

**Town of Richmond  
Planning Board Public Meeting**

**April 16, 2019**

**7:30 PM**

**Veterans Hall**

**Members Present:**

Stacie Maillet (Chairman)  
Doug Smith (Secretary)  
Doug Smith (Secretary)  
Richard Drew  
Butch Morin (Alt.)  
Jed Butterfield (Alt.)

**Members Absent:**

Jason Macdonald  
Seth Reece  
Lloyd Condon, (Vice Chairman)

Public: Mark Beal, April Beal, Jerald Merrifield.

Butch Morin seated for Seth Reece. Jed Butterfield seated for Lloyd Condon.  
Meeting called to order at 7:03 PM.

**1. Public:**

No one from the public.

**2. Public Hearing Map 202 Lot 45**

Richard Drew stepped down to present the proposed application. Hearing called to order at 7:06 PM The hearing is for a site plan review for a proposed commercial garage for Map 202 Lot 045 owned by Mark and April Beal located at 49 Athol Road consist of 1.83 acres. The proposal will be in reference to a vehicle repair garage, state inspection station and used car sales.

The applicant went before the Zoning Board of Adjustment and has received two Variances and a Special Exception to establish a commercial operation in the residential zone. The plan presented to the Planning Board addressed all issues in the Zoning Board Notice of Decision except the water testing.

Members of the Planning Board looked over the plan and asked a few questions regarding the driveway entrance, lighting, noise and hours of operation. The plan included 12 spaces for vehicle parking outside.

Jerald Merrifield from Rt. 119 expressed concern of other locations in town that have grown into junk yards and was concerned this may be a possibility. The applicant noted that there would be no parts cars on the premises and that parts would be delivered. Mr. Merrifield wanted to know how this would be policed so that it doesn't turn into a junk yard. The board suggested that he talk to the Selectmen as they are the enforcers and would have to arrange for some kind of follow up.

The discussion of the carport and the restraints from the Zoning Board referring to no mechanical work could be done in the carport it would be used for storage only. The applicant expressed that he didn't know why he would want to pay taxes on the carport if it was for storage only. This was a Zoning Board of Adjustment determination in regards to the distance to the wetlands and the floor is only half cement.

It was decided to set a site walk for Thursday April, 25, 2019 at 6:00 PM at 49 Athol Rd. The hearing would be

THESE MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING MINUTES

continued until the May 7, 2019 at 7:30 PM during the Planning Boards regular meeting.

Public hearing continued 7:55 PM

Richard Drew resumed his seat at the table.

**3. Mail:**

March newsletter from Southwest Region Planning Commission. Letter from Royalston Mass. in regards to additional information on a solar field proposal.

**4. Minutes of April 2, 2019:**

Page 1, Under Members Present Doug Smith was down as an (alt.) he has been sworn in as a full member.

Page 2, Under 5. Other, first line add the word be. Should read and Zoning conference to **be** held June 1, 2019.

Motion made by Richard Drew to accept the minutes as amended. Seconded by Doug Smith. All in favor. None opposed. Motion carries.

**5. Finalize Spring Conference:**

Discussion on what lectures the members wanted to attend at the 25<sup>th</sup> Annual Spring Planning and Zoning Conference to be held June 1, 2019 at the Grappone Conference Center located in Concord NH.

**6. Other:**

**1. Update on Selectman's Representative:**

At this time there has been no word but the Land Use Assistant will follow up.

Motion made by Butch Morin to adjourn. Seconded by Jed Butterfield. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:14 PM.

Respectfully Submitted,

Kandace Mattson