

PLANNING BOARD MEETING

November 17, 2008

Present; John Carpenter, Steve Tasse, David Landry, Jen Corrigan, Heidi Behling, Burke York, Bert Drouin, Tracey Drouin, Ray Lemieux, Marlene Marchand, Art Marchand, Jo Carpenter

Chairperson John Carpenter opened the meeting at 7:10 PM.

Minutes

Jen Corrigan made a motion to accept the minutes of 11/10/2008 as a mended – various typos. This motion was seconded by Heidi Behling and passed unanimously.

Correspondence

There was no correspondence for the Board to review.

Drouin Site Plan Public Hearing - Continued

Chairperson John Carpenter reconvened the public hearing at 7:16 PM.

Burke York presented the new plat which includes the recommended changes from the previous meeting (11/10/2008).

He pointed out the designated snow storage area and the row of rocks that will separate the back portion of the lot from the developed portion.

The berm along the west side of the lot has been extended back to Ray Lemieux's garage.

Burke noted that, as stated in the notes, the lights will be motion sensitive lights. He also noted that the driveway permit # is now included on the plan.

John Carpenter asked if there is any more testimony. He said that he had spoken to Ray Danforth, Zoning Board of Adjustment chairperson. He said Ray wanted to make sure that there is a buffer included on the east side of the lot. John Carpenter pointed out that this buffer is on the plan.

Ray Lemieux asked if he would be able to ask questions about the conditions that the Board imposes. John Carpenter said that once deliberations begin that technically he can not but he could ask for a clarification about them.

The public hearing was closed at 7:22 PM.

Deliberations

John Carpenter handed out a sheet of his thoughts on conditions that should be imposed.

Jen Corrigan asked if there should be a condition as to the design, color, landscaping as depicted. The architectural plans and the site rendition submitted in August were reviewed.

Heidi Behling asked when construction is planned to begin. Burke said they will begin construction in the spring.

David Landry asked what is planned for the natural barrier on each side of the lot – hard wood trees, soft wood trees, a mixture of both? Burke York said that soft wood trees are planned. The Board discussed the barrier. It was agreed that it must be maintained. This means that if trees die they must be replaced. It was also agreed that initially the trees will be 2 - 4 ft. in height but must become effective to 6 ft. above the ground.

John Carpenter pointed out that with site plan projects that a certificate of occupancy must be obtained from the Board of Selectpersons before the unit may be occupied/used.

David Landry made a motion to approve the Drouin site plan application for a mini-storage facility on Map 2 Lot 8B with the following nine conditions:

1. This Site Plan approval supersedes and voids all previous Site Plan approvals.
2. This Site Plan approval is for Map 2 Lot 8A in its entirety.
3. Per the Shelburne Zoning Ordinance there will be no outside storage of materials or equipment at this facility and the equipment and materials being stored on the lot must be removed.
4. The vegetative screen that is to be installed between this property and the abutters (east and west side of the lot) must be maintained and shall be effective format least 6 ft. above the level of the ground.
5. The building and landscaping must be constructed per the plat, the architectural plans and sketch submitted to the Shelburne Planning Board at the August 21, 2008 meeting.
6. A security gate as presented to the Shelburne Planning Board at the November 10, 2008 & November 17, 2008 Shelburne Planning Board meetings must be installed.
7. The Town of Shelburne Fire Department and Police Department shall have access cards to enter the property
8. The lights on the building must point downward and will be motion sensitive lights
9. The sign must meet the Shelburne Sign Ordinance.

This motion was seconded by Steve Tassej and passed unanimously.

Master Plan Questionnaire

The Board agreed by consensus to send copies of the questionnaire to the Chairpersons of the Board of Selectpersons, the Conservation Commission, the Zoning Board of Adjustment and the Heritage Commission and to invite them to the December planning board meeting to give their input.

Adjourn

The meeting was adjourned at 7:40 PM.