

TOWN OF WEBSTER, NEW HAMPSHIRE
Planning Board and Zoning Board of Adjustment
945 Battle Street/Rte. 127
Webster, NH 03303
Tel. (603) 648-2272
Zoning Board of Adjustment and Planning Board
JOINT MEETING
April 10, 2018

Present:

ZBA Members and Alternates: Chairman Martin Bender, Robert Drown, Jr., Barbara Corliss, Jaye Bowe and Dee Blake. Alternate Member Guy LaRochelle.

Planning Board Members and Alternates: Chairperson Susan Rauth and Paul King. Alternate Members were Christine Schadler, Selectperson Alternate for Nancy Schofield, Craig Fournier and Kathy Bacon.

Craig Fournier and Kathy Bacon were seated as acting voting members due to the absences of members Susan Roman and Lynmarie Lehmann.

Public in attendance: Joshua Taylor, applicant; Laurie Taylor; Louis Gangi, d.b.a. Cloverdale Feed and Farm Supply and Battle Street resident; Richard George, Roby Road abutter; Jere Buckley, Pond Hill Road resident; Judy Jones, Roby Road resident; Bruce Johnson, Walker Pond resident; Dianne Davenport, Roby Road abutter; Tom A. Davenport, Roby Road abutter; Sally Embley, Rolfe Road resident and Kim Fortune, Tyler Road resident.

ZBA Case No. 18-01 Commercial Exception:

Petition from property owner Joshua Taylor to relocate *Cloverdale Feed and Farm Supply* business from 299 Battle Street to 12 Roby Road.

7:00 pm Chairman Bender opened the Joint Meeting. Jaye Bowe, ZBA Secretary took attendance. The next order of business was the election of a Zoning Board of Adjustment Chairman. Member Drown nominated Marty Bender; seconded by Jaye Bowe and approved unanimously.

7:02 pm Chairman Bender opened the public hearing. He explained the procedure to the applicants. He stated that anyone aggrieved by the decision has 30 days in which to apply to the Zoning Board of Adjustment for a re-hearing, stating the errors of law or errors of fact that were made; and from the ZBA's decision on the re-hearing, 30 days in which to appeal to the NH Superior Court. At this time Member Bowe read the application. Chairman Bender invited the applicants to make their presentation. Mr. Josh Taylor resident of Webster at 367 Battle Street and owner of 12 Roby Road stated that Lou Gangi was the owner and operator of the business, Cloverdale Feed and Farm Supply. Mr. Taylor stated their purpose was to relocate a downsize version of his business at 299 Battle Street to 12 Roby Road with the business at 299 Battle Street closing down at the end of April 2018. Site Plans were available on the conference table for the Board members to review. Mr. Taylor stated that he had lived in Webster for 65 years and he and his wife had built a nice home. His point was that they would not undertake anything that would jeopardize their home. He presented that his ownership of 12 Roby Road would help improve the appearance of the house and property and would help to keep a smaller version of the Cloverdale feed business open. He stated that the Cloverdale feed business has provided services to the Webster community since the early 1970's. He stated he plans to use the site as it is; no new buildings being built. Mr. Gangi will live at 12 Roby Road. The retail store will occupy approximately 270 square feet of the building. The garage and shed will be used for storage of Mr. Gangi's products. Currently the interior of the house is being renovated in order for it to be brought up to code, so Mr. Gangi can live there. Mr. Taylor is in contact with a septic designer to have a new system constructed. Mr. Taylor stated the only

thing they will have to do would be to add 5-6 parking spaces at the end of the already existing paved driveway. This was the end of Mr. Taylor's presentation.

Member Bowe asked if there would be any livestock or boarding of horses. Mr. Gangi stated no horses or boarders; he would only have baby chicks and a few hens.

Member Drown asked about the square footage of the residence. Mr. Taylor stated according to the assessor's card the living space was in excess of 1300 square feet. Mr. Gangi would be living in all but 270 square feet which meets the 800 square foot minimum definition of a single-family residence in the Zoning Ordinance.

Member Drown asked about wetlands. Mr. Taylor stated they would not be going into them at all. Parking will be right in front of the structures to the right of the driveway well away from the wetlands.

Member Blake asked if the applicant would have to go the DES. Mr. Taylor stated "no". Mr. Taylor stated that a portion of the house has a 6-foot cellar and there wasn't any water in that.

