

Planning Board
February 19, 2020

The February Planning Board meeting was called to order at 7:00 p.m. In attendance were Bruce Sanborn, Charles Tarbell, Ted Gerber, and Chairman Colin Holme along with Code Enforcement Officer Bill Haynes.

Charles Tarbell volunteered to take minutes for the meeting.

The first item on the agenda was a review of the January minutes. Charles suggested to drop the words "community-based" from the paragraph about the solar field. Bruce made a motion to accept them with that revision included. Charlie seconded the motion and the vote was 4-0 in favor. (Ray did not vote as he did not attend the January meeting).

Eric Briscisca, the applicant, who wishes to open a wedding barn business in the old Stockwell place on 264 Passaconaway came before the Board. The applicant hopes to host intimate to large outdoor/barn weddings. The majority of these would be May 1 through October 31. Business hours from 10:00am to 11:00 pm. The Board stepped through the application requirements with the applicant. Applicant was asked to create a map/survey for the Board to review, identify abutters, exterior lighting and signs, provide a deed with easements and covenants, a description of the business, waste disposal plans, other regulations that apply to the business, such as liquor license, and date when commencing business. The applicant agreed to complete an application including the requested items and return to the Planning Board in March. The issue of obtaining a liquor permit from the Waterford Selectmen was also discussed.

Next on the agenda was Cory Matheis asking about medical marijuana facility on 6 Rice Road. Jill Polister, Cory's process facilitator, passed out a plan for the business which included some graphics. Cory plans to live in the house, so the MM business would be a home occupation. Colin went through the conditions of a home occupation with the group. Mr. Matheis said that there would be no outward appearance of the business operating. Colin stated that as long as Mr. Matheis meets the criteria outlined in the ordinance for a home occupation, his proposed business would qualify and this visit with the Planning Board will constitute his requirement to come before the Board.

Next on the agenda was Daphne Chaplin to discuss 437 Waterford Rd, the former Phil's Mobil and Garage. A buyer has been located for the business and the buyer wishes to operate a mechanical garage and gas station at the site. The issue is coming before the board because the garage does not appear to have been run as a commercial entity for at least the last five years. Chaplin contends that the business has been operating off and on continuously, depending on Phil Chaplin's health, perhaps with the exception of no commercial sales of gasoline. She also produced what she contends as evidence that the business was operating. The Board discussed the merit of Chaplin's contention and exactly how a date of "abandonment" would be arrived at. Although the garage appeared to be idle most of the time, the Board could not identify a specific date when it was actually shut down. Colin proposed that the PB consider the use of the garage as an ongoing mechanical garage and that if gas is to be sold there again, then the new owner come to the PB for approval. Bruce made a motion to consider the business as operating continuously, Ted seconded the motion and the vote was 5-0 in favor.

Charlie went over the proposed letter on dock permits to go to Waterford lake associations. Colin suggested several changes to the letter and the Board supported sending the revised letter out.

Bruce made a motion to adjourn the meeting at 8:20 p.m. Ray seconded the motion and the vote was 5-0 in favor.

Respectfully submitted,

Charles Tarbell