

Planning Board Meeting Minutes

October 19, 2017

Attendance: Chairman John Hayden, Mike Todd, Jeff Feenstra, Bill Meserve, Jamie Thompson, Mike Price and Glen Greenwood from RPC.

Vernon Family Farm-- 301 Piscassic Rd

Jeremiah Vernon was before the Board to review the parking and traffic flow at the Vernon Family Farm as required in the Conditions of Approval dated July 2015.

Jeremiah and Nicole Vernon were present and Jeremiah read the condition of approval #3 of his Notice of Decision dated July 16, 2015.

3. A review of the designated parking shall be conducted one year from the opening of the farm store to inspect compliance and function of the site with respect to on-site parking and traffic flow.

Jeremiah feels 10 parking spaces are adequate for the operation of the farm store. They have about 8-10 customers on average per day. In their opinion, there have been no issues with traffic flow.

Jamie asked about whether the Vernon's had adequate parking for the events they are having and questioned if parking is occurring on or off the conservation easement.

Jeremiah replied that he would be more than happy to return to the planning board to discuss the events if that is what needs to happen. He is here for review of the condition of approval only and discussing events is a separate issue from what he is here for tonight.

Bill asked why Jamie brought this issue up. Jamie replied that it is one of the areas of concern that relates to parking that has been brought before the Selectboard by residents.

Jeremiah said that parking has occurred on the conservation land and he doesn't feel it is a problem with the Conservation Commission, the easement holder.

Mike Price asked if parking is allowed on conservation land. Jeremiah said the Conservation Commission had no issues with it.

Bill Meserve suggested that Jeremiah "get it out there" that he has had events and he wants to continue to have events. Bill suggested getting a statement from the Conservation Commission stating parking on conservation land is allowed.

John interjected and said the purpose of the meeting tonight is to review the condition of approval as related to the farm store parking and traffic flow. It is what the meeting was noticed for and what we are here to discuss. Subsequent issues may be brought back before the board after being properly noticed.

If there are issues that have been brought before the Selectmen that need enforcement, it is not something that would be discussed at this meeting. It would be a subsequent noticed meeting. Glen Greenwood agreed.

John asked Vernon's if they agreed there have been no issues with regard to parking at the site and traffic flow, in and out of the site, as it relates to the farm store. Jeremiah agreed and Planning Board members concurred.

Abutter Gerard Porteus stated that the Vernon's were approved for 10 parking spaces. There have been numerous occasions when there have been more than 10 cars and cars parked on the conservation easement land. Those cars that parked on the conservation easement paid to park there.

John asked Jeremiah if there was a need for additional parking. Jeremiah said that parking has taken place in the field during events and the store has adequate spaces for the 8 to 10 customers per day.

Scott Wachsmuth requested that John read Section 2b of the condition of approval.

2b. All parking shall be limited to the area designated on the plan. The owner shall insure that no parking occurs on the state roadway.

Scott then proceeded to show a video of a trailer parked in the state right of way (break down lane) with traffic going in the wrong direction. Jeremiah said that when delivery trucks arrive they do park along the road.

John told Scott that he should bring his concerns to the Selectmen for enforcement. The Planning Board is not the enforcer of the conditions of approval that were put forth. The Selectmen enforce the regulations and the decisions the planning board makes.

Jamie stated that the board set the regulations two years ago based on the best estimate at the time of what Vernon's would be doing with the property. He recalls that once they established what they would be doing, they would return to the board at a future time and talk about it. In his opinion, the future time is here. We need to discuss how many events are occurring and put a plan in place to prevent potential violations. This way everyone will know the scope of the events and what is expected.

Gerard Porteus stated that back in July he went to the selectmen with three concerns; the smell of the chickens, parking on the conservation land and food being sold out of a food truck by Three Brothers. He was under the impression that the Selectmen turned over his issues to the Planning Board.

John said he did not receive any notification of action on the Vernon Family Farm. Jeremiah said he would gladly come back before the Board if they would like him to.

The consensus of the Board was that the parking as related to the Vernon Family Farm Store was adequate and functioning sufficiently.

Proposed Zoning 2018

Kent Lawrence had concerns with Section 10.2.2.2.2b of the zoning ordinances regarding septic systems. After reviewing the ballot vote of 2017, he discovered we voted to change section 10.2.2.2.2b and he feels the change is adequate. The zoning ordinances are being updated by Glen and will reflect the change very soon.

A motion was made by Jeff and seconded by Mike Price to approve the August minutes. All were in favor and the motion carried.

Respectfully submitted,

Sue McKinnon