

**TOWN OF SMITHFIELD
PLANNING BOARD MEETING MINUTES OF
AUGUST 8th, 2018**

MEMBERS PRESENT: **David Kincaid** **Jo-Anne Bushey**
 Erik Rasmussen **David Merry Jr**
 Harold Buzzell

MEMBERS ABSENT:

MEMBERS EXCUSED: **Dale Churchill**

OTHERS PRESENT: **Andy Marble, CEO** **Nichole Clark, AA**
 Al Hodsdon **Rick Pershren** **Christie Guite**
 Shawn & Deborah Tuttle

7:00PM meeting was called to order and members present reviewed all documents presented to them.

One alternate member was absent.

Minutes of the July 11th, 2018 Meeting:

Page three, fourth sentence the word "revised" is added in front of application.

Page three, sixth sentence the after the sentence that ends " at a meeting" insert the following words "The Board and CEO reviewed Conditions for state approval for the Plan including a third-party engineer to oversee the construction... copies of deed restrictions (of the Plan) to the BLR within 60 days, prior to start of construction, the location of all forested buffers must be permanently marked on the ground.

Al Hodsgen noted that most, if not all, of this construction has been completed under the supervision of his staff licensed engineer. The deed restrictions with GPS locations have been recorded and sent to the State. Those GPS locations will be marked after the current camp session has ended, later in August.

At the end of the section the words "The CEO noted that this Revised Application is an after-the -Fact Application due to the delay in response from the State. All parties present agreed that future revisions or additions would be presented to the Board in a timely manner under Smithfield Town Ordinances."

Page two, seventeenth sentence the word " assessor" was changed to " accessory" before the word application.

Board Update/Info: None

Code Enforcement Update/Report:

Andy Marble, CEO quickly went over recent calls for information he has received on the following'

Algae bloom in North Pond

Several plumbing permits

Sunset Camp property owners looking to install shed type buildings for storage.

OLD BUSINESS:

1. Phase II Somerset Camp for Girls-Final Site Plan Approval Signatures

Andy received the updated site plan from A.E. Hodsdon and presented it to the board. The updated plan shows the new structure and sub areas where changes have taken place. The plan also shows the boundary lines on wooded buffer zones. Jo-Anne Bushey asked about a wooden structure of some sort that was seen on the property from the water. Andy will check it out. The board agreed that the lists of changes are shown on the site plan. The board members that voted on the approval at the last meeting signed the site plan.

2. Questions from Applicant on Permit Approval Requirements to Approved Commercial Daycare, Christie Guite, Map 1 Lot 20

Christie Guite, owner of the daycare that will be renting the building from Home Hope and Healing had a question on the pending condition to the Commercial approval. Delineation to show where parking needs to be in front of the building. The board agreed that the delineation to show parking does not have to be a structure it can be signs. Andy Marble, LPI asked if any of the apparatus on the playground area will be staked into the ground in anyway. Christie replied that nothing will be put into the ground and that extra fill is being placed and bark mulch will be installed before the equipment and toys.

NEW BUSINESS:

1. Application for New Dwelling, Map 20 Lot 12, Tuttle, Shawn & Deborah

The Tuttle's were present to submit their application for a new dwelling located on Meadow Lane. The Tuttle's would like to remove the existing dwelling and build a new dwelling with an attached garage. The board reviewed section 15(B) principle and accessory structures in the Shore land Zone Ordinance. The current dwelling is has a deck that is non-conforming because it is located within the 100' setback of North Pond. The new dwelling would be totally behind the 100' set back. The total area covered will be 16.4%. The new dwelling will be less than 35' height cap allowed. A new septic system for 4 bedrooms has previously been approved and installed. The CEO has requested that the applicant have a replanting plan to show the replant requirement of 4 trees to replace one tree cut with in the 100' set back. An erosion control plan is also required to be submitted.

David Merry Jr. motioned to approve the application submitted by the Tuttle's with the following conditions; the CEO must inspect the erosion control prior to construction and the replanting must be inspected. The applicant will contact the CEO once construction is finished and the replant is done. The applicant is hoping that will be June of 2019. David Kincaid seconded the motion. Motion passed.

2. Updates From Commercial Ordinance Criteria and Standards Review

Erik took the draft changes the board discussed and added them to the Commercial Ordinance standards and criteria section. Nicky will email and send to the board colored drafts to review and the board will discuss them at the next board meeting. Jo-Anne Bushey asked if the board would agree to send the board approved draft section to KVCOG for review.

INFORMATION:

MEETING ADJOURNED: (7:57pm)

David Kincaid motioned to adjourn. David Merry Jr. seconded the motion. Motion passed.