Member Corliss asked if all the buildings portrayed on the site plan were in existence, including the storage unit out back? Mr. Taylor stated they were all in existence. She also asked if he was going to change the footprint of any of it. Mr. Taylor stated "no".

Alternate LaRochelle asked if Mr. Taylor was going to fix up the buildings. Mr. Taylor stated "yes" and it would probably take about a year to do it all. Alternate LaRochelle stated he felt it was a great idea. After a brief discussion about the electrical upgrades and smoke detectors and a septic system (which will not be available for public use). Mr. Taylor stated he was in the process of selecting an engineer to design a septic system. Alternate LaRochelle asked what they were going to do in the meantime. Mr. Taylor stated they would use a port-a-potty.

Member Drown stated Mr. Taylor would have to get approval for Life Safety Codes. A discussion ensued as to whether this application was for a home business. Chairman Bender stated he believed it did not meet the Zoning Ordinance definition of a home business. While he reviewed the Zoning Ordinance, Alternate LaRochelle asked about location of signs. Mr. Taylor stated that one would be on Battle Street, a state road. Alternate LaRochelle stated Mr. Taylor will need to contact the DOT to get a permit regarding placement of the sign in the State's right-of-way. The other sign will be on top of the house.

At this time Chairman Bender confirmed this was a commercial exception application.

After a brief discussion, Chairman Bender stated that the 4 X 8 sign could be put on Battle Street if there is no problem with the State or put it on Roby Road if there is a problem with the State.

Member Corliss asked about the renovations. Mr. Taylor stated he had basically gutted the interior and is putting in new bedrooms, floors, plumbing, etc. Mrs. Larson, PB/ZBA recording secretary informed Mr. Taylor that no permits were required; however, electrical and plumbing must be inspected by the Town's Life Safety Code Enforcement Officer, Tom Baye (who is certified for the current State and Fire Code regulations).

Chairman Bender asked if anyone wished to speak in favor of the application.

Mr. Richard George of Roby Road and an abutter stated he wished to be in favor, but he had a number of questions to ask prior to making any decisions. Chairman Bender asked Mr. George to direct his

questions to the members of the Board. Mr. George asked if the commercial exception could be a 'transfer' from 299 Battle Street rather than a new application. Chairman Bender stated "no". Member Corliss stated because it was a new property. Commercial exception stays with the property not the property owner. Then after one year of non-use the exception expires or if there is a change use, then a new application has to be submitted and the process starts over.

Dianne Davenport, abutter and resident of Roby Road, asked if Mr. Taylor will own the business. Mr. Gangi stated that Mr. Taylor owns the property and will be his landlord, but the business is Louis Gangi doing business as (d.b.a) Cloverdale Feed and Farm Supply.

Mr. George asked what happens to the old exception at 299 Battle Street? Chairman Bender stated that property could be opened up within one year, i.e., a new owner wanted to operate the same type of business, that owner would not have to make a new application unless the new business was a change of use from the original exception. Mr. George asked as to who would be keeping track of the situation. Alternate LaRochelle stated that this meeting is documented, i.e., minutes will be in writing and are also recorded on tape. A brief discussion ensued.

Mr. George asked where could he get a record of the exact nature of the present business at 299 Battle Street? Mr. Gangi explained that when he bought the 299 Battle Street property in 1970 there was no zoning. He started a summer camp, Cloverdale Riding Camp. Then he expanded into selling feed. The Select Board in 1977 concluded that Mr. Gangi was expanding is already existing business and they granted him permission to continue without having to go before the ZBA. At this time Member Bowe stated then the Special Exception would 'sunset' when the property is vacated at 299 Battle Street. In order to get back to the business at hand, Member Corliss stated, "how about we deal with this when we have to deal with this." Chairman Bender agreed.

Member Corliss suggested that the Select Board keep their eyes on the property to see if anything changes.

Mr. George asked that Mr. Taylor's vision for the business be well defined. Mr. George asked the Board if they were going to let Mr. Taylor go ahead and do something or was the Board going to be more explicit, i.e., the nature and the size of the business. Member Corliss stated the Board can impose conditions that will be part of the record. Mr. George stated he wanted to know the nature of the business and the scope of the business. Chairman Bender stated the Board already heard what the square footage will be of the residence and the retail store. Mr. George stated he did not have a problem with anything that had been said except that he wanted to know that it was well defined and that everybody understands it; he wants to see it in writing. He also asked who would be monitoring the situation for compliance. Chairman Bender stated that was not the job of the Zoning Board and suggested Mr. George direct his questions about monitoring and compliance to the Select Board. Mr. George stated he did not have a problem with Mr. Gangi renting from Mr. Taylor or having a feed store as long as the business does not grow and as long as it's well defined upfront as to what will be allowed.

Kim Fortune resident of Tyler Road stated she was in support of this because in the past Lou Gangi's business gave her an opportunity to not leave Webster and subsequently she was able to support a Webster business.

Tom Davenport, abutter and resident of Roby Road, asked if the exception followed the business or the owner; if the business fails/closes or Lou retires would it still be commercial property? Chairman Bender answered "yes". A new owner would have to conduct the same type of business and start it within the one year time frame as per the Zoning Ordinance.

Dianne Davenport was concerned about the business perhaps getting out of hand and she did not want that in her front yard. She agreed with Mr. George that there has to be a very tight rein on what will be allowed with this exception. Ms. Davenport asked the Board if the property owner was 100% responsible for whatever happens on his property including the business in other words who would be in charge. Alternate LaRoche stated that Mr. Taylor was responsible, that's why he is the applicant; Lou is a renter not a property owner.

Chairman Bender asked if anyone wished to speak in opposition to the application.

Christine Schadler, resident, Select Board member and Conservation Commission Chairperson stated she had driven by the property and noticed the stream that runs through the front yard and all the wetlands in that area. She stated that it was predominately wetland vegetation in that entire front yard. She stated she had some concerns about wetland impact. She asked about the location of the gravel fill for the parking spaces. Alternate LaRoche stated the fill would be at the head of the driveway and in front of the sheds. He stated that right near the house and the driveway, the ground was solid. It's when moving out 30 feet from the driveway that the wetlands begin. He stated that Mr. Taylor had no plans to use that land along Battle Street except for maybe putting up the sign if the State approves it.

Ms. Schadler asked about what would be kept in the storage sheds. Mr. Taylor said grain, and anything related to Mr. Gangi's business. Ms. Schadler stated she was concerned that if there was anything in the storage facility that could break open or leak into the wetland like fertilizer. Mr. Gangi stated the garage would be the only place where grain would be kept, and the shed would be used for some chickens and fencing; nothing that would pollute anything. Ms. Schadler then asked about delivery trucks. After a brief discussion, it was determined from Mr. Gangi that he did not plan on having tractor trailers making deliveries on a regular basis if at all. Currently he has deliveries made by box trucks and FedEx or he will pick up goods in his own pick-up truck.

Susan Rauth, Planning Board Chairperson, asked if there would be space for trucks to turn around. Mr. Gangi stated the trucks would have to back into the driveway.

At this time Ms. Davenport stated that the intersection of Roby Road and Battle Street was very dangerous. In the past she has had to call State Police because tractor trailers have gotten stuck trying to get out of Roby Road. A brief discussion ensued confirmed that there will be safety problems regardless of the situation.

Ms. Rauth brought up the subject of the volume of traffic. Mr. Gangi stated all the monthly statistics he kept track of from a year ago. He did not do the density of the customers, but he did count the vehicles in the past 7 – 8 months. April 2018 estimated 75; March 2018 = 88; February 2018 = 68; January 2018 = 72; March 2017 = 74; April 2017 = 92; May 2017 = 115; June 2017 = 102; July 2017 = 108; Aug. 2017 = 81; Sept. 2017 = 89. He stated he is opened 25 days per month. Doing the math, it works out to be 4 -5 customers a day. He stated his hours of operation may fluctuate by an hour or two but generally he will be Closed Mondays; Tuesday and Wednesday 12 pm – 6 pm (summer 10 am – 6 pm); Thursday and Friday 10 am – 6 pm; Saturday and Sunday 10 am – 5 pm. He stated the weekend hours might get shortened by an hour or two in the winter.

Ms. Schadler asked if the 5 parking spaces were for cars or trucks. Mr. Gangi stated spaces could accommodate cars and pick-up trucks. Her concern was additional parking spilling out onto Roby Road. Mr. Taylor explained that there is a ditch to the right of the driveway where it intersects with Roby Road

– not a good area to park. Mr. Taylor stated he had parked his car on Roby Road during the winter and cars did not have trouble getting by.

8:04 pm Chairman Bender closed the testimony part of the public hearing and opened it up for discussion by the Zoning Board.

