

Washington Planning Board

Meeting Minutes - Draft

July 7, 2020

- 0.0 Assembly: 6:30PM, at Camp Morgan Lodge
 - 0.1 Members present: Hatch, Revane, Kluk, Crandall and Schwartz
 - 0.2 Alternates present:
 - 0.3 Members and Alternates Absent: Chidester and Terani
 - 0.4 Visitors: Ryan Curran

Hatch called the meeting to order at 6:30 PM.

- 1.0 **Minutes: June 2nd meeting** – There were no changes requested, Kluk made a motion to approve as written, Crandall seconded the motion and all voted in favor.
- 2.0 **New Business:**
 - 2.1 **Ryan Curran, Washington General Store:** Hatch said that Ryan was coming in to speak with us about the minutes and other issues. Hatch welcomed Ryan to our meeting and he stated his issue with the May minutes. He said there were no other issues found by the State Health inspectors when they came to check the store. They said the store was so clean they could eat off the floor. Hatch said there is no dispute about any health issues. Bruce had other non-health related concerns but never spoke to us about them because he resigned as health officer. Hatch stated that Ryan met his business permit needs and he felt the other issues were hearsay. Ryan said he could speak to all of Bruce's issues but Hatch felt there was no need. Revane said we are working with the Fire Chief to get on top of the requirements for public spaces and the inspections and postings needed. He wants to be able to defend decisions if someone complains. Kluk said the Church should be added to the list of public assembly buildings that need inspection. Ryan said he has 12 fire extinguishers and an Ansul system, he also doesn't need an occupancy posting because he doesn't seat more than 50 people. Schwartz said that ADA is exempt until he does a big renovation of the building. Ryan said he is planning on adding a back deck for dining and with that he could add a second egress. We discussed a change to the minutes and agreed to remove a line, Hatch made a motion to do so, Kluk seconded and all voted in favor. Kluk asked about discussing the grant application. Hatch said we are going to keep working with Jared Reynolds on a USDA grant to help the store with their driveway/parking issues. Hatch said the state is paving Rt. 31 soon. Ryan spoke with Kevin Belanger about drainage improvements and we will see what they can do to improve that. Schwartz said that Reynolds told us to think about ways to expand the scope of the project and tie in economic development. Ryan said he is getting a quote for the paving work and Revane suggested he ask about extra work and costs for doing more. Ryan would like to move the gas tank to the rear, which would open up more parking spaces in front. Revane suggested he get all his ideas together and we will stay in touch about working on this with him.
 - 2.2 Kluk brought up the new changes to the Shoreland Protection rules; she was shocked about what they are permitting in the 50-foot zone. She said Vermont and Maine are more liberal in what they allow. Revane said he had a conversation with someone about the fact that the town can be stricter than the state. Some of

the lake developments have stricter deed requirements also. The town needs to be mindful about what they permit in light of the LUO and deed restrictions.

3.0 Old Business:

3.1 LUO review – Kluk said that after last meeting Schwartz was in touch with Ed Thayer to get opinions on the driveway/MOU issue. Kluk also had a chance to talk with him and he stated that he doesn't look at grade, wetlands and turnout issues. He looks at the road cut, drainage and site lines, he feels wetlands are covered by DES. He is willing to work with people to improve what they are planning. Hatch said he had a misconception about how Ed looks at these issues. Schwartz said Hatch would need to catch other issues when he looks at the site(s). Kluk wants to wait until next month to discuss steep slopes.

3.2 Town Center Vision project – Schwartz said the TCV subcommittee has not met recently but Crandall met with Kevin Provencher and Ed about the driveway and parking issues around the town buildings. He said the suggestion is to make the new access driveway 2-way (20 feet wide) for fire trucks and car access. He suggests making the drive in front of the buildings 12 feet wide (one way) for drop off and access to the handicap parking area. They suggested removing the drive in front of Town Hall (narrow that section to a walkway) and expand the town green in that location. Hatch asked him to bring a sketch next month. Crandall will talk to Noah about doing the changes to his sketch.

3.3 Old Schoolhouse project update – Revane said the annex is up, the roof is next and siding will be done. Budget will be considered on whether they will do more this year. He said they would dig the electric lines and sprinkler lines and lay them in August.

3.4 Master Plan – this is a placeholder.

3.5 ZBA Report – Hatch said the ZBA met at the end of June and decided one case. They worked with the landowner to improve his plan and merge his lots. He said the impervious surface was over the limit. He said that the ZBA's approval is contingent on our approval of the merger tonight. We discussed grandfathering of setback when someone takes down a building and rebuilds in the same footprint. It is the responsibility of the landowner to document the site location. Kluk feels that the assessor's property cards do document the locations. Revane said that the assessor's maps have discrepancies and missing lot numbers. They are updating the maps now and should be done for next year (they only update every 5 years or so).

3.6 UVLSRPC – Hatch said they haven't met but it is on his radar.

4.0 Driveway Permits:

4.1 Calciano, Valley Road, someone reported an unpermitted second driveway at this property. Revane went out to check and it turns out to be a parking area for a boat. There were no site line issues and it is not a driveway needing a permit.

5.0 Mergers:

5.1 Joseph Tapp, application to merge TM 24-30, Tm 24-29. The deeds were provided and the fee paid. Schwartz said it was all in order. Kluk made a motion to approve the merger, Hatch seconded and all voted in favor. Hatch signed the paperwork and Schwartz will send to the Registry of Deeds.

6.0 Communications:

6.1 Intent-to-cut, Halverson, Faxon Hill Road, TM 15-35 and 15-40.

7.0 Meeting date for next Planning Board meeting – August 4, 2020, at 6:30 PM,
Camp Morgan Lodge.

8.0 Adjournment: Time: 8:30PM
Motioned by Kluk, seconded by Revane, all voted in favor.

Respectfully Submitted,
Nan Schwartz