

26 August 2020

Planning Board Meeting

Members Present: Deb Johnson, Kristina Brodie, David Madden, Dave LaBar, Russ Carruth

Members Absent: John Rescigno,

Meeting Opens: 7:03 PM

Erik Ljunggren sits in on the boards meeting to ask PB some questions and present them with a hand drawn plot plan for his proposed business at 434 North Groton Road. Erik went to the ZBA for his business to be granted a special exception. We reviewed the Zoning Boards findings as a board and informed Erik about site plan review regulations. Deb said there will be no time for a public meeting, but Erik must send out another notice to abutters by certified mail. If the PB reviews Erik's site plan review application at next month's meeting and it is complete, we can then make a decision. After site plan review is complete, Erik may then apply for a building permit.

A few questions were:

- Who is the property titled to? It has never been subdivided. Erik says it is in order of his father, his mother, then him. PB will need to see the deed.
- Does the property need to be subdivided? It was built in 2013 before subdivision regulations were put in effect under good conscience. The PB agrees that the property does not need to be subdivided.
- Does Erik plan on using the building next to his property for his business? If so, he will need to show us a plot plan for that as well.

At the next PB meeting, we will go over green field regulations, applications, how he will be filing taxes, his plans for an eyewash station, meeting other requirements, etc..

Deb provided Erik with a copy of the site plan review regulations. No further questions.

PB reviews the last meetings minutes. Deb motions to approve the minutes, Kristina seconds this motion with all in favor.

PB reviews and discusses the letter from the Select Board and Fire Chief to MIT.

PB reviews ads for other towns for a minute take/assistant and comes to the conclusion that our town's ad is insufficient and equals out to less than \$7.25/hour. Deb will compose a letter for the Select Board. The PB will review the letter when complete.

No further business to be discussed. Deb motions to close the meeting at 8:14 PM, Russ seconds the motion with all in favor.

Submitted,

Kristina Brodie