Member Corliss questioned the Chairman if Mr. Taylor's site plan complied with the requirements from the Zoning Ordinance that she read: *"The plan shall show the location, distances and measurements of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and the location of the site within the town and any other pertinent information that the Board may deem necessary to determine if the proposed use meets the requirements of this ordinance."*

Member Corliss asked Mr. Taylor for the measurements of the parking area. Mr. Taylor stated it would be something like 20 feet by 50 feet for the parking area. After brief discussion, Mr. Taylor stated they would be staying out of the wetlands!

Member Corliss suggested the following conditions: 1) state the use of the business clearly = Cloverdale Feed and Farm Store; 2) hours of operations = stated in the minutes; 3) site plan missing the parking area dimensions of 20 feet X 50 feet.; 4) square footage of retail store = 270 sq. ft. and storage = 1100 sq. ft.

Alternate LaRochelle suggested that a condition be no toxic chemicals such as fertilizer or herbicides to be stored on the property due to the wetlands. Mr. Gangi stated that currently he was not selling any kind of garden pesticides. He has sold small bags of fertilizer in the past. Member Drown stated Mr. Gangi would have to have a State license to sell herbicides – Mr. Gangi stated that was not the main focus of the business. The Board concluded there was no need to put this as a condition on the approval as herbicides and containment of same are regulated by the State.

Member Drown added the Life Safety Code Inspections as a condition.

Member Bowe made a motion to grant the commercial exception as long as the applicant submits documentation and proof of completion of the following conditions:

- Clearly stipulate the hours of operation;
- Clear business model – exactly what is to be sold;
- Scale drawing of the parking area of 20 feet by 50 feet;
- Life safety code inspections to be done before Mr. Gangi can live there.

Member Blake seconded the motion; Chairman Bender – yes in favor; Barbara Corliss – yes in favor; Robert Drown, Jr. – yes in favor with reservations about tractor trailers; Dee Blake – yes in favor; and Jaye Bowe – yes in favor and therefore the Commercial Exception was approved unanimously by the Zoning Board of Adjustment.

At this time Susan Rauth asked the ZBA would the business be allowed to open even though the Life Safety Code inspections will not have been done. Alternate LaRochelle stated that Life Safety Code inspections must be completed before anyone can gain residence. Chairman Bender stated that Mr. Gangi could not live there but he could operate his business.

8:22 pm Chairman Bender closed public hearing. Zoning Board of Adjustment adjourned.

8:28 pm Planning Board Chairperson opened the public hearing for the following case:

PB Case No. 18-04 Site Plan Review Application from Joshua Taylor, new owner of 12 Roby Road in order to conduct a commercial business, *Cloverdale Feed and Farm Supply*, as previously approved in this Joint Meeting by the Zoning Board of Adjustment.

Chairperson Rauth explained the Planning Board's public hearing procedures and recorded the attendance. Chairperson Rauth invited questions from the Planning Board members.

Acting Member Fournier stated he had two concerns. The first was about the design of the septic system and would the plan show the wetlands, and would the Board get a copy. Mr. Taylor answered yes to both questions. Per NH DES laws, septic designs have to be drawn up by an engineer and must get local approval from the Town. Copies of the plan are filed at DES and with the Town. The second concern was about the signage on Route 127 (Battle Street). Mr. Gangi stated there would be two signs; one would be on the roofline of the building and the other would be on Route 127. Acting Member Fournier asked because it's a scenic highway aren't there some requirements? Mr. Gangi did not know, but he and Mr. Taylor will contact the State DOT as they had previously stated during the ZBA hearing earlier and whatever the requirements are, Mr. Gangi stated they would follow. Acting Member Fournier reminded the applicant that the maximum size for a sign that is allowed is 4 feet by 8 feet. The sign that will be on the roofline is 2 feet by 16 feet. Mr. Gangi stated he would consider making it smaller. Selectperson Schadler inquired about the existence of aquifers on the property. Mrs. Larson, recording secretary, stated she had checked the Aquifer map none were shown in that area and Mrs. Larson also looked at the FEMA Flood Zone maps from 2010 and the property is not located in a flood zone. Discussion ensued regarding the brook that runs alongside and under Roby Road, over the property and under Battle Street and into the Blackwater River across the street. Selectperson Schadler, on behalf of the Conservation Commission, shared her concern about the wetland area, specifically the nature of the fill to be used for the parking spaces. Mr. Gangi stated that the stone will be approximately 8 inches in diameter and topped off with pea stone – all-natural materials. A brief discussion ensued.

Acting Member Fournier stated it would be helpful if the Mr. Taylor's site plan delineated the wetlands and better indication of where the parking will be.

