

**Planning Board Meeting
Tuesday, April 17, 2018
Minutes (Draft)**

Planning Board Members in Attendance:

Andrew Yale (Alternate), Active member at tonight's meeting
Nate Stacey
Rick Sullivan

CEO David Bower in Attendance

Also in Attendance: Sabin Beckworth, David Porter

Mr. Stacey: Called meeting to order at 7:04.

Mr. Stacey: Asked if anything had been resolved as far as Chairman Nance.

Mr. Bower: The Board has received no communication from Mr. Nance.

Mr. Stacey: Clarified quorum at tonight's meeting. Since a majority would not have been met, Mr. Yale will act as a regular member.

March minutes Reviewed and Approved

The Board reviewed the minutes from the March 27, 2018 meeting. Mr. Stacey made a motion to accept the minutes. This was seconded by Mr. Sullivan. The minutes were unanimously approved.

Province Lake Golf

Abutters' letters were mailed 3/29/2018.

Mr. Stacey: Asked the applicant if they have decided on a mobile unit or construction.

Mr. Porter: Stated that an addition would be cheaper. Cleanup will start. Construction will not begin until after July when the wedding season is winding down (May, June and July is the peak wedding season).

Mr. Porter: Stated they will be adding two handicapped restrooms, so the dimension will be increased from original application. This will not affect setback limitations. Dimension will be increased to 20 x 38'.

Mr. Bower: Advised the Board that if dimensions are changed that the Board make note of this.

Mr. Bower: Stated that the Town has received no comments or concerns regarding this project.

Mr. Sullivan: Asked if Mr. Bower had any concerns.

Mr. Bower: Replied No. The septic is good. This will require the Fire Marshall's approval since it is commercial, which Mr. Porter will get. There is plenty of parking. One car for every three seats.

Mr. Bower: Asked about occupancy.

Mr. Porter: Answered somewhere around 60.

Mr. Bower: Asked for confirmation that the applicant is not doing a temporary unit at all?

Mr. Porter: Confirmed that they are not going with a temporary unit. They will rebuild.

Mr. Sullivan: Made a motion to accept the application as submitted. Mr. Yale seconded this motion. The motion unanimously passed.

Edge Lake Farm:

Mr. Stacey: How many weddings are they anticipating a year?

Mr. Porter: Between 20 and 25 weddings between May and October. The septic was designed for a part-time function facility. The well is scheduled to go in in the next week or two. The first wedding will be sometime in August.

Mr. Stacey: How is the parking situation?

Mr. Porter: Parking in main lot has a capacity of 150-200. Applicant will also be putting parking on the Lake Edge Farm property. They are looking to put parking on the grass area near barn.

Mr. Bower: Inquired about entrance and egress from the parking lot. Advised applicant to be careful of where this is located. It is a State road and requires a State permit and Town permit from the Road Commissioner.

Mr. Porter: There is an existing driveway, but probably not in an adequate location since this is a State road. He will get State approval first.

Mr. Bower: Asked applicant if they will have septic and bathroom in place before use.

Mr. Porter: With all of the work going on at the Province Lake Gold they will probably have to go with Port-A-Potties for now.

Mr. Yale: Will there be duplication between the Province Lake Gold and Edge Lake Farm?

Mr. Porter: Yes, there will be some duplication. The carriage house is year round. Edge Lake Farm will be seasonal.

Mr. Sullivan: Asked Mr. Bower if he had any concerns.

Mr. Bower: No concerns other than parking.

Mr. Stacey: In terms of Land Use where does this project fall?

Mr. Bower: Guided the Board to look at *Article II. Land Use Districts and Uses, Table 4, Parking Requirements Schedule:*

Restaurants – 1 space per three (3) seats based upon maximum seating capacity.

Drive-In and Take-Out Restaurants – 1 space per fifty (50) square feet of floor area.

Mr. Porter: The barn is 3900 square feet (David estimated that was 80 spaces).

Mr. Bower: A restaurant requires a Site Plan Review, which is what the Board is going through. This is most like a restaurant and parking is the only concern as far as the Ordinance.

Mr. Yale: Should the application state that this is for seasonal use only?

Mr. Bower: Agreed that Yes, it is a good idea to state this is for seasonal use only.

Mr. Porter: The season being April through November. Mr. Porter will submit either a cover letter or amend the current application.

Mr. Stacey: Made a motion to accept application as complete. Mr. Sullivan seconded this motion. All Board members were in favor. The next step would be to notify abutters. No further action is needed until next meeting.

Mr. Stacey: Made a motion to adjourn the meeting. Mr. Sullivan seconded this motion. All were in favor.

The meeting adjourned at 7:43 p.m.

**The next Planning Board meeting will be held
May 15, 2018 at 6:30**