

**SABATTUS PLANNING BOARD**  
**Minutes**  
**March 28, 2011- SABATTUS TOWN HALL-7pm**

**Call the meeting to order: at 7:00pm**

**Pledge of Allegiance**

**Roll Call:**

<input checked="" type="checkbox"/> Rick Lacombe, Chair-07	<input checked="" type="checkbox"/> David Gilbert, Vice -09
<input checked="" type="checkbox"/> Raymond Doyon – Member-09	<input checked="" type="checkbox"/> William Lee-Member-09
<input type="checkbox"/> Polly McCauley -96(in S.C)	<input checked="" type="checkbox"/> Jean Paul Curran -11
<input checked="" type="checkbox"/> Jeffrey Baril-Alternate-10	
<input checked="" type="checkbox"/> Judy Fournier, Secretary-09	
<input checked="" type="checkbox"/> CEO, Steve Lebrun	

**Public Attendance:** Angelo Jamieson, Franklin True, Brian & Cheryl Harper, B Castonguay, Chuck Moyer, Mike Gotto, Paul Loesburg, Sylvia Beauparlant, Richard Beauparlant, Denis Maillett, Kevin Pacho, Mike Gendron

**Agenda Adjustments-**

**Approve the minutes** from March 7, meeting, 2011

Motion by: Bill 2<sup>nd</sup> Ray

Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent- Polly

**Move to Public Hearings 7:15**

Motion to Move to Public Hearing for **Dunkin Donuts**

Motion by: ☐ David ☐ 2<sup>nd</sup> Bill

Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent-Polly

Discussions & Comments from the floor: Mike Gotto explained to Board & floor the expansion of the parking lot. One abutter complained of Trash in their yard. Dunkin Donuts is unable to control what people throw out of their cars, as they stated they walk the Dunkin Donuts Parking lot 3 times a day for picking up trash.

**Move out of Public Hearing 7:27 pm**

Motion by: ☐ Bill ☐ 2<sup>nd</sup> Jeff Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent-Polly

**Move to Public Hearings 7:27pm**

Motion to Move to Public Hearing for **Mike Gendron/Tara Lane**

Motion by: Jeff ☐ 2<sup>nd</sup> Bill Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent-Polly

Discussions & Comments from the floor: Doug Johnson explained the Revision of the pre approved subdivision Tara Ln.

One question concerning from Resident on Gendron Circle wanted to know if Tara lane will connect to Gendron Circle? At this time, there are no plans.

**Move out of Public Hearing 7:35pm`**

Motion by: Jeff ☐ 2<sup>nd</sup> Ray Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent-Polly

**Move to Public Hearings 7:35pm**

Motion to Move to Public Hearing for **Christine Smith**

Motion by: Jeff ☐ 2<sup>nd</sup> Ray Vote: Unanimous or ☐ 6 yes ☐ no (list) ☐ abstain (list) absent-Polly

Discussions & Comments from the floor: Doug Johnson presented to the Board & floor the lengthening of Moore Drive to create a Common Drive, for max amount of 4 houses in the future.

A few complaints regarding Land owners cutting trees and burning brush. Doug also stated that the land owners called him to verify property lines before they cont' cutting trees & brush. Stated that Fire Dept had been called a few times regarding fires, and also forestry had been called. Also questioned if they are disrupting wet lands? As to which they are not.  
Board recommended that abutters should be present when they do an onsite which will be Sat April 9 @8am

**Move out of Public Hearing 8:56pm** Motion by: Jeff\_2<sup>nd</sup>\_Jean-Paul\_  
Vote: Unanimous or 6 yes \_\_\_no (list) \_\_\_abstain (list) absent-Polly

## **Old Business-**

**Final Findings of fact Signed for Patrick Bolduc, and also sign Final Findings of fact for Jean-Paul Curran for Temple Woods.**

### **1 KP Realty, LLC of Dunkin Donuts-**

- Presented by Mike Gotta, Proposal to expand the parking area and extend the drive-thru lane from 12 autos to 19, adjacent property located at the rear of the site. Keeping the same entrance/exit, increase parking from 26 to 41 autos. Moving dumpsters and propane tanks, and a new storm water system. Purchase of additional abutted property. Hours of operation not to change. Abutters list mailed 3/9/11
  - Maintenance agreement for Storm water Facilities reviewed from Town's Atty; Looks good and should be filed with the Registry of Deeds
  - accepted application 3/7/11
- Onsite waived
- Collected Fees of \$1045 on 3/7/11-Application\$275.00- -Abutters(24)\$240.00Public Hearing-\$30.00-
- Set up Escrow act for \$500 at this time for Avcog to review will pay the difference or we will reimburse applicant when we are billed.
- Handed out Draft Maint agreement for Stormwater & Culverts, also stated DOT are to inspect culverts as they are plugged.
- Sign Findings of Fact next meeting April 25<sup>th</sup>, and Mylar.

Motion for Complete application:

Motion by: Bill, 2<sup>nd</sup> by Jeff, Vote: Unanimous or 5 yes \_\_\_no (list) 1 abstain -David(list) absent-Polly

### **2 Mike Gendron-**

- Review Submitted sketch for subdivision revision-Wants to lengthen Tara Lane 100ft. proposing a single family lot on Lot 6-.Review letter from Alan Leblanc. Parcels a & b up to Town Standards, to build new portions, and hammerheads to Town spec. Also to have the correct Road Frontage, Abutters list mailed 3/9/11
- Accepted preliminary site plan application 3/7/11
- NO onsite at this time
- Fees Collected of \$485-3/7/11
- Sign Findings of Fact next meeting April 25<sup>th</sup>, and Mylar.

Motion for Complete application:

Motion by: Bill, 2<sup>nd</sup> by Jeff, Vote: Unanimous or 6 yes \_\_\_no (list) \_\_\_abstain (list) absent-Polly

### **3 Christine Smith-**

- Proposing Moore Drive Extension to be approx 500', a private common drive to be constructed at the end of the existing town road Moore Drive. Abutters list mailed 3/9/11
- Accept preliminary application 3/7/11
- Discussion:
- Collected Fees of \$505 3/29/2011-
- Set up onsite for April 9 @8am, advised abutters to be there and also informed Doug owners should be present also.
- No action at this time, onsite first, Cont' to next meeting

## **New Business- None at this time**

**Comments from the Board and/or floor: --**

## **House Keeping:**

**Other:** Next Meeting: April 25, 2011

**Adjournment 8:25 pm** Motion by: Jeff\_2<sup>nd</sup> by Bill\_

Vote: Unanimous or 6 no (list) \_\_\_abstain(Absent)- Polly