

**Planning Board**

**Board Room, Municipal Building, 7:30pm**

**March 2, 2010**

Members: Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Charlie Faulkner, Kate Connolly and Joan Garipay

Alternate: Iain Sim

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards, Judith Brotman

Others: See attached sheet

1. Minutes October 27, 2009 and February 8, 2010

October 27, 2009 Residential Project minutes- ESMAY approved the minutes as written.

February 8, 2010 Residential Project minutes- ESMAY and DIETRICH approved the minutes as written.

2. 10-03 Submission of Application for Modification of Approved Subdivisions (Case Nos. P2004-10 & P2008-09) by Simpson Development Corporation, to extend the previous approvals to January 25, 2015. The property is located on Greensboro Road, Tax Map 1, Lot 52, in the "RR" and "SR-2" zoning districts. ***The hearing was continued from February 2 for reasons of inaccurate abutter notification.***

Dennis Marquis, representing Simpson Development Corp., presented the application to the Board. He explained that the need for this extension was due to the economy and that construction of new homes had slowed down a great deal. The Planning Board originally approved the PRD project with 36 conditions on January 25, 2005, and in 2008 approved a two-year extension of the project, with two additional conditions imposed.

Jeff Aker, a resident of Greensboro Road, expressed concerns about extending an application that had already expired, and was also concerned about the conditions being continued and would like to see them strengthened. Jonathan Edwards pointed out that the request for extension had been filed prior to the date on which the construction deadline expired and was therefore legitimately before the Board for decision.

HORNIG made a motion, with DIETRICH seconding, to approve the request including all conditions of previous applications. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Garipay, Hornig, Esmay, Faulkner and Dietrich.

3. Request from Keith Ford, representing Dartmouth Printing Company, for site plan waiver or for Major Project Review waiver in order to proceed under Minor Project Review to raise the roof elevation of approximately 5000 square feet, at 69 Lyme Road, Tax Map 49, Lot 9, in the "OL" zoning district.

Keith Ford, facilities manager, and Jack Elliot, owner, presented the request. They stated they are looking for a relaxation of the site plan waiver process. They explained the need for a new piece of equipment and that this equipment requires raising a portion of the roof to the level of the current addition. It was determined there is no increase in the footprint, only in volume. The project was found to be neither exempt from site plan review under Article VI A of the Site Plan Regulations nor subject to minor site plan review under Article VI B.

It was noted that the recent amendments to the Site Plan Regulations that created the Minor Site Plan Review Committee and authorized that body to hear and decide certain less substantial site plan applications also deleted a provision for waiver of site plan review by the Planning Board. Accordingly, the Planning Board is without authority to waive the formal site plan review process for an application that fails to meet the minimal standards set for minor site plan review.

HORNIG made a motion, with DIETRICH seconding, to deny the application because the Board does not have the power to grant it. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Garipay, Hornig, Esmay, Faulkner and Dietrich.

4. Adjourn: The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Denise D. Shibles

Recording Secretary