**PLANNING BOARD MEETING- JULY 20, 2022**

The NB Planning Board held their monthly meeting at the Police Department Conference room July 20, 2022 at 7:00PM. In attendance were planning board members Bill King, John Tripp, John Turner, Brandon Avery and Clerk Kimberly Bent. Michelle Petraitis was absent. Members from the public were Jonathan Viner, Paul and Nancy Paradis.

Chair King called the meeting to order at 7PM.

**NEW BUSINESS:**

Paul Paradis of 78 Elm Street is requesting a special permit to construct a new building/retail store. His property is in Districts R11 and R66. The building will be located in the R66 District. Plans for a 20’ x 40’ Vermont post & beam style building were presented. The Board expressed their questions and concerns about the request. The Board will need a survey for the public hearing on Aug 17, 2022. The building that is currently being used for his business will be demolished, the current sign will not change, and he is asking to keep current hours. The town BOH was contacted by Mr. Paradis. The BOH stated they have no concerns as he is not serving food and he is the only employee, so he did not need a bathroom.

John Turner, who is also on the Conservation Commission, asked about water/stream on the back of the property. Mr. Paradis explained it is on the abutter’s property, but he will check on it.

Chair King asked about landscaping such as trees or shrubs to screen the store from the street. Mr. Paradis explained due to the elevation change on his property, the store will be down gradient and probably only the roof will be seen from the street. The building will have fake windows, two doors – one at each end and porch on the front as seen in his application picture. There will be four parking spaces in front of building. Mr. Paradis’s parking spot will be at his house.

The Board asked to have the four corners staked out for the site visit on Aug. 17th @ 6:15 pm. At this visit they will be able to view the effect of car headlights, lights on building and distance from neighboring homes.

**MAIL:**

Town of Brookfield – July 6th public hearing for David Terry to remove stone wall on the Town’s right of way fronting his property at 3 Long Hill Road.

Town of Spencer – Notice of Decision Approval for Special Permit 15 Roys Drive.

 Dept. of Housing & Community Development -letter showing our subsidized housing inventory for the town.

**OLD BUSINESS:**

The Board then reviewed Vibram’s construction plans as revised. These changes were requested by the Board at last meeting. The four questioned changes were the facade element, sidewalk stone/concrete retaining wall, handicap parking and curb bump out beyond bike rack. John Tripp made motion to approve plans while reserving the right to approve the sidewalk railing and retaining wall, seconded by John Turner and unanimously approved by all members present.

John Turner gave the Board the Master Plan update. They are working on the changes requested by the state and are halfway done. CMRPC is assisting with the Open Space Plan revisions. No other updates at this time.

Next Meeting will be Aug. 17, 2022 at 6:15pm at 78 Elm Street- Meeting 7:00pm then public hearing at 7:15pm.

Motion to adjourn made by John Tripp, seconded by Brandon Avery and unanimously approved by all members present.

Minutes consist of 2 pages.

Submitted by Clerk, Kimberly Bent