

Tuesday, February 27, 2007
Continued from February 6, 2007
Special Permit Hearing of Kurt, Lisa and Scott Bartzsch
for the Proposed Use of Light Manufacturing Countertop Fabrication
at 1347 North Main Street

Meeting was called to order at 8:00 PM

Members present were: Rene Wood (Chair), Bart Elsbach, Anthony Gulotta, Bill Gillooly and Christopher Tomich.

Lisa Bartzsch presented additional information for their Special Permit Application. She distributed a schematic diagram of the proposed business and reviewed the way the business would work. R. Wood asked about the size of the various rooms. Ms. Bartzsch stated that the office would be 20'X8', the showroom would be 40'X8' and there would be a small bathroom with a toilet and sink.

Landlord, Tom Torrico, has a dumpster behind his building and will provide for any increase in garbage generated. Tom Torrico explained that no lights will be added, but one will be moved to the overhead door. The lights will come on at dusk and go off at dawn. They shine down and out. There will be a propane tank in the back. The size is not known as of yet.

R. Wood pointed out that there is 100 foot front set-back in this General Business District and that there should be no parking within that set-back per by-law section 6.1.3.13. She asked about their plan for parking.

There was much discussion over delivery of the slabs of stone, the kinds of trucks used and the area the trucks could use to turn around. Members of the Board suggested a mock delivery as a means of determining a safe procedure. The Board expressed concern about the parking arrangements as described. The Board brought up the issue of improving the aesthetics of the site, especially the front of the building.

R. Wood pointed out that if the set-backs are not met, and given the ZBA discussion at the administrative appeal, the Bartzsches will have to apply to the ZBA for a permit as a non-conforming structure. Options for parking were discussed. The Board suggested that the Bartzsches discuss the set-back issue with Barbara West and the Building Inspector.

C. Tomich stated that the Board needs a scale drawing of the proposed facility, where 1"=10' or 20', to include space for delivery and parking. The Board needs a definitive proposal

for the layout and what materials will be used, such as asphalt or airport mix so that the Board can be assured that they are approving a safe plan. B. Elsbach also stated that the Board needed to see the turn-around area and parking areas marked and measured on a 1"=10' or 20' plan.

Lisa Bartzsch stated that she would contact Barbara West regarding a possible application for a variance and that she would work on a scale drawing.

R. Wood asked for further questions from the Board. C. Tomich asked if the septic field would have to be amended to accommodate the bathroom. Mr. Torrico answered no. The audience declined to ask any more questions.

R. Wood stated that there was a fair amount of information needed before the Board could make a decision and that she proposed continuing the hearing until the next Planning Board meeting. At that time, the Bartzsches could tell the Planning Board what will be heard before the ZBA.

Lisa Bartzsch asked if aside from the parking and truck safety issues, if there was anything else that could hold up approval.

R. Wood stated that the Board can't anticipate what will come up in deliberations. She will let the Bartzsches know when the next meeting will be.

8:45 PM C. Tomich moved to continue the hearing and to close this portion of the hearing. The motion was seconded and approved.

Respectfully Submitted,
Nadia Milleron
Secretary to the Planning Board