

## Planning Commission Meeting August 3, 2017 6:45 Site inspection and– 7:00 PM Meeting Minutes

In attendance P.C. Members Chuck Marian, Dawn Andrews, Rich Aronson, Jon Raynor

Karen Deasy (ZA) , Leonard Spencer, Ted Domey, Bernie Shatney, Stephanie Searles, Brad Alexander, Val Covell, Dan Richardson

1. Site inspection 6:45 PM on site at 3075 Main Street  
Planning commission completed a site inspection
2. 7:00 meeting immediately after return from site inspection  
Meeting called to order at 7:45 PM after site inspection.
3. Review agenda  
accepted
4. Public comment  
Brad Alexander - Duty to the town to review impact on services for development.  
Ted Domey - questioned on need for water and wastewater application as the Selectboard has not seen an application for the additional apartments.  
Everyone was reminded that this is the first step in a multi-step process tonight's application review is a site plan review and only the first step.
5. Site plan review - 3075 Main Street  
Leonard Spencer sworn in to provide testimony  
Existing apartment spaces exist on the upper level, there are two complete with kitchenette, the large downstairs space is office, where Harrington reality currently is and long ago Goldie had an office there. Large downstairs has been a restaurant and retail space most recently. Three different tenants have had a restaurant in that space and have failed repeatedly. Apartments have been in the building for a long time and doesn't understand current need for permits. Dan expressed that in a recent tenant related issue it was discovered that the space had not been permitted for use as apartments. The violation was noticed to the owner and that application for the correct permits is part of the process. Parking needs were discussed the main level at 1754 sf of space requires 8.77 spaces, the two additional apartments will add an additional two spaces bringing the need to 11 for onsite parking. While on site members of the Planning commission noted the location of the dumpsters to

the rear and measured the available space for parking. Dimensionally there is 43 feet from the wall to the river bank and 45 feet from the dumpster location to the edge of the drive. This allows for 5 spaces at 9' by 22' (required dimension of a parking space). Leonard testified that circulation is meant to flow around both buildings that he owns, traffic should flow one way as it is a difficult intersection to pull out of next to the red building, one way, from the right of the red building around both buildings back to the street. There is also space for two vehicles to park in the front driveway. The dumpsters are located where they are as the hardware store plows the side drive and snow is piled at the edge of the bank. The board indicated that signage should be provided. The adequacy of the spaces for parking was discussed, Dawn indicated that there is not sufficient space for the additional required parking for both the current use and the additional use. Leonard questioned perhaps he may consider converting all of the space to apartments. Stephanie Searles indicated that increased commercial use in the village would be more valuable and that as an adjacent landowner that is what they would support. The difference between a tourist room and apartment was discussed, B&B or tourist rooms do not have the impact on community facilities as apartment usage. The first is primarily for travelers who don't tend to spend significant hours at that location, they eat out and spend minimal time at that location while the needs for a residence have a higher impact on services. State water wastewater have clearly different guidelines and our town zoning also clearly indicate a clear difference in occupancy. There is a distinction between permitted used and conditional uses. Pedestrian access was questioned, Leonard would like for his tenants to use a rear entry and access the building from a different entry, It was suggested that the tree in the back be trimmed to improve site lighting and improve safety. Lighting was also discussed and the board wants to see improved parking lights and walkway lighting, motion sensor controlled with photo cells are recommended. Night sky lighting will be required for newly installed fixtures. Night sky lights are shielded and directional. Leonard indicated that a new railing and fence were installed as required by his insurance company. Leonard asked if he could fill in the bank behind the building to add additional parking area. It would not be allowed to infill

the river under our Flood Hazard ordinance beyond what is currently the bank. It was asked about the storage of vehicles preventing tenant use of parking, Leonard stated these were mainly tenant vehicles and he wishes they would go away. It was commented that as landlord he is responsible for having his tenants follow rules. Lighting to the rear and side of the building should be shielded when added. Stephanie indicated concern over lighting shining into their building. Rich moved to close testimony, Dawn seconded motion carried 4-0. Karen will write up preliminary findings and circulate for review. Findings to indicate that the application was incomplete and there was lack of clarity to fully review the application as presented. The board wants wording in findings to include the applicant did not come prepared to discuss the change of use. ZBA hearing the applicant shall provide information to the board including site plan indicating current and proposed lighting, signage circulation and other improvements as indicated.

6. Flood Hazard regulations  
Next meeting we will review Flood Hazard ordinance
7. other business  
none, motion to adjourn Rich, Jon seconded.
8. Next meeting date September 7th, 2017

Submitted by Karen Deasy