

Planning Board Minutes

May 2, 2019



Board Attendance:

Mackenzie Brisson
Joe Bailey
Steve Digiovani
Roland Simino
Paul Bourdeau
Roger Mains

Public Attendance:

Kevin Gagnon

Meeting call to order 6:27 pm
Pledge of allegiance

New Business:

Mackenzie: Tonight's meeting is for Kevin Gagnon's application review for an outdoor flea market area.

The board reviewed the application and reviewed the site plan.

Steve: How many lots's owned?

Kevin: 3 lots total. The lot in the middle is for the flea market, the one to the right is for future storage units.

Joe: Storage on the corner lot?

Kevin: No, hopeful for a corner store in a few years for that lot.

Mackenzie: Are you planning on any signage?

Kevin: Yes, and he will present the signage when ready. Right now he just wants to get his equipment on the land to start the clearing process.

Roger: Where will the parking lot entrance be?

Kevin: closest to the right lot as possible.

Mackenzie: you are aware there is no parking allowed on the road

Roger: will there be porta potties on site?

Kevin: yes to start until a building is built; the flea market will run Friday, Saturday and Sunday. Will be closed down and cleaned up by 5pm. Electricity will not be provided at this time to vendors at this time.

Joe: Confirm correct footage for driveway

Kevin: Plan is to have one entrance/exit driveway. Not sure how that will work.

Mackenzie: Sign Compliance is in Article 18. Flea Market/Yard Sale requirements reviewed: daylight hours, trash cleared, and safety.

Is it considered a flea market only with a building and a yard sale without a building?

Kevin: Londonderry and others have no buildings they are just fields and run under flea market.

Mackenzie: page 107 #37 a yard sale business is only 3 weekends or 5 plus days

Roger: can be yard sale business it is in a zoned commercial/residential

Mackenzie: we do not have a listing for flea market only yard sale.

Steve: for a commercial driveway the footage should be different from residential, line of site is what you are worried about.

Kevin: depending on the traffic pattern, maybe entrance one side exit other due to line of site

Mackenzie: to Kevin and he did read the article on signs. Also, cannot find definitions for driveway at this time.

Paul: 400 ft. both directions along the highway no more than 1 access to parcel where it would be safest maximum 50 ft. width driveway.

Roger: Rick Washburn approves driveways and has guidelines see him for an application

Steve: we need to find the driveway ordinance so it can be put in the book

Kevin: Even if not open this year the site work needs to be done. Storage buildings will be brought before the board next year

Roger: Motion to accept application **Roland:** 2nd **All** in favor

Mackenzie Next would be the public hearing for the abutters

Joe: 1 month from next week will be our monthly meeting lets make it part of that meeting.

Mackenzie: on acceptance of an application we have 65 days to act on an application begins the day the board accepts the application

Public Hearing for Gagnon Application for Thursday June 13, 2019 6:30 pm

Post this on top of regular meeting as well and get certified letters sent out to abutters

(Certified letters have been sent to abutters 5/7/2019 by JG)

Roger: Roadway standards page 60 under roadway regulations

Mackenzie: reviewed roadway regulations with board and Formal application timeline reviewed

Abutter notice/site plan application copy/ formal submission and public abutter notice

Mackenzie: Paul Taylor did not come to tonight's meeting-Table for a later date

Roger: reminder of July 11th for the municipal board training at 6:30 pm at the town Hall

Paul: Motion to adjourn meeting **Roland:** 2nd

Meeting adjourned 7:09 pm.