

January 8, 2019

DRB Members Present: Carol Welch, Alice Dworkin, Norman Hill, Kim Watson, Mark Lane (7:30pm)

DRB Members Absent: Steve Kappel, Rich Curtis, Ben Lange, Jeff Cueto

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Craig Chase, Jim Abrams, Chris Abrams, Rob Brown, Becky Brown

**Call to Order:** 7:10pm

**Public Comment:** None

**Additions to Agenda:** None

The DRB approves Ms. Welch as Acting Chair.

**Sketch Plan Review – Abrams Subdivision**

Ms. Welch opened the hearing at 7:11pm by reading the warning: “Sketch plan review for a proposed 5-lot reconfiguration & subdivision of the 3-lot, 46.17-acre Abrams property located at 925 Center Road. The net effect of the proposal will be to create five lots: Lot 1 of 21.0 acres; Lot 2 of 5.6 acres; Lot 3 of 5.3 acres; Lot 4 of 5.6 acres with the existing residence; and Lot 5 of 7.8 acres. The property is in Zone D, the Rural Residential and Agricultural District; minimum lot size is 3 acres.” Mr. Chase noted that the applicants own a total of 3 lots, being reconfigured to 5 lots. The first question for the DRB is to decide if this is a minor or a major subdivision. There is an existing residence on one of the lots. The test pits have been done. The DRB has the authority to waive some of the requirements, such as wetlands delineation and building envelopes. The applicants need to receive curb cut approval from the town before the DRB’s final decision. Lot 5 includes a 60ft ROW access from Center Road. The DRB decided to require the state wetlands delineation on the map. The DRB agrees to treat this as a minor subdivision.

**Conditional Use Review of Application #18-055 – Rob & Becky Brown**

Ms. Welch opened the hearing at 7:35pm by reading the warning: “Conditional use review of Application #18-055, submitted by Robert & Rebekah Brown, to add a commercial motor vehicle service use to the existing residential use of the parcel located at 505 Quaker Road. The proposed \$4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review.” The applicants were sworn in at 7:38pm. The applicants have almost 11 acres and the vehicle service will take place in an existing garage near the existing residence. Customer parking will be along the far side of the driveway. It must go through conditional use because it is a mixed use proposal. The property and the uses meet road frontage and setbacks for Zone C. For hazardous waste, the applicants noted that waste oil will be stored and picked up regularly; there is no drain in the garage and Speedy Dry will be used for any spills. The applicants noted that lanolin-based undercoating is sometimes done outside the garage but most activities will take place inside; no auto painting will be done. No sign is planned; the applicants will come to the ZA if needed. The driveway is not paved, mostly gravel. All the neighbors have been notified. The normal hours will be 7am-7pm, to account for client drop-off and pick-up; the garage will be open 8am-6pm. There shouldn’t be an issue with noise. The ZA noted that the applicants will need to come back to the DRB if they want to expand the business and use the second access on the property.

**Motion: I move to approve Application #18-055 as conditional use for the secondary use of motor vehicle service with the condition that if the applicants decide to sue the additional access for expansion of the commercial use, they need to come back to the DRB.** Made: Ms. Watson, second: Mr. Lane

The applicants noted that there is no plan to hire any employees. No additional lighting is planned; there is an existing motion-sensor light at the front of the garage.

**Vote on Motion:** Passed 5-0

**Review of Minutes**

**December 4, 2018**

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

**Vote on Motion:** Passed 5-0

**Other Business**

- Thurston – off Barnes Road – has 70-80 acres to subdivide, not sure what they are doing yet
- No update on All Together Now and Coburn reviews

**ZA Report**

One new permit

Next meeting scheduled for 2/5/19, but no applications yet.

**Motion to adjourn.** Made by Ms. Watson, seconded by Mr. Lane. Passed 5-0. Meeting adjourned at 8:10p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*