

A Meeting of the Planning Board was brought to order at 7:00pm on September 20th, 2018.

Attendance: Bob Helmers, Chairman, Tom Whitman, Vice Chair Presiding, Marshall Bennett,
Mike Brady and Charles Estes

In the Public Audience - Stephen Thomson and David Thomson, Gary and Gail Archibald and Liz Carlson.

Review of Previous Minutes – No Previous Minutes for review.

Old Business:

None

New Business:

David Thomson and his son Stephen approached the Planning Board with an application for submission for a building PERMIT for the proposed commercial lease endeavor(s). Additionally he wanted to discuss the ZBA's letter of decision because he questions the inclusion in the letter that he or his tenant provide further notice to the ZBA or Planning Board to advise of the tenants intended use of the commercial buildings if other than the applied for special exceptions. David contends the letter doesn't go far enough to state the "approval" to build an auto body shop and paint shop after the ZBA's approval for special exception. The Thomsons contest the letter for Special Exception should be sufficient to "take to a bank" to show approval to build on his property. David made a passionate argument that he doesn't believe he need the Town's approval to build a building on his own land. After a considerable exchange, David was advised that he still needs to submit an application to obtain a building permit. He was advised he still needs to provide the documentation requested by the ZBA in two separate letters, for the purpose of a Site Plan Review by the Planning Board, before a building permit can be issued. The explanation gave rise to more discussion for the need of a permit just to build a building that has already been approved by the ZBA for special exception. David and his son Stephen again argued against the need for a site plan review claiming the letter from the ZBA should act as a final approval of a permitted use. It was explained that the Planning Board was not the venue to contest a letter by the ZBA. David's son Stephen continued to assert that the Special Exception approved by the ZBA should be considered a final approval without the need for a site plan review or "why else would you have a Public Hearing and vote on a special exception." Mike Brady and Charles Estes explained to the Thomsons' that the procedure for submission of an application for building permit, including submission of documents for a site plan review, however unintentional, was circumvented. Nevertheless, the Town Boards (Planning and Zoning) acted in the interest of time to the benefit of the Thomsons. The requirement remains to catch up the paperwork before taking any further actions. Mike read allowed the requirements for a site plan review and detailed the documents required to be submitted with an application if there was no written waiver by the Planning Board. The Thomsons demanded the Planning Board go through line item by item and issue waiver of what was not required. The board denied that request. Charles Estes supplied the Thomsons with a copy of the requirements for Site Plan Review and Regulations. The Thomsons were instructed to review the regulations and supply what was "reasonable" given that the ZBA has already compiled some of the docs. for a building permit application. David was informed of the Planning Board's willingness to convene for a special session if requested to review submission of an application. David withdrew his application and will re-submit upon completion. The Thomsons left at approximately 8:35 PM. Tom Whitman adjourned the meeting at approximately 8:45 PM.

Respectfully submitted

Charles Estes