

LIMERICK PLANNING BOARD MINUTES – approved 11/2/22

September 21, 2022

Aaron opened the meeting with the flag salute at 7:00 pm. Aaron, Jason, Demetria, Greg and Wendy were present.

PUBLIC HEARING:

Aaron opened the public hearing for Nakita Nevers for a 3-lot minor subdivision entitled Quarry Valley on the Quarry Road on Map 15 Lot 16A. Joe Stanley from Land Pro gave an overview and maps on the proposal stating there is a home on one of the lots currently and there will be two more homes built on the other lots. Mr. Stanley spoke about the soils and bed designs and the setback on lot #3 from a brook he also spoke about the approved driveway locations that were OK'd by both the road commissioner and the code officer.

Aaron asked if anyone had a questions and hearing none the public hearing was closed at 7:05 pm.

MINUTES:

There was a motion by Aaron and seconded by Jason to approve the minutes for August 3, 2022.

Vote 3-0 In Favor 2 abstained not at meeting

WALK-INS:

None

NEW BUSINESS:

None

OLD BUSINESS:

REVIEW - NEVERS

REVIEW:

Article VII – Conditional Uses

- A. A conditional use permit is designed for those uses, which may be permitted as a service to the community or for the benefit of the town's general welfare. The standards of this provision are designed to ensure adequate control of the location, design and operation of conditional uses.

B. The Planning Board may approve an application for a Conditional Use Permit if the applicant demonstrates that the proposed use:

1. Will meet the definition and specific requirements set forth in this ordinance for the specific use; see four
2. Will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare or other cause; see four
3. Will not have a significant adverse effect on adjacent or nearby property values; see four
4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;

Aaron motioned and Demetria seconded the motion that numbers 1 through 4 are met with information provided by the applicant.

Vote 5-0 In Favor

5. Will not result in significant fire danger; see six.
6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;

Aaron motioned and Demetria seconded the motion that numbers 5 and 6 are not applicable.

Vote 5-0 In Favor

7. Will not create a safety hazard because of inadequate access to the site, or to the buildings on the site, for emergency vehicles; see eleven
8. Will not create hazards to motorists traveling on adjacent public streets, is adequate to the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties; see eleven
9. Makes provisions for buffers and on-site landscaping, which provides adequate protection to neighboring properties from detrimental features of the development; see eleven
10. Makes provisions for vehicular loading and unloading and parking for vehicular and pedestrian circulation on the site and onto adjacent public streets which neither create hazards to safety nor impose significant burdens on public facilities; see eleven

11. Makes adequate provision for disposal of wastewater or solid waste and for the prevention of ground or surface water contamination;

Aaron motioned and Demetria seconded the motion that numbers 7 through 11 have been met by information provided by the applicant.

Vote 5-0 In Favor

12. Makes adequate provision to control erosion or sedimentation;

Aaron motioned and Demetria seconded the motion that this condition has been met with information provided by the applicant on the plan.

Vote 5-0 In Favor

13. Makes adequate provision to handle storm water run-off and other drainage problems on the site; see 16
14. Provides for a water supply that will meet the demands of the proposed use; see sixteen
15. Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State law; see sixteen
16. Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat, which could be avoided by reasonable modification of the plan;

Aaron motioned and Demetria seconded the motion that 13 through 16 have been met based on information provided by the applicant.

All the review criteria under Chapter 187 SS 4404 were read and all were met by the applicant.

Vote 5-0 In Favor

SPECIFIC CONDITIONS OF APPROVAL:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents, including the supplemental and revised plans, the oral representations submitted and affirmed by the applicant, and conditions of approval imposed by the Board. Any variation from the plans, proposals and supporting documents and representations, except a change determined by the Code Enforcement to be a minor change that does not affect approval standards or conditions of approval, is subject to the review and approval of the Planning Board prior to implementation.

Aaron motioned and Demetria seconded the motion to approve the subdivision, Quarry Valley.

Vote 5-0 In Favor

RANGE E ROAD CONDITIONAL USE - GIRARD

At 7:16 Wendy recused herself from participating in the rest of the meeting for the Range E Road Conditional Use for Shawn and Dennis Girard.

For complete dialogue concerning this review please see the CD at SRC-Tv .org livestream planning board meeting for 09-21 2022.

Aaron motioned and Demetria seconded the motion to deny this conditional use for insufficient information under Article 7, B2-B3 and B13.

Vote 4-0 In Favor

ADJOURNMENT:

Aaron motioned and Demetria seconded the motion to adjourn the meeting.

Vote 4-0 In Favor

ANNOUNCEMENTS:

The next meeting will be October 5, 2022.

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary