

# **DRAFT**

PLANNING BOARD MEETING - MAY 16, 2022  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

## **PRESENT**

Denise Mayrer, Chairwoman  
Wayne Johnson, P.E.  
Lawrence D'Angelo  
Andrew Aubin, P.E.  
James Shaughnessy, P.E.  
Stephanie Leonard  
Melissa Knights, Assistant to Director

## **MEMBERS ABSENT**

John LaVoie  
Attorney Craig Crist, Esq  
Richard Laberge, P.E./PB Engineer

## **APPROVAL OF THE DRAFT MINUTES OF THE — MAY 2, 2022 MEETING AS THE OFFICIAL MINUTES**

Johnson moved, Shaughnessy seconded that the draft minutes be approved as amended, as the official minutes of this meeting.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Absent: LaVoie

## **PUBLIC COMMENT**

None

## **Subdivision/ Lot Line**

Edward Bashee  
130 Waterbury Rd.  
Proposed - Lot Line Adj.

2022-10/RA/221.-2-6.1

Edward Bashee, applicant was present for this meeting.

Mr. Bashee stated they are moving the property line to clear the driveway on his lot. The neighbor has agreed to this transfer of property to make Mr. Bashee driveway legal to his lot.

Mr. Johnson stated he reviewed the map, and it has everything that this board usually require so he has no issues with it being approved.

**Lead Agency & Type II Action:**

Aubin moved; Johnson seconded that the Planning Board declares itself as **lead agency** and that this is a **TYPE II Action**

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Shaughnessy moved, Johnson seconded that the **lot-line adjustment** be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

**Site Plan /Special Permit**

Mihir Patel

2022-4/HC/220.3-2.2

1036 US 9

Proposed - Addition/Modification

Mrs. Patel, applicant was present for this meeting.

Mrs. Patel stated they are looking of install 2 sheds behind the housing units for the new water system.

Mr. Johnson asked what is the actual amount of the addition to the well shed. There are 2 sheds being proposed to go behind the hotel shown as 8x10 and then the well shed is the same size, is that going to be the final dimensions.

Mrs. Patel stated she believes so.

Mr. Johnson asked if what is the total number of sheds will be on the property.

Mrs. Patel stated just these 2 sheds.

Mr. Johnson asked it the plans are ok for the building inspector.

Ms. Knights states the building inspector has already reviewed the file.

Mr. Johnson asked if the locations on the site map is enough for him to do his review.

Ms. Knights stated no questions were raised by the building department and the sheds are behind the building and not on display for anyone to see.

**Lead Agency /Type II Action:**

Johnson moved; Aubin seconded that the Planning Board declares itself as **lead agency** and that this is a **TYPE II Action**

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

D'Angelo moved; Leonard approve this new site plan with the addition of a new shed for storage

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

**MEMBER COMMENTS**

None

**ADJOURN**

D'Angelo moved; Leonard seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:08 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning