

Site Walk Minutes
Peter & Elizabeth Varney Site Plan
Minor Site Plan
Map 29, Lots 14 & 14-1
August 6, 2014
Approved 8/19/14

Attendees:

Planning Board Members: Roger Sample, Clerk; Scott Williams; Bill Curtin; Ray Howard; Marc DeCoff, Selectmen's Representative; and Dave Collier, Chair, who arrived about half way through the site walk

Applicants: Peter & Elizabeth Varney

Public: Scott Sweezey and Christina Stephens

Staff: Ken McWilliams, Town Planner.

Roger Sample, Clerk of the Planning Board, called the meeting to order at about 5:30 p.m.

Ken McWilliams distributed 11" x 17" copies of the latest minor site plan. Ken noted the property line between the two lots was highlighted and the varying width of the parking aisle on the south side of Lot 14 was highlighted as well.

Mr. Varney suggested he could convert parking spaces 15, 16 and 17 to perpendicular parking spaces headed into the property which would back out into Route 140. He thought he could increase the number of spaces there.

The group discussed eliminating spaces 1-5 and converting spaces 6-14 to perpendicular spaces. Changing that to perpendicular spaces would allow more spaces within that area.

The suggestion was made to continue the drive around the north side of the building on Lot 14 and put parking spaces in the side yard.

There was discussion about merging the two lots. Since the two lots are under the same ownership, easements cannot be granted between the two lots as confirmed by Town Counsel. The Board members suggested changing the ownership on one of the two lots and providing easements for parking. The Board members asked Ken to discuss this proposal with Town Counsel and let Mr. Varney and the Planning Board know the result.

Ken noted that a revised site plan will need to be submitted that reflects the discussion at the site walk. Ken noted that the date had passed for submitting additional plans or information for the August 19, 2014 Planning Board meeting. Therefore the next opportunity to review a revised site plan would be at the September 16, 2014 Planning Board meeting.

The site walk concluded at about 6:00 p.m.

Recorder: Ken McWilliams, Town Planner