

Planning Board Minutes
February 11, 2015

Planning Board members present: Roy Antaki, Peter Maruhnic, Peter Kassen, Bob, Delio, Paul McKinney, Bernice Nadler, Charles Fletcher. Members of the public present: Mark Guido, Blaine Guido, Gail Kenny, Robert Kenny, Matthew Freeman, Richard Whittier, Rick Sawyer.

Motion to approve September's minutes seconded and passed unanimously. (There haven't been any other meetings in the interim.)

We conducted a Preliminary Meeting under the Site Plan Review Ordinance. This was in regards to the existing structures and construction in progress on property owned by Mark Guido as shown on Town of Montville Tax Map 47, lots 2 and 5.2.

Mark Guido was present for a discussion of his business, "Timberstone", following complaints by the neighbors of its negative impact on them. We discussed whether or not the business falls under the purview of our Site Plan Review Ordinance (SPRO). Mark has owned the property for 27 years and his business and home have been there for 25 years. He is in the process of building a new structure. There has not been a change of use during this period. The neighbors' main concern seems to be the noise level caused by grinding stone and accompanying bright lights. First we reviewed whether or not Mark's business is a "Home Occupation" as defined in the SPRO.

- 1) A motion was made that because a commercial structure is on the same lot as a dwelling, therefore, this can be seen as a structure accessory to the dwelling and satisfies one of the conditions of a "home occupation". This was seconded and unanimously approved. From the board's observation of the tax maps, they concluded that the town regards tax lots 2 and 5.2 as one contiguous lot.
- 2) A motion was made stating that the new structure will be incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. The motion was seconded. 5 in favor, 1 opposed and 1 abstention.
- 3) A motion was made that the current operation satisfies condition "c" under the definition of "Home Occupation". Motion seconded. Approved unanimously.
- 4) Motion made that this business does qualify as a "Home Occupation". Motion seconded. Approved unanimously.

Given the above, and the determination that this is a "Home Occupation", this is a

permitted use. It was noted that precedents had been set at previous meetings when the Board determined that three commercial garages on Route 220 were Home Occupations. These businesses were/are more commercial than Timberstone, so it would've been inconsistent not to also allow this business to be defined as a Home Occupation.

5) Considering the SPRO, Article III - Administration and Applicability, a motion was made that the building under construction does not constitute a substantial expansion of the aforementioned uses. Motion seconded. Approved unanimously. The observation was made that some of the activity conducted outside will now be inside the new structure and potentially less objectionable to the neighbors.

Based on all the previous votes, a motion was made that the board determined that approval is not required. Seconded and approved unanimously.

Meeting adjourned at 8:50.

Respectfully submitted,

Bernice Nadler

March 11, 2015
Planning Board Minutes

Board members present: Greg McDaniel, Charles Fletcher, Roy Antaki, Peter Kassen, Bob Delio and Bernice Nadler.

Reviewed minutes from February's meeting. A motion was made to accept the February minutes. Motion seconded and passed unanimously.

There are three Planning Board positions up for election at the upcoming town meeting and another opening due to Casey Martin's resignation. We believe that this last position needs to be filled by appointment, but we are checking into it.

Meeting adjourned at 7:28.

Respectfully submitted,

Bernice Nadler

Planning Board Minutes
April 8, 2015

Members present: Peter Kassen, Roy Antaki, Greg McDaniel, John Twomey, Charles Fletcher, Karin Look, Bob Delio, Bernice Nadler.

Motion to approve March minutes. Motion seconded and passed unanimously.

Explanation to new members about "alternate" positions on our board and general board protocols.

Peter Kassen nominated for position of Chair. Seconded and passed unanimously.

Bob Delio nominated for position of Vice Chair. Seconded and passed unanimously.

Bernice Nadler nominated for position of Secretary. Seconded and passed unanimously.

Discussed role of the CEO (Code Enforcement Officer) for new members.

Peter shared Abbie Hills' letter stating that there was no appeal of our decision on the issue addressed at the February meeting.

Motion to adjourn at 7:26 P.M.

Respectfully submitted,

Bernice Nadler

Planning Board Minutes
October 14, 2015

Members present: Karin Look, Peter Kassen, Bernice Nadler, John Twomey, Roy Antaki, Charles Fletcher, Andrew Marshall, Bob Delio. Selectman present: Jay Legore

Introduced Andrew to the general practices of the board, as our newest member.

Since the next regular meeting would fall on Veterans Day, we have rescheduled for November 4th.

Motion to approve April's minutes seconded and unanimously approved.

Reviewed correspondence between Peter and Bob Temple (our Code Enforcement Officer) in regards to a request for a workshop on a property that falls in the Shoreland Zone. Peter will invite Bob Temple to come to our next meeting for clarification on this matter. The current owner will also be notified that we will be reviewing this matter.

Meeting adjourned at 7:50 P.M.

Respectfully submitted,

Bernice Nadler