

Duxbury DRB Minutes 3/13/07

Board members attending meeting: Randy Berno (Chair) Ken Griffith III, & Moe Lavanway, & Zeb Towne absent Wayne Walker

DRB clerk and Zoning Administrator: Al Quesnel

Guests: Murial & Bob Griffith, Shane Fiske, Steve Merchant, Sharon & Gary Merchant  
Renee Lahag

Meeting was called to order @ 7:02 pm by Chair Randy Berno

1st order of business:

Change of use @ Berno sawmills, Chair Berno Turned the meeting over to Vice Chair Moe Lavanway.

Certified copies of notification letter of adjoining neighbors given to clerk.

Moe asked Bob to explain what he wanted to do @ the site.

Bob explained that he wanted to store a liquid salt mixture @ the site. He had a MSDS (Material safety data sheet) That explained that the liquid was bio-degradable and would not harm the neighborhood in case of a spill. He said the liquid was used on parking lots and driveways to control ice and up to 2 inches of snow. The building was previously used for office space. There will be no hazardous material stored on site.

The neighbors had much concern over the traffic on the road and the condition of the road in the spring thaw.

The roads are posted for 24,000 pounds in the spring but special weight permits can be issued by the town to exceed the limit.

This area has been noted as a potential Industrial area by the Town Plan.

The meeting was closed @ 7:40 pm.

2<sup>nd</sup> order of business:

Sub-division of the Spooner property on River Road.

Randy took over the chair duties and swore in the applicants Leo & Donna Constance.

He asked for the copies of the certified mail- They were missing 1 for Jim Cameron.

They were asked to re-notify the neighbors and come back on April 10<sup>th</sup> for the meeting.

This portion of meeting closed @ 7:56 pm.

3<sup>rd</sup> order of business:

Revised site plan for Jim Cameron on the Camels Hump properties on River Road:

Randy opened meeting @ 8pm. He asked Jim to go over the changes he had made to the site plan.

Jim produces a new site plan showing the TRUE location of the class 4 road right of way, also the changes for the 3 proposed houses and the set backs. The 23 parking spaces were reduced to 9 spaces. The plan also showed a turn around area for each house so they wouldn't have to back out on the right of way.

All the items that were identified @ the previous meeting were addressed and answered including downcast low wattage lights.

The only addition was a turn around area for vehicles in the upper part of the road. This will be done per Jim.

Moe made the motion to accept the plan if the select board approves the right of way per the new survey.

The road is plowed and cared for by Jim

If the select board doesn't approve the plan, the plan must come before the DRB again for pre-approval. Once approved it will pave the way for Jim to apply for the 3 properties And the improvements on the new site plan.

Ken 2nded the motion all approved and will address the select board decision on April 10<sup>th</sup> meeting. Meeting adjourned @ 8:45 pm.

The DRB instructed the Clerk to find the old minute of the saw mill construction which happened around 1972.

3<sup>rd</sup> order of business: Approving minutes of prior meeting – they were approved.

4<sup>th</sup> order of business: Terms of present board members and the Z.A.

Clerk will research the item.

Al Quesnel

DRB Clerk

Zoning Administrator

