

Planning Board
October 13, 2020 – 7:00 pm
(minutes typed from hand-written record book)

Present - Margaret Carroll, William Tessmer, Thomas Davidson, Gary Bohan and Paul Carey

Previous meeting minutes read and approved 5 – 0

Treasurer's report – no issues

Office report – no issues

7:08 pm Suspend regular meeting

Reopen public hearing for Rushford & Sons

Motion to activate B. Tessmer on Special Permit for Rushford & Sons – 2nd & approved by roll call vote

Received comments from DGT engineers; reviewed comments

- Discussed Use Regulation – Board feels this use is allowed
- Nonconforming structures – not being made more nonconforming; setback not being affected no exterior changing or footprint of the building; Planning Board can give 10 feet within the bylaw. Brian Goodman will have property surveyed within the next 3 months; currently have an Assessors' plot plan.
- Parking – need 1 parking space per 180 sq feet or 1 space per 3 patron seats; minimum of 13 spaces (42 patrons/14 spaces). UCBD allows for shared parking. Brian Goodman said initially no public access until next year when tap room opens. Could amend the special permit next year for tap room or larger patron amount or expand the site plan.
- Hours – per Brian Goodman will be closed Wednesdays then potentially Monday, Tuesday, Thursday & Friday 2pm – 10 pm; Saturday 11am – 10pm; and Sunday 11:30 am – 10pm.
- Vehicular access – undersized spaces and concerns with maneuverability within the lot. Brian Goodman suggest limiting parking now for brewery then amending down the road for the taproom.
- Need to delineate the lot for business from residential.
- Floodplain – building already exists on this site; this is an insurance matter.

Additional comments:

Site Plan required need to include:

- Lighting: will install floodlight on building for the parking area
- Signage: 2 ft x 8 ft
- Landscaping

Motion to continue the public hearing to October 27th at 7:10 pm – 2nd & approved by roll call vote.

7:54 Reopen regular meeting

Motion to approve release for Parcel A by electronic signature – 2nd & approved by roll call vote.

Motion to release escrows as listed – 2nd & approved by roll call vote.

8:10 pm Meeting adjourned