

MINUTES OF THE PLANNING BOARD MONTHLY MEETING

May 6, 2004

The meeting was called to order at 7:06 by Bill Stephens. Members present were Charlotte Dewey, Ursula Nebiker, Dan Miller, and Suzanne Willard. Also present were Ruth Cannavo, Bob Burrington, Linda DuPree, and Don McLaughlin.

1. Bob came before the Board to submit a survey (?) for a transfer of ownership of land. It was determined that the lot was a legal subdivision, was not a legal building lot, and was a legal subdivision. The Board signed the survey. (?)
2. On May 27th 2004, there will be hearings held for John Miller and Sarah Prince, regarding the bed and breakfast, The Warfield House regarding the addition of a pavilion, and Jennifer Deraway for her coffee shop. The meetings will take place at 7:00 p.m. 7:30 p.m., and 8:15 p.m., respectively.
3. It is to be noted, for the record, that Jerry and Linda DuPree (abutters) do not oppose the bed and breakfast at Goat Rising.
4. Bill read a letter addressed to the Board, from Earl Bowen, regarding the cancelled meeting on May 5, 2004. Mr. Bowen's letter essentially stated that the Planning Board had not responded to the agreement of special permit modification and that, as he felt that the attorney's were making no progress, that the Board could use the time to "review and sign this agreement, as requested."
5. Bill also read a letter, addressed to Mr. Bowen, in response to his letter, stating that although the cancellation of the May 5th meeting caused much inconvenience, in the spirit of cooperation, the Board will allow Mr. Bowen and his attorney two weeks to negotiate an agreement. The Board will further allow another two weeks to meet with the Planning Board, Selectmen, and attorneys, with an application for a Special Permit. It was further stated that if, at that time, there is still no cooperation or progress, the Planning Board will take legal action. This letter will go out by certified mail, to all parties involved.
6. Dan wanted it noted that whatever is decided about the Bowen matter, that the Select Board needed to be informed.
7. Don McLaughlin, manager for the Warfield House, submitted a plan, before the Board for a special permit for a pavilion with roof, to replace the tent, used previously. Don wanted to stress to the Board that he is sincerely interested in keeping everything done to the property, "by the book." Bill gave a brief background on the Warfield issue. The problem with the request for a special permit is that there was no original permit obtained, where the tent was put up, therefore any new permits would need to encompass the previous structure, and be retroactive to when it should have been obtained. Bill also recognized that construction of the pavilion is already going on, under the belief a special permit will be issued; this action could result in a triple permit fee. Don stated that he had already started with the construction before he realized he needed a permit. Bill instructed Don to complete a site plan for the Board's record, stating the dimensions

of the structure, where they are in relation to the building and that the structure will be built over a 40x80 Concrete slab. Don agreed.

Don also mentioned that they would like to go ahead with a plan of an 18 hole public golf course, with caddy shack and maybe later, to add a 25 to 30 room lodge. Ruth mentioned that the Conservation Commission would need to be contacted, regarding the brook issues. Bill told him he would need to apply for the special permit and submit the plan design to the Board. Ursula asked Mr. McLaughlin if he was aware of the drainage problems that the property was causing for an abutter to the property. Don stated that he was not but stated that he would look into and try to help. The abutter's number was given to Don and he said he would address the issue with Mr. Glaze.

8. Bill expressed regret that Suzanne did not win the election, as her participation has become very valuable to the Board and advised her not to let losing the election discourage her from participating. Bill also mentioned that the Board looks forward to working with Gisela and what she can bring to the Board.
9. Northeast Land Services' cell tower permit has expired, Bill hoped a tower could maybe be put at the Fairgrounds.
10. The board reviewed Barbara Harris's plan, as she would like to sell 2 lots of her land. The board will look into Ms. Harris' request, however she would need to submit a larger map with the dimensions and to be up town spec.'s to be subdivision. Barbara said she would call with the dimensions. Ms. Harris also inquired about getting a water test. Bill gave her a kit and Barbara obtained a sample and brought it back to Bill.
11. The Board reviewed Deraway's plan for a coffee shop and due to the conflict with a board member, the Ethics commission will need to be contacted before the meeting date can be scheduled.
12. Beauregard's dumpster is up for a 6-month review and has not been relocated, as was agreed to in a previous meeting. The board will send out a letter addressing this.
13. A letter will be sent to Schecterle regarding his gravel permit, which has expired.
14. It was discussed as to weather the permit to operate a gravel permit ran with the property or not and the final ruling was that the land use was grandfathered and the permit runs in 5 year segments, after which time, a new permit must be filed for.
15. Meeting adjourned at 9:19 p.m.

Respectfully submitted,

Approved by:
Planning Board of Health

Carlene Millett
Secretary to the Boards.