

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
MEETING DATED FEBRUARY 17, 2014
MINUTES**

MEMBERS PRESENT: Jack Newland, Kevin Gillander, Dot Borsodi,
Charlie McMahon

MEMBERS ABSENT: Bernie Brochu, George Bullock

NON-MEMBERS PARTICIPATING: Bill Willis, Gib Trenholme, Tim Bradstreet, Jim
Manley, Armand Veilleux, Wade Denio, and
Secretary, Carol Priest

Jack brought the meeting to order at 7:00 P.M.

1. January 20, 2014 Minutes

Jack called for a motion.

Kevin moved to accept the minutes of the January 20, 2014, meeting.

Dot seconded the motion.

Jack called for a vote and all present approved the motion.

2. White Mountain Trust Final Plat 2-Lot Subdivision Permit No. 14-03

Bill Willis, on behalf of White Mountain Trust, (Keith Powers, Trustee, 762 Shadow Lake Road), presented a **final plat** for a 2-lot subdivision on Old County Road South, (Tax Map ID: Sheet 11, Block 8, Lot 749). There exists 201 feet of road frontage on Old County Road. Adequate provision for a driveway was determined at a prior meeting. The fee of \$340 has been paid.

Lot 1 - 2.1 acres +/-

Lot 2 - 58 acres +/-

The plat reflected the change in the rear boundary line approved at the previous meeting. No acreages were affected. The secretary notified the adjoining landowners, as required.

Jack called for a motion.

Kevin moved to accept the **final plat** as presented, subject to state and local regulations (i.e., water, waste, septic, and driveway) and not subject to Waterford subdivision regulations.

Charlie seconded the motion.

Jack called for a vote and all present approved the motion.

3. Pike Industries Commercial Building Permit Permit Number 14-01

Jim Manley and Tim Bradstreet, representing Pike Industries, 2884 Duck Pond Road, were again present at the request of A. O. Gib Trenholme. Pike Industries is seeking to replace an existing structure, a crushing building, to update and modernize it. The building is the same dimension as the current one, 24-ft. by 44-ft., but it will be two stories, approximately 28 feet in height. The fee of \$140 has been paid. The adjoining landowners were notified by the board secretary, as required, and the hearing was warned publicly, as required.

Jack called for a motion.

Kevin moved to approve the commercial permit issued by A.O., subject to state and local regulations (i.e., water, waste, and septic).

Dot seconded the motion.

Jack called for a vote and all present approved the motion. The A. O. will carry forward any and all requirements for the permit.

4. Administrative Officer Business

Gib read to the members present a letter received by the town after a meeting with the town attorney regarding the Donovan permit. Board chairman Bernie Brochu was present at the meeting as well. The letter confirmed that the conditional use permit for auto repair service fell under the bylaws in effect at the time the permit was issued. He enclosed a copy of a letter of violation that could be utilized if the board determines the applicant is not adhering to all conditions stipulated on the permit. Gib is seeking more direction as to how the board wants to continue with the issue. Some options were discussed after reviewing the bylaws and the conditions of the permit. Kevin moved to table the discussion until the next meeting, at which more members would be in attendance. Dot seconded the motion. Jack called for a vote and all present approved the motion. No action was taken. The secretary will send a copy of the town attorney's letter to all board members, electronically or via regular postal mail.

5. Other Business

Charlie noted that he has been reviewing the Subdivision Regulations document and has some areas of concern; for example, the right-of-way being listed as 40-feet, not 50-feet. Additionally, he had questions concerning the major vs. minor subdivision requirements, and the possible site visit requirement that is part of the subdivision process. He wanted to be sure the DRB is following what is set forth in that document as it hears applications for subdivisions. Dot suggested devoting a portion of each meeting, perhaps under 'other business,' to review a few pages that pertain to the DRB as it processes the applications for these permits. The board will continue this discussion at its next meeting. The secretary noted that two board members' terms expire this year, George Bullock and

Kevin Gillander. If members know of people interested in serving on the board for these or two positions recently vacated by the resignations of Ed Allen and Paul Van Der Eems, they are asked to notify the Selectmen, who appoint members to the DRB. Suggested names may be submitted at Town Meeting on March 4th as well.

Kevin moved to adjourn the meeting.

Charlie seconded the motion.

Jack called for a vote and all present approved the motion.

The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary