

Town of Fitzwilliam
Planning Board Minutes

January 21, 2020

Members Present: Chairman Suzanne Gray, Secretary Robin Peard-Blais, Paul Haynes, Karen Craig, Barbara Young, and Charley Kenison, Selectman representative

Members Absent: Vice Chair Terry Silverman

Staff Present: Land Use Assistants Sandra Gillis and Lori Nolan

Others Present: Chuck Nolan [owner of 497 Route 12 N]

Gray called meeting to order at 7:01pm.

Applicant: Ryan Kottke, KG Performance, Case 20-01, Site Plan Review: to conduct an automotive repair and specialty coating business located at 497 Route 12 N, Map 41, Lot 12-01, General Industrial District.

Board member Paul Haynes recused himself from deliberation on this case.

Kottke plans to bring all services his business provides – auto repair and specialty coating – into one location on Route 12 N. Gray asked about septic and water facilities, and currently there are no septic or water facilities on the site. Kottke explained that these facilities will be added this summer for the benefit of his customers. He said Paul Grasewicz had looked at the property regarding water and septic issues. Kottke explained that currently he is in a rent-to-own situation located at 497 Route 12 N, the former Tommila holding. Kottke currently employs 8 people. He plans to clear trees and add a driveway based on town approval. He has contacted NHDOT regarding a driveway and wetlands on site. Gray asked about runoff onto Route 12, and was assured that there would be no runoff onto Route 12.

Robin Peard-Blais moved to accept the site plan, seconded by Karen Craig, and the board voted unanimously to accept the site plan review.

Ryan Robar, scheduled for a preliminary consultation for site plan application to conduct a tattoo shop, was not present.

Roxanne Monteverde asked to present an issue regarding her property on Doyle Court. Monteverde was seeking general advice from the Planning Board and had not completed an application. She owns a 1/3 acre of land at 5 Doyle Court and would like to explore her options to rebuild. She had the septic tank cleaned and assumes she will need to install a pad under a mobile home. She added that she thought she had a well on her property but it is on a neighbor's lot.

Gray noted that this is a grandfathered situation and is a non-conforming use of the property. Peard-Blais moved, seconded by Gray, that the situation be referred to the ZBA for consideration of the

non-conforming situation. Gray suggested that Monteverde go to the Selectmen for referral to the ZBA for relief.

The Board considered the January 7 meeting minutes. Peard-Blais moved, Gray seconded to accept the minutes as is. The Board voted unanimously to accept.

Regarding the Chinook solar installation, Gray said she was out of town and had not attended the presentation. Peard-Blais said there was nothing new presented, and the public gave good comments, particularly Pat Martin and Stephanie Sheer. Resident Dana Pinney also attended the presentation with comments. Young reported that an updated timeline was presented and the attorney gave preliminary reports regarding noise issues. Young did not find the presentation regarding noise issues helpful. On May 15, other reports will be available. Fencing around the wetlands was discussed, including a conversation about the height of the fence from the ground interfering with turtle migration under the fence. All reports should be available in August with the fencing completed in October and NextEra expects final approval of the MOU in December.

Gray volunteered to contact Rick Van de Poll regarding construction and impact of the silt fencing, especially the impact on wildlife.

Old Business: regarding the sign ordinance review.

Gray mentioned two small grammar edits to Sign Ordinance. Page 1 under "PORTABLE SIGN", a new paragraph should start at "SIGN". On final page, the line for VCB in chart, "Rear Entrance" should read "On Property".

Peard-Blais motioned to proceed Sign Ordinance with grammar edits to Town Meeting; Haynes seconded. Motion passed unanimously.

Gray motioned to move into non-public session for legal reasons, Peard-Blais seconded. The motion passed unanimously.

At 7:41pm, Planning Board hearing enters Non-public Session.

Gray motioned to end non-public session and seal the minutes. Young seconded. Motion passed unanimously.

At 8:10pm, Planning Board hearing exits Non-public Session.

Gray motioned to adjourn meeting. Young seconded. Meeting was adjourned at 8:11pm.

Respectfully Submitted,

Sandra Gillis and Lori Nolan
Land Use Assistants

Minutes approved February 4, 2020