

**Town of Sullivan, NH
Planning Board
Meeting Minutes, September 02, 2020
Sullivan Town Hall**

Members present: Leslie Casey (chair), Milton Trimitsis (secretary), Chris Pratt, Laura Lewandowski, Dott Miles, and Peter Miles. Attending via videoconference: Ann Sweet (alternate)

Public present: Milton Trimitsis (108 Centre Street), Wendy Pelletier (agent for Milton Trimitsis), John Bolles (469 South Road)

The meeting convened at 7:02 pm. Ann Sweet was designated to sit in place of Paul Bolduc, who was absent.

L. Casey moved to accept the minutes as written from August 2020; D. Miles seconded. All approved the minutes as written by roll call vote, except for L. Lewandowski who abstained because she had not been present at the meeting.

Site Plan conceptual consultation, and Driveway Permit, 108 Centre Street (Tax Map 6 Lot 21-000, 56.5 acres)

M. Trimitsis sought a conceptual consultation regarding a proposal to put in an accessory building and a driveway access on his property for a woodworking business. He agreed to disqualify himself as a voting member of the board for the purposes of the discussion. D. Miles stepped in as secretary pro tem. Chair Casey reviewed permitted land uses, special exceptions, and the definition of a "home business" in the Community Planning Ordinance. She also reviewed the purpose of site plan review and the application process per the Sullivan Site Plan Review Regulations. As this was a conceptual consultation, board recommendations were nonbinding.

W. Pelletier presented a draft plat showing current conditions and proposed development of the site. The project would include a new building, 40' x 60', one story, to house a woodworking shop, and a new driveway access with a paved apron. No water or sanitary facilities are proposed. M. Trimitsis indicated that he would typically be the only person in the shop. In light of Sullivan's ordinance and regulations, the board felt that the proposed commercial development would require both a Special Exception from the ZBA and a Site Plan Review. In addition, Sullivan & NHDOT driveway permits and a building permit would be required prior to any construction.

M. Trimitsis indicated that he wished to proceed as expediently as possible. He was interested in a joint hearing on the application with the planning board and the ZBA at the next scheduled public meeting of the planning board, in October. The list of items required for the Site Plan Review application was reviewed. Some minor amendments to the draft plat were requested by the board, including an updated list of abutters. The board recommended that M. Trimitsis consider issues such as parking, erosion control (if applicable), lighting, noise, hazardous waste disposal, and hours of operation in advance of a hearing. Requests for waivers of specific application requirements are to be provided in writing with the application submission. A site walk will be scheduled in next few weeks. Letters to

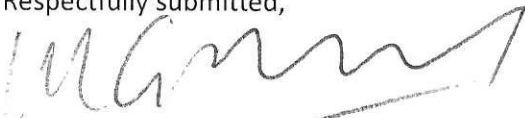
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L. Casey and A. Sweet had participated in a webinar sponsored by the Harris Center for Conservation Education on dark night skies. Evidence that light pollution disrupts wildlife and harms human health was presented. Municipalities are encouraged to educate and support residents and businesses to avoid excessive outside lighting, and to install fixtures that are properly shielded to prevent light trespass.

L. Casey attended a Selectmen meeting at which efforts to solve Sullivan's internet bandwidth problems were discussed.

L. Casey moved to adjourn the meeting; D. Miles seconded. All approved. The meeting adjourned at 8:50 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Milton Trimitsis', written over a horizontal line.

Milton Trimitsis, Secretary