Chairperson Rauth stated that any changes such as adding new structures to the property or changes to the driveway requires the applicant to come before the Planning Board to get the required permit. Mr. Taylor stated that he did not have any plans to make any change to the structures on the site.

Member King inquired about the adequacy of the driveway. Mr. Taylor stated it was 14 feet wide and paved all the way to the house and partially paved where the 5 parking spaces will be.

Chairperson Rauth stated that reviewing Mr. Taylor's site plan and comparing it to the Site Plan Regulations, his plan was missing the following information: the natural features as mentioned by Selectperson Schadler – water, trees, topography, wetlands. Chairperson Rauth stated the delineation of the wetlands should be on the site plan. She stated that the location and measurements of the ingress and egress of the driveway is also required on the plan in addition to a scale drawing of the parking area. Chairperson Rauth stated her concern was for people to drive in and out and to back-up etc. She asked Mr. Taylor if he considered bringing the driveway behind the house. Mr. Taylor stated that the topography does not allow for that. He felt that the extra parking will provide the opportunity for people

to swing in, back-up and leave. He reminded the Board that Mr. Gangi stated there may be only 4 to 5 customers a day. Mr. Gangi added the only truck coming in now was an 18 – 20-foot box truck every other week other than UPS or FedEx.

Chairperson Rauth asked about lighting. Selectperson Schadler asked if there would be a light on all night? Mr. Gangi stated the sign on the roofline of the building would probably be lit and one or two spotlights aimed at the parking area would be adequate lighting. Selectperson Schadler felt that spotlights such as those would not be consistent with a residential neighborhood. Mr. Gangi stated that he would not be using anything more than the normal spotlights that any resident would have on their driveways. He stated he would not be putting in commercial lighting.

Chairperson Rauth then had the Planning Board review the actual application documents. She asked Mrs. Larson if the application was complete; Mrs. Larson stated except for the checklist which had not been included. Selectperson Schadler pointed out that the question on the application regarding any changes to the parking and driveway had been answered by the applicant as “No change”. Mr. Taylor explained it had changed since the snow had melted after he submitted the application paperwork. At the time he had not seen the size of the proposed parking area covered by the snow.

Chairperson Rauth inquired as to the applicant’s knowledge of the amount of runoff to the wetlands area from the site. Mr. Taylor stated there is a small amount of water which is seasonal and it will disappear soon.

Chairperson Rauth had the Planning Board review the Site Plan Checklist that had not been completed or turned in with the application. She asked if there were any easements on the property; Mr. Taylor said there were none. Chairperson Rauth stated that a survey was not required for this purpose. Mr. Taylor reminded the Board that the septic design plan will delineate the wetlands. Selectperson Schadler asked about the timeframe of that septic design to be done; Mr. Taylor stated as soon as they can get it done. Have to wait for the frost to get out of the ground, etc. He stated he would be meeting with one engineer next week.

Chairperson Rauth inquired about the volume of business. Mr. Gangi stated the volume of business had changed drastically since the Great Recession; the business has substantially decreased and that is one of the main reasons for his move and downsizing. He added that the aim is to keep the business small and with one person – himself.

Mr. Taylor stated that he and his wife, who live next door, have spent a lot of time creating a nice place to live – attractive and comfortable – they have put all their abutting land under conservation easement so that it will never be developed. He felt that Lou and his lower key business fit right in the neighborhood.

Member King asked about the height of the proposed parking area; would there be any excavating? Mr. Taylor stated they would skim off the surface to fill with gravel; it would remain the same level as it is now.

Selectperson Schadler asked about sloping and grading for run off from the proposed new parking spaces. Mr. Taylor stated they could grade it so the runoff goes down the existing driveway. He did not know at this time what the slope would be, but he thought the land had a slight slope towards Roby Road. Mr. Gangi believed there would be about 20 - 30 feet left as a buffer between the parking and the wetlands.

Chairperson Rauth stated the Planning Board could require changes and/or additions to the site plan. i.e., location of the new parking area and new changes to the driveway because the Planning Board had

substantial driveway regulations regarding changing the footprint or any modifications to driveways. Mr. Taylor did not feel that adding 5 parking spaces to a rural area was a big change to an already paved driveway.

8:57 pm Chairperson Rauth opened the public hearing for public comment.

Mr. George stated he did not see any major change in the driveway by adding a small parking area at the end of it. A brief discussion ensued about winter salt and runoff on Roby Road. Mr. George stated he did not have a problem with what Mr. Taylor was proposing in his site plan. He said it was pretty simple; without changing much on the site.

