

Members Present: Herb Rest, Chair; Cindy Wilcox; John Warren; Jack Lilly and Rick Sullivan, Alternates seated as voting members.

Also present: Charlotte Annis, Zoning Administrator; Steve and Maria Glabach; Paul and Jody Normandeau; Eva Greene; Zeke Goodband; Jim Marchionno: and for the applicant, Sandri: Richard Marcks, Construction Manager; Paul DeCarlo, Manager of Convenience Store Development and Mike Behn.

Meeting was called to order at 7:00 pm, following a site visit to The Sunoco Station at 2536 Putney Road at I91 exit 4.

Minutes of 8.15.11 were accepted as revised and circulated.

The Zoning Administrator reported that, for the November 15, 2011, there will a new application relating to the Colonel's Cabin location for a new printing business and a new application from Allard Lumber for the construction of a kiln. Should there be additional applications, notification will be sent.

Cindy Wilcox reported on the program on By-Law revisions. A Public Hearing will be held on Thursday, October 27 at 7pm in the downstairs hall at the Congregational Church to discuss the following proposed bylaw revisions: Home Enterprise/Home Business, Setbacks and Special Events.

The public hearing opened at 7:02 pm on the application of Sandri Realty Inc. for a variance and conditional use permit for modifications to their service station/store at 2536 Rt 5 Dummerston to accommodate Dunkin Donuts coffee and food service. Herb Rest requested identification of any Board potential conflict of interest. Although not a conflict, Cindy Wilcox mentioned that she is a customer of Sandri for heating fuel.

Those present who might wish to participate were sworn in by Herb Rest, Chair. Richard Masrcks described the proposed construction on behalf of the applicants. A 924 square foot addition is proposed to the existing 2904 square foot building with rehabilitation of the existing store interior, new rest rooms, new and additional coolers and freezers and a new drive-through window to accommodate Dunkin Donuts coffee and food service. A variance was requested for front setback (Sec 225) along with a revised site plan (Sec 724).

There were concerns expressed regarding the variances, signage, additional traffic and its impacts, and the bylaws statements on drive through windows. Herb Rest identified that existing signage is not in accordance with bylaw requirements and it would be desirable for the new and revised signage, including pre zoning signage, to more accurately reflect the intent of the zoning bylaws. The public hearing recessed at about 8:00 pm to allow Sandri representatives consultative time to consider withdrawing part of their application, to draft revisions to their lighting plans for this evening's consideration or to delay the deliberations until a revised proposal could be formulated.

The public hearing reconvened at 8:28 pm at which time Sandri requested a continuance to make some changes which they will present at the November DRB meeting, with the option of carrying the continuance over to December should time constraints in developing an alternate proposal so dictate.

The public hearing adjourned at 8:32 pm. The written decision for the revised application will issue and control.

Respectfully Submitted, Jack Lilly for

Patricia Jaquith

Clerk