

**Town of Sullivan, NH
Planning Board
Meeting Minutes, December 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), Roger Sweet (452 Centre Street; via videoconference)

The meeting convened at 7:02 pm.

A. Sweet agreed to assume P. Bolduc's seat in his absence. She was accompanied by R. Sweet at their remote location.

L. Casey proposed that even though some attendees were participating remotely, for efficiency, motions be decided by voice vote. If opposing votes were heard, then a roll call vote could be taken. All agreed that would be acceptable.

L. Casey moved to approve the minutes from the November 4th regular meeting; C. Pratt seconded. All voted to approve the minutes at written.

D. Miles agreed to take over as recording secretary for the following site plan review agenda item, since M. Trimitsis was the applicant.

Site Plan Review Application, 108 Centre Street, continuation from November 4th

The company holding a utility easement on the property, Eversource, was notified and the receipt returned.

L. Casey reviewed the purpose of site plan review and the process with the attendees.

M. Trimitsis reported that he had been granted a special exception by the ZBA to operate a woodworking business, which is considered a commercial enterprise involving light manufacturing. A copy of the letter of conditional approval from the ZBA was presented to the board. He also presented a revised plat showing the minor changes suggested by the planning board at a previous meeting, as well as an outline of the designated site.

The Board reviewed the application for completeness and asked clarifying questions. Trimitsis told the board that he would not be using an auxiliary generator for power in the proposed woodworking business as previously discussed. Instead, Eversource has been able to place an electrical pole on the property to bring in power to the building.

Questions were asked about fire hazard due to the presence of a woodstove for heat. M. Trimitsis is going to install a dust-recovery system and a ventilation system which will minimize the danger of a fire breaking out. The fire chief has gone over this and is satisfied with this process. He provided a letter to

that effect, which the Board has not seen. The Fire Chief was also said to have certified in the letter that according to the site plan, access for emergency equipment will be adequate.

The problem of sound from the business was discussed. Due to the location of the shop, the distance from the property line, and the fact that sound lessens over distance, it was deemed unlikely to be a problem. It was acknowledged that verifying the noise level would require engaging the services of a sound engineer, which is not contemplated at this time.

The board reviewed the list of 11 conditions imposed by the ZBA with M. Trimitsis, and he confirmed that all would be complied with. L. Casey request that a copy of the letter from the Fire Chief be provided as part of the site plan review application file.

The board opened the public hearing. There were no additional comments. L. Casey moved to close the public hearing, and C. Pratt seconded. The vote was unanimously in favor.

L. Casey made a motion to accept the application as complete, and it was seconded by C. Pratt. The vote was unanimously in favor.

L. Casey made a motion to approve the site plan, and it was seconded by C. Pratt. The vote was unanimously in favor, and the site plan was approved.

Proposed amendments to Community Planning Ordinance

The draft junk yard ordinance based on RSA 276 was discussed. The draft had been revised somewhat based on input from the Selectmen. It was agreed that the ordinance would apply to both commercial and non-commercial sites that fit the statutory definition of a junk yard. L. Casey will make further revisions based on input from this meeting. R. Sweet offered that the Conservation Commission may propose language regarding proper handling of hazardous materials.

No changes to the draft amendment clarifying road frontage requirements per RSA 674:41 had been made since they were discussed in a previous meeting. L. Casey reminded the board that the provisions of RSA 674:41 were already contemplated in the CPO (Section IV.M), and take precedence over more restrictive local ordinances.

A public hearing on the proposed amendments will be held at the January 2021 regular meeting. It will be posted and noticed in accordance with the relevant statute. L. Casey will provide the planning board and selectmen with a final draft amendment and draft warrant articles in advance of the hearing.

Varia

L. Casey sent a letter to remind Robert Baird saying that he should request an extension for his town driveway permit before it expires if he needs more time to complete paving work. He did not respond.

L. Casey attended the NHMA Annual Conference, November 18-20 remotely. The importance of monitoring social media to stay on top of controversies that arise from land development projects was emphasized.

L. Casey moved to adjourn the meeting; C. Pratt seconded. All approved. The meeting adjourned at 8:46 pm.

Respectfully submitted,

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

Milton Trimitsis, Secretary