Mr. Jere Buckley, resident of Pond Hill Road, was very concerned about the driveway. One concern was about vehicles trying to back out onto Roby Road. He stated the additional parking area of 20 feet by 50 feet was not shown to scale on Mr. Taylor's site plan. Mr. Buckley stated that if the Planning Board was planning on approving the site plan application, he suggested that the approval be contingent upon Mr. Taylor submitting an approved Driveway Permit Application with a drawing to scale, consistent with the current Driveway Regulations.

Acting Member Fournier inquired of the applicant if there was currently enough room for someone to turn around and head out onto Roby Road. Mr. Gangi stated that can be done now without the additional parking. Acting Member Fournier stated so there would be no need for anyone to back out? Mr. Gangi stated, "absolutely not". Mr. Buckley stated then the current drawing needs to be elaborated.

Mr. Buckley added that he felt the intersection of Route 127 and Roby Road was far less dangerous than the current driveway at 299 Battle Street. Mr. George added that in the winter the intersection with Roby Road is very slippery in that valley.

Acting Member Bacon asked if everything on the checklist had to be done in order for the site plan application to be complete. Chairperson Rauth stated that the checklist was not necessarily a legal requirement. She stated it all depended on the nature of the site plan some of the items on the checklist would be beyond the scope of the project.

Selectperson Schadler asked about when the conditions are put in place by the Planning Board, how does that affect the way that the applicant moves forward and how does that affect the enforcement ability of the Planning Board? Chairperson Rauth stated that depending on the nature of application, the conditions she suggested relate to updating the map to show the wetlands area which will be available on the septic design with a copy submitted to the Planning Board. She stated parking should be shown to scale on the map in more specific fashion and any changes to the driveway as well. Also, Chairperson Rauth would like to see a written explanation/proposal for the signs and a written proposal for the lighting. **Alternate Select Board Member Schadler asked if it would be possible to consider having a sign that is in keeping with the scale of the property rather than having a great big sign. Acting Member Bacon stated for clarification: "So the sign that is on your current building, you're planning on putting that on the house?" Mr. Gangi said, "Yes on the peak of the house." Acting Member Bacon pointed out that where the sign is now at 299 Battle St., it is farther back from the road and in proportion to the area. Acting Member Fournier stated he would not be in favor of that large sign on the peak of the house at the new location. Alternate Select Board Member Schadler agreed. She stated the old location was such a big facility compared to the 12 Roby Road site. At this time, Mr. Gangi stated he would seriously consider downsizing the sign. Alternate Select Board Member Schadler stated that would be such a good neighborly thing to do and thanked him for his consideration.**

9:10 pm: Chairperson Rauth closed the public hearing as there were no other comments.

Acting Member Fournier made a motion to approve the application with the following conditions to be submitted at the May 17, 2018 Planning Board meeting:

- When complete (may not happen for May 17th) – submit a copy of the Septic Design plan;
- Submit updated map that delineates wetlands, proposed parking, driveway - ALL shown to scale;
- Signage on Route 127/Battle Street to comply with State regulations- show proof of permit;
- Written proposals for outside lighting and signage;
- Submission of an approved Driveway Permit Application with a drawing to scale as per the current Driveway Regulations.

After a brief discussion, Mr. Taylor stated he will get a driveway permit and will comply with what we are supposed to comply with.

At this time Mr. Gangi asked the Board approved the application with the conditions, would they need to go to another hearing? Chairperson Rauth stated no, the hearing would be done; the Board would be looking for those pieces of information listed above.

Mr. Taylor stated that Lou will be out of his business April 30th so he needs to be up and running May 1st; he asked if that could happen if they can't get the conditions done by May 1st? After a brief discussion, Chairperson Rauth stated that the Planning Board could let them operate the business but would not be able to make the changes to the parking and the driveway until the Board receives the approved Driveway Permit Application. **Mr. Taylor stated that in the short run they would operate the way the site is now until they can get the remainder of the information the Planning Board requires.**

Selectperson Schadler seconded Acting Member Fournier's motion; Site Plan Review application with conditions was approved unanimously.

9:20 pm Planning Board adjourned.

The draft minutes for both meetings were prepared by Therese E. Larson, Land Use Coordinator.

The Planning Board minutes of the Joint Meeting were approved as amended at the Planning Board meeting of June 22, 2018.

Respectfully,

Susan Rauth, Chairperson