

## UPDATED AND APPROVED 11-14-17

Development Review Board Meeting – October 24, 2017

Attending: Alan McBean, Sam Griffis, Chad Farnum, Dennis Mewes, Jen Sargent, Cami Elliott, Patty Walior and ZA Roger Jasaitis.

Other Interested Parties: Ruth and Merrill Barton, Shaun Stone, Susan Read-Smith, Michael Mross, Fletcher Proctor, Thomas Dahlin.

Meeting called to order at 7:00 by Alan. Minutes of October 17<sup>th</sup> meeting approved with corrections. Roger informed us we will be meeting on Nov. 14<sup>th</sup> at 6:30 for Gravel Pit review. We will meet on Monday Nov. 13, at 4:00 for a site visit.

Hearing called to order at 7:05. Prior to hearing a site visit was conducted for permit #3482, a conditional Use approval for constructing a bridge in a flood zone. Alan read warning and all interested parties were sworn in. Susan Read-Smith explained that she would like to rebuild a foot bridge that crosses Salmon Brook from one side of her property to the other where she has a garden located. The original bridge was damaged beyond repair in June of this year. Roger Evans will be doing the construction. The structure will be built in the Flood Hazard Area. Roger stated that it will be built of locust stringers. There will be electricity to bridge to power 2 water pumps for her garden. Electricity was also on previous bridge. After looking at state approval Alan noted that they want it to be anchored so it will not float away and alter stream flow. Chad asked about when she would like to build as the state also requires special permission from State River Management Engineer if construction is to occur after Oct. 1. Susan didn't seem to be aware of that stipulation so she will call and get permission. They would like to have this completed before winter. She asked about how long our permit will be in effect if she isn't able to get permission from state to do work until next spring. Permit runs for 2 years. Hearing adjourned at 7:15.

Hearing for permit #3483, a conditional use approval began at 7:17. All interested parties sworn in. Prior to hearing a site visit was completed. Michael Mross spoke for applicant, VT Photonics. It is a company that has been in business for 30 plus years. Currently they are located in the Book Press and are looking for a larger space. This building fits their needs perfectly from his perspective and they feel that they will be good neighbors. They are a sales representative for a German company that creates high quality optical testing equipment that is used by optical testing labs. They conduct controlled research with minimal assembly. There is no manufacturing on premises. They have 5 employees, so 5 cars. Very infrequently they have people coming on site, most of their correspondence is through email or phone. They do have FedEx or UPS generally come 3-5 times a week for pick-ups and/or deliveries with a maximum of 10 times during a busy week. Maybe 3 times a year a larger truck is needed to deliver/pick up something on pallets. Merrill Barton asked about water usage. They really don't use water except for a small kitchen and bathroom. They do have a small water circulation system for cooling that requires only a trickle of water. There are no chemicals in their work, solvents once in a while. There will be a small machine shop to make prototypes as needed. This would be nothing more than what someone would have in their home. It would include a lathe, drill press, grinder and maybe an air compressor. Chad asked about increased outdoor lighting. Michael stated at this point no plans but if needed maybe by back/side doors for security. Ruth Barton stated that her only concern was about chemicals being in the water and Michael has alleviated those. As far as signage is concerned there is no plan for any new signage. They are so specialized that there is not a need, the only thing they may do is put their name on existing sign. There is no noise outside of the building. Hearing adjourned for deliberations at 7:35.

Respectfully submitted,

Patty Walior, DRB member