

Planning Board Minutes

November 12, 2020

Board Attendance:

Mackenzie Brisson
James Knapp
Roxanne Tufts-Keegan

Public Attendance:

Donna Johnson
Amber Band
Chuck Therriault

Meeting called to order 6:30pm November 12, 2020

Pledge of allegiance

Acceptance of Meeting Minutes October 8, 2020: Tabled to next meeting when Roland Simino is present.

New Business:

Donna Johnson and Amber Band speak of starting a TimberNook Program in Middleton. This is a developmental program for children that are based outdoors through play. The program was started by an occupational therapist and an information packet was provided to each board member. The program gives children the materials and opportunity to work through to succeed in finishing a task at hand therefore improving skills drastically.

They are hoping to launch the program December 1, 2020 and it is a 6 week program. This is going to be held on Chuck Therriault's land off of 153. There is a shed that is being delivered shortly to be used just as a shelter to get the kids out of the elements as needed. There will be a porta potty on site.

Roxanne is curious as to if this is a trial run or something they will want to move forward with. Also concern is there with all of the big truck equipment that uses that road, for the safety of the children. Jim is wondering if there will be electricity and heat in the shed and also how long the children are there for the program a day. Is there any town liability with this.

Donna and Amber explained that this is something they would move forward with, not just a trial. The program for younger kids is with parental participation. Children over 4 yrs. old can be dropped off. The children would be there 4-6hours in the summer. There will just be a generator for the shed.

Mackenzie says we will work as quickly as possible, but a date of start of December 1st may not be feasible. Chuck Therriault was not present during this part of the meeting. It was explained to Donna and Amber that a lot of questions will need to be answered by chuck. He is that land owner. He would need to fill out all associated paperwork. The program sounds amazing. Middleton needs something like this. There will be concerns of traffic coming in and out, putting in a parking lot, signs. There are regulations to follow.

Roxanne states that we need to post a public meeting, it's about a two week process which puts us into the first week of December. Abutters will also need to be notified.

Jim assumes it's a temporary building and Donna confirms that.

Mackenzie lays out that the minor site plan application needs to be filled out and answers to the questions by the owner of the property.

Chuck Therriault joined the meeting.

With the Board's questions this is Chuck's Summary:

This will be set up 300 feet or so from the 153 side to the right of the driveway. There will not be a "parking lot" just a parking area. Recreation comes under a different Zoning. Donna will be converting her Child Care License to a Recreation License. He can get the abutters names so they can be notified of the public hearing, he will also get the application online. The concern for the heavy equipment that driveway has, Chuck stated he can make it wider so it can be a pull off. You're not talking about 50 kids you're looking at 4-5 kids.

Chuck believes zoning there is residential. He will need to see Zoning Board for a special exemption. It looks as though it falls under Parks/Playgrounds/Recreation Center. He will do a minor site plan, fill out the applications and file for a special exemption. He will see Kathleen Blaney tomorrow to get letters sent to the abutters.

Mackenzie notes this meeting was a Conceptual Consultation.

Requirements for minor site plan: Property lines to where the building will sit and include trails as well and special exemption from the Zoning Board. Will need to see the Selectmen at their next meeting to ask for an exemption. There is no Zoning board at the moment.

ZBA will need to post/notify abutters 5 days before public hearing for the zoning change.

Mackenzie as she cannot speak for the zoning board or the BOS, once the exemption is accepted and the application is done/accepted, decision could be 14 days tops from that date. The planning boards next meeting is December 14, 2020. We can add the public hearing to that meeting as well.

Public excused themselves from the meeting.

Old Business:

Proposed Budget was reviewed.

Scanner needs to be bought. Roxanne motioned to purchase a scanner, Jim Second. All in favor.

Flood email reviewed.

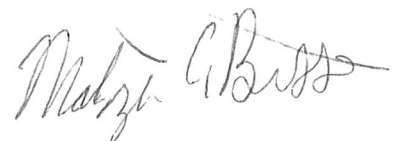
King Farmstead passed to BOS. There are no Zoning Board members at this time. They need a variance before the planning board can work with them. They need to go from residential to commercial.

No Public Comments

Board Comments:

The Board needs to start talking about the CIP. It goes out 5 years. This needs to be put on the Department Heads. Mackenzie will send out letters to the department heads and the School Board looking for their input for the CIP for the next 5 years. There should be a due date on the letter to get them to comply.

Roxanne motions to adjourn 8:03pm Jim second all in favor.



Respectfully Submitted by: Julie Guerrero Planning Board Secretary -