

APPROVED
As amended
Town of Fitzwilliam
Planning Board Meeting
October 4, 2016

Members Present: Terry Silverman, Robin Blais, Paul Haynes, Tom Parker, Suzanne Gray, Matt Buonomano.

Call to Order: 7:05 PM

7:00 PM Preliminary consultation. Gus McLeavy to discuss a home business on Upper Troy Road, Map 33, Lot 20, Residential District.

Mr. and Mrs. McLeavy moved from Troy and plan to operate their mail order used book business from their home. Mr. McLeavy said 95% of their sales are from the internet. Regarding open hours, he plans a sign saying “by chance or by appointment.” He expects the business will generate very little extra business traffic on Upper Troy Road, since most of their sales come from the internet. They have a website, and he described their bookstore as catering to a niche market. Their specialty is academic books, general non-fiction, art, architectural books and children’s books. They have an inventory of more than 400 mountaineering titles among their 8,000 book inventory. They have very little technical book inventory, which he said is a specialty of the Bequaert Book Store. They mail all book orders directly from the post office, so they expect no additional truck traffic will be generated by the business. He builds the book inventory by attending book auctions or special sales.

Parker suggested that town histories are always in demand here. Mr. McLeavy said hopes to attract tourists and antique dealers to his business.

Silverman noted that this is an allowed use under Section 127-14 A (2) (a). He said no site plan review is required. The Board concurred. Blais noted that if they plan to have a sign, they must obtain a sign permit from the Board of Selectmen.

They requested, and received, a copy of the Historic District Guidelines.

Minutes. The Board reviewed minutes of the September 20, 2016 meeting. Several corrections were made and they are attached to the 9/20/16 minutes. Blais asked that the aggressive behavior on the part of the applicants and aggressive tone of the meeting be acknowledged in the minutes. The Board noted that the 9/06/16 minutes of the Ford Vaal public hearing were transcribed at Mrs. Ford’s request, and the handwritten minutes of that meeting were copied for her as well. The result was that she was confused when the Land Use Assistant returned from vacation and transcribed the entire meeting minutes. Silverman suggested that in future, the handwritten minutes are the minutes and they should be copied if requested, rather than attempting transcription in the absence of the note taker.

The Board noted a correction for the September 20, 2016 minutes. The weight of trucks leaving the Vaal quarry was recorded as 3,000 pounds in the notes. Several Board members questioned that weight, *believing Mr. Vaal said a more realistic number.* Also noted was that Selectman Nancy Carney did not abstain on the vote to approve the Boundary Line Adjustment, because she had recused herself at the beginning of the hearing.

The Board reviewed the letters from both Mrs. Ford and Mr. Vaal, submitted on September 19, 2016 following the September 2, 2016 Planning Board meeting. They also reviewed the state driveway permit application and

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the Ford application for a residential driveway permit. They noted that “This permit authorizes a gravel access to be used as a Single Family Residential drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.” Further the permit conditions state that “The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.”

Gray asked if the Board wanted to write a letter to the Conservation Commission regarding concerns about a commercial driveway impact on wetlands in the area. The Board will draft a letter to the Board of Selectmen regarding the driveway concerns about change in use and wetlands impacts, which can then be discussed with NHDOT.

Silverman noted that the Board had asked Mr. Vaal to submit the methodology he plans to follow to remove the Japanese Knotweed from the area of the driveway. That information has not been submitted yet. Silverman noted that Mr. Vaal had told the Board that NHDOT asked him to remove the invasive knotweed. Silverman said he had talked with Glen Smith of NHDOT and they do not even touch knotweed.

Blais noted that at the meeting on October 17th regarding the Prime Wetlands Study, members can ask Rick Vander Poll for his insights on this issue.

Fee schedule – the Board reviewed the existing and proposed applications fee schedule, clarifying the meaning of various categories of applications. Review to be continued.

Regarding charging application fees, Silverman wondered how to charge a fee that mitigates the impact of utilities construction, which effects the fragility of Fitzwilliam.

Ordinance Review – Buonomano raised the issue of setbacks and asked if the existing setbacks applied to legacy lots. He said lots of record that do not have residential structures on them may not be buildable due to setback requirements. He asked if it was possible to consider the character of the neighborhood when developing setback requirements.

Budget – no discussion

The meeting was adjourned at 8:45 PM.