

Whitcomb Non-residential site plan #21

8:35 -9:05 PM

A letter has been received from Robert Bourassa, Sr., Building Inspector, in which he states that in his opinion the structure known as Musket Mountain Ski Lodge is structurally sound. A copy of that letter is attached and made a part of these minutes.

Mr. Adi Press, a co-lessee of the lodge, summarized for the abutters present the actions of the Board at the October 23, 1985 hearing.

The Fire Marshall's report has also been received and will be properly filed for future reference.

Mrs. Louise Dixon, a resident of Bond Street, expressed the following concerns, based on experiences when this facility was previously operated by different people.

1. What hours will the restaurant be in operation?

Answer: 11 AM to 12 midnight

2. What control will there be over speeding down Bond Street, with drunk and/or disorderly drivers?

A. The state liquor board requires that 2 meals be served; hopefully this will reduce the potential drinking problems. Police will be on the site on weekends. (The Board noted that any citizen is free to protest excessive noise, disorderly conduct, etc., and to expect Police cooperation.)

3. How many days will the restaurant be open?

A. Seven days a week.

Mr. Press informed the meeting that his partner, Mr. Turner, has been in the restaurant business for a number of years and is knowledgeable about handling alcohol-related problems.

4. How to avoid excessive noise?

A. We plan to have draperies which will help cut some of the noise, as well as insulate against the cold.

There was some general discussion as to what constitutes excessive noise. Mr. Press was sympathetic with regard to the noise and indicated he would be aware of the problems and try to prevent any occurrences. Mr. Griffing, owner of the Riverside Restaurant, stated that in his experience there are ways to avoid excessive noise, such as directing speakers away from the street and/or other buildings and dwellings. The Board stated that it is within their power to regulate the hours when alcohol can be served.

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Mr. Press said that they plan to stay open an hour after the bar is closed, which should help to alleviate some of the problems.

Peter Webb moved that the application be approved on the condition that unreasonably loud music which is unreasonably disturbing be prohibited. The motion was seconded by Robert Sykes and was carried by a vote of three yes (Andel, Sykes, and Webb) one no (Lefebvre) and one abstention (Osborn).

Mr. Whitcomb observed that the Board should be reasonable.

Mr. Tunkel, an abutter, asked if the proposed rock boundary on his side of the driveway will be removed when the entrances are changed. Mr. Press is to come before the Board at that time and present the proposed changes, but it is his intention to remove the rocks when the entrances are changed.

Jason Osborn moved that the application be accepted. Motion was seconded by Wayne Lefebvre and unanimously approved.

Jason Osborn moved that the application be approved, subject to payment of the sight review costs, and other administrative expenses, and that a detailed plan be submitted satisfactorily identifying and delineating the accesses and exits within view of the road. The motion carried 5-0.

Mr. Press will present the completed conditional agreements to Chairman Osborn.

Gazebo Square - Clarence Farwell #22

9:05 - 9:40 PM

Developer Clarence Farwell summarized the actions of the previous meeting, for the benefit of the abutters, who were not present at that hearing.

he Edwin Howes of the NRPC presented copies of his memo which was a report of ~~his~~ site plan review. This memo is attached and made a part of these minutes. ~~His~~ *Their* five-part report was discussed in detail as follows:

- I. Subdivision - he considers this application to show two uses on one lot - office/retail and automotive service station, and cited the applicable Zoning Ordinance. After some discussion the Board decided to defer a decision until the next meeting (December 11, 1985).

* as amended by Board at 12/11/85 mtg.

II. A, B, and C - deals with fill, wetlands, drainage. The developer has an appointment with the Soil Conservation Service for their input on these problems. This is scheduled for 11/19/85 at 3:30 PM.

III. Utilities - electric lines will be underground. The developer is working on the details of the septic system.

IV. A - Building will be $2\frac{1}{2}$ stories high. The Board requested that heights be indicated on the plan view.

B - landscaping buffers will be indicated depending on the sub-division decision. Nearest corner of Musket Mountain will be indicated on plan.

C - deals with traffic flow around future expansion. Developer will remove the future expansion indicated on plan. He will come back to the Board when expansion is anticipated.

V. Traffic flow -

A - relocate north driveway - developer will do.

B - one-way driveways north and south, with two lanes - developer will comply.

C - speed of traffic flow - developer will check with State Department of Public Works and Highways, and comply with their recommendations.

D - entrance/exit inside turning radii need to be specified - developer will do.

E - stop signs or curbing at exit driveway's southern end - developer will do.

F - parking - okay except for the two spaces at the end of the south building. Developer will eliminate those two spaces.

G - handicapped parking spaces - developer will reserve the recommended two spaces for this.

H - stop signs and directional arrows, specified loading area in rear - developer will comply.

Peter Webb moved that the plan be accepted. Wayne Lefebvre seconded the motion and it was approved by a vote of 5 - 0. The hearing is continued until December 11 from 8:30 to 9:15 PM. The secretary was directed to submit to Clarence Farwell a bill for ~~Edwin Howes~~ services. ***

NRPC

** as amended by Board at 12/11/85 mtg.*