

Planning Board
October 27, 2020
(minutes typed from hand-written record book)

Call to order 7:00 pm Present - Margaret Carroll, Gary Bohan, Ray Smith,
Thomas Davidson, Paul Carey, William Tessmer

Previous meeting minutes read and approved 5 – 0

Treasurer's report – no issues

Office report – approved Stantec Invoice for Preserve at Dean Pond; Chair will sign

Motion made to cancel November 10th meeting – approved 5 – 0.

Suspend regular meeting at 7:12 pm

Open public hearing for East Street Estates at 7:13 pm Voted 4-0 to continue hearing
until Dec. 8th. Smith recused. Public hearing closed at 7:14

Opened public hearing for Rushford & Sons at 7:15 pm

- General discussion on signage and lighting
- General discussion on parking
- Dave Ross representing Economic Development Committee (EDC) – EDC is supporting this project.

Public hearing closed at 7:39 pm

Reopen regular meeting at 7:40 pm

Form A for 4 lots on William St; Fred Lapham/Shea Engineering presenting
General discussion about plan

- Need note line for 84A – lot does not conform to current zoning
- Need note line to define conveyance of property between individual lots.

Motion made to reduce bond (escrow) release for Crosswinds to replace dead tree in
subdivision. Motion failed; will contact Chad from Crosswinds to see if he will replace
the tree.

Vote to approve Site Plan for Rushford & Sons brewhouse

- Site excludes Tap Room use
- Lighting shall be downward directed and adjustable
- Sign should be wood, not lighted
- Light shall not extend beyond property
- Off street parking reduced to 12 from 13

- Van accessible shall be striped and signed as such
- Planning Board approval stands alone and does not extend to any other required approvals
- Approved 4 - 0

Vote to approve Special Permit – required are all conditions under the Site Plan
Approval – Approved 5 - 0