC. will be the second largest Aquaponics business in the nation! The new building that they are purposing to build will be located behind the current farm stand.

The Chair began the public hearing at approximately 6:37 PM; there was no audience participation.

The Chair closed the public hearing at approximately 6:38 PM.

6. **NEW BUSINESS:**

-Case #17-13 Spring Works Farm, Inc.

Mr. Fellows stated that all necessary checklists have been completed and they meet the town's standards. Mr. Lunt asked if there was going to be a new/second point of access. Founder of Springworks, Trevor Kenkel, answered that yes, there will be. Mr. Lunt also asked Mr. Kenkel if there was any kind of security system for this property; Mr. Kenkel said no. Mr. Kenkel expressed that he does not think a security system is needed for this business due to there being no issues thus far. He continued with saying if a problem ever arises, he would be more than willing to install cameras for security purposes.

Mrs. Paradis asked Mr. Kenkel if there is a plan to have additional business hours; he answered no.

Mr. Lunt inquired if there will be any additional employees. Mr. Kenkel answered that he is hoping to hire around nine new employees.

VOTE (2017-52): Mr. Lunt made a motion, seconded by Mr. Hall, to approve without limitations.

Vote: 5-0 passed.

-Case #17-8 Applicant: Domino's Pizza
Intent: Amendment to approved Site Plan

Fernando Stelser informed the board that a piece of the existing fence [between his property and a neighboring property] has been removed. He said the thought behind this action was to pave this area and have it be a second point of access to Domino's.

Mr. Fellows asked Mr. Stelser why he made this decision as it was not in his original plans. Mr. Stelser told the board that he had spoken with the neighboring property's owner (the gas station) and that owner suggested to Mr. Stelser that he thought it would be a good idea for both businesses.

Mrs. Paradis stated that due to this new connector, Domino's would be losing a parking spot. Mr. Fellows noted that this new "drive-through" seems very unsafe due to the fact traffic would be too close to 'Smiley's Ice Cream' stand. Mr. Lunt added that Smiley's does mostly window service which causes a lot of foot traffic from customers.

Mr. Stelser had hoped that this second point of access would take some traffic off of Route 196. Mr. Fellows explained that this new access point technically meets the town's standards but it does not meet the standards for the neighboring gas station and ice-cream stand. The Chair told Mr. Stelser that this does not benefit his business and this second point of access causes a higher chance of motor vehicle accidents and potential issues with pedestrians. Mr. Hall added to the Chair's statement that 'Smiley's Ice Cream' has a lot of little kids running around and the traffic flow doesn't seem to fully make sense.

Mr. Fellows suggested that where this fence has been taken down, instead of a drive through, use it as a walkway; Mrs. Paradis agreed with this suggestion. Mr. Stelser stated that there is already a walkway between the two properties. Being that there is already a walkway, Mr. Fellows suggested that Mr. Stelser put a permanent fence back up.

Associate Town Planner, Ben Smith, expressed that interconnections are typically a good idea. However, this one for Domino's does not appear safe nor does it provide any benefits for this business. Mr. Smith added that maybe a year or two in the future, a second point of access could be looked into that would genuinely benefit Domino's.

VOTE (2017-53): Mr. Lunt made a motion, seconded by Mrs. Paradis, to approve this revision as submitted.

Vote: 0-5 Fail.

Mr. Fellows told Mr. Stelser that since this purposed amendment did not pass, he is to continue with his original plan for Domino's and to put the fence back up.

7. OTHER BUSINESS: *None*

8. TOWN PLANNER: *None*

9. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: *None*

10. ADJOURN TO WORKSHOP:

VOTE (2017-54): At 6:56 PM, Mrs. Paradis, seconded by Mr. Leeman, made a motion to adjourn to workshop. **VOTE: 5-0 passed**

Amber Gallo, Assistant Town Clerk
Date Approved: November 16, 2017