

February 21, 2017

DRB Members Present: Steve Kappel (Vice Chair), Andrew Greenwald, Ken Santor, Norman Hill, Mark Lane, Jeff Cueto, Carol Welch

DRB Members Absent: Rich Curtis, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), John Connor, Patty Connor, David Huck

**Call to Order:** 7:00pm

**Public Comment:** None

**Additions to Agenda:** Delete the 1<sup>st</sup> hearing

**Sketch Plan Review – Cherry Tree LLC**

The Vice Chair opened the hearing at 7:02pm by reading the warning: "Sketch plan review for a proposed 3-lot subdivision of the 10.7-acre Cherry Tree LLC property located on Towne Hill Road just east of the Connor residence at the northeast corner of Towne Hill and Cherry Tree Hill Roads. The proposal will create three new building lots of 3.21, 3.26, and 4.22 acres. The property is in Zone D, the Rural Residential & Agricultural District; minimum lot size is 3 acres." The 3 lots will be accessed by a common driveway. There will be a common septic system. The DRB needs to decide if this will be reviewed as a minor or a major subdivision. The driveway will be 16' wide at the beginning then narrow to 12' at each lot. There is a Class 2 wetland at the bottom of the lot and the driveway crosses at the narrowest point. The mound system will be for all 3 houses and each house will have a pump. Each house will also have its own well. The applicants haven't applied for curb cut access yet and will do so after this meeting. All 3 lots have conforming road frontage on Towne Hill Road. The DRB agreed that this could be treated as a minor subdivision as it is pretty straightforward.

**Motion: I move to handle this subdivision as a minor subdivision.** Made: Mr. Cueto, second: Mr. Greenwald

**Vote on Motion:** Passed unanimously

**Conceptual Site Plan – Watson Property**

The Vice Chair opened the review at 7:23pm by reading the warning: "Conceptual site plan review of a proposed restaurant use of the Watson property located at 2817 US Route 2. The property is in Zone C, the Residential & Commercial District; restaurant use is a permitted activity in the district." The conceptual plan is to convert part of the residential kitchen to a commercial kitchen and will expand into the barn. There will be no change to the exterior and the pizza oven will be added to the south side of the building. The applicants are re-allocating the septic capacity from residential to seats and kitchen. There are currently 16 parking spots for the 10-12 seats. Mr. Huck had a question regarding gross floor space and how that translates to parking. There are no current plans for the upstairs and no residential space. The roaster is staying for now. There is enough septic capacity for 10-12 seats plus one bathroom. Mr. Huck will come back with more details about where everything will be located. For the town, this is just a change of use; the state has many other requirements. For signage, the applicant plans to put a sign on the building first (under 150 square feet). An outside sign will wait until the State finishes construction. Some lighting will be needed in the parking lot and fire safety will have some requirements. The entrance will be on the side, not the front.

**Review of Minutes**

October 4, 2016

**Motion: I move to approve as amended.** Made: Mr. Lane, second: Mr. Hill

**Vote on Motion:** Passed 7-0

**Other Business**

ZA Report

Five permits so far in 2017

Duane Wells will be in regarding East Hill Road and Amy Thornton will be in for a 2-lot subdivision.

**Motion to adjourn.** Made by Mr. Lane; seconded by Mr. Cueto. Passed 7-0. Meeting adjourned at 7:45p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*