

FINAL

**Minutes of the Planning Board,
March 8, 2022
Meeting House**

Present

Kent Ruesswick (Chair), Greg Meeh, Joshua Gordon, John Schneider
(alternate - invited to attend to make a quorum), Lucy Nichols, Logan
Snyder (alternate)

Absent

Scott Doherty (Vice Chair), Cheryl Gordon (BOS rep)

Agenda**1. Call to Order by Chair**

Kent Ruesswick called the meeting to order at 7 pm.

2. Minutes of February 22, 2022

Joshua Gordon moved the minutes, and Anne Dowling seconded.
There being no discussion the minutes were voted on, all present
voting aye, and approved.

Lucy Nichols came in shortly afterwards and requested that the
sentence where she suggested a site walk of the MDM Property
should be in the section about MDM Properties. Kent reopened
discussion of the Minutes. Joshua moved to re-approve as amended.
Greg Meeh seconded. The minutes were approved as amended.

3. Determination of Regional Impact for MDM Properties

The applicant's agent for TF Bernier, Jonathan Crowdes, had asked
that the Board continue the case to April 12, allowing them time to
attend a ZBA hearing, and also that the Board determine if this
application should be deemed to have Regional Impact.

Members looked at the criteria for Regional Impact in the Planning Board handbook.

There followed lengthy discussion. Members noted their experiences with other towns or cities in terms of applications having Regional Impact. It gives other municipalities the opportunity to attend a hearing and testify.

Overall members felt that this proposed development was not big enough to meet all the criteria for Regional Impact status. It was not a Big Box development. It is not known exactly what kind of businesses would come into the different units. It was unlikely that the traffic generated would have a major impact on the roads around Exit 17.

Joshua moved that they declare this new MDM Properties development NOT of Regional Impact. Anne seconded the motion. All present voted aye.

4. Other Business

(i) Commercial Developments with multiple tenants

Lucy shared that she had been thinking of one way to deal with the developments that had multiple business tenants in them. Perhaps they could be approved for ALL retail or ALL light industrial – either/or. And if the use changes it would be up to Code Enforcement to respond.

There followed general discussion about these kinds of developments in town. It was recognized that the Board has to work with the zoning ordinance as it currently stands.

- As of now there are only a few, either at Exit 17 or Exit 18.
- Members talked about the willingness of property owners to attend the Board if changes were proposed. So far, having the requirement that owners have to attend the Planning Board for each change of use has allowed for some monitoring and setting of conditions.

- 69 ● And how to deal with the potential types of changes from wholesale,
70 to retail or light industrial and so on.
- 71 ● The reality was that these developments have been seen to flip from
72 one use to another.
- 73 ● Perhaps conditions could be written in on the site plans as approved
74 to require any later changes to be brought to the Board. That would
75 give more strength to future enforcement.
- 76 ● The possible increase in retail businesses associated with the
77 development moving ahead at Exit 17 was mentioned. Parking needs
78 and traffic will always be issues depending on the type of business
79 being considered. The Board has to work with the zoning ordinance
80 as it is currently.
- 81 ● Joshua said he would look for some potential language for conditions
82 that might be attached to site plan approvals. The Board will continue
83 to look at this issue.

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85 (ii) Kent stepping down as Chair

86 Kent thanked the Board for their collegiality over the past year. Board
87 members gave a leaving gift bag and card to Kent.

88
89 The new Chair will be Greg Meeh.

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91 5. Adjournment

92 Kent made a motion to adjourn at 7.52 and Anne seconded.

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94 Next meeting: Tuesday March 22, 2022.

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96 Respectfully submitted,
97 Lois Scribner, secretary

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