

FINAL

Bridgewater Planning Board Minutes
July 21, 2020

Board members present: Chair Michael Capsalis, Vice-chair Ken Weidman, P. Wesley Morrill Jr, Terry Murphy (Ex-officio), Gordon Tapply, Amy Cunningham

Public present: Kevin Leonard, Jeff Hiltz, Rob Ambrose, Linda Kohn, Brandon Hiltz, Toria Haungs

Mike called the meeting to order at 7PM. Mike stated he had reviewed the application from Newfound Inn and all abutters had been notified. Ken moved to accept the application, Gordon seconded, all approved

Next, Kevin Leonard presented for Newfound Inn by first reviewing what had been approved at the previous meeting. Kevin then explained the new plans which included a request for a driveway and a pole style barn which would be used to store equipment. All board members were given a copy of the plans.

Mike asked what the floor would be and Kevin indicated it would be a concrete slab and the driveway would be gravel. Kevin also stated the barn will not affect any wetland or septic areas. Mike asked if they were worried about roof water runoff and Kevin indicated they had accommodated for that. Ken asked where the roof top dining area was and Kevin showed him on the plans.

Mike asked if any abutters were present and none were. Mike asked if there was any input from the Board and there was none. Amy made a motion to accept the plans, Ken seconded and all approved.

Brandon Hiltz was next. Terry provided everyone with a copy of the conditions that had come as a result of previous Planning Board meetings. Terry stated that Brandon and Toria had met with the Selectmen, Julie Converse-Administrative Assistant, and Ken Weidman at a recent Selectmen's meeting to review things. Ken said there was a discrepancy in the amount of the bond needed between parties, but that would be resolved by the Selectmen. Mike said he wasn't sure why the conditions stated there would be no weekend operations at the pit. The Board agreed to change the conditions to say there would be no Sunday operations. Mike asked if the abutter would be sending a letter regarding the 50' setback requirement and Terry said they would be. Mike asked if Brandon or anyone else had any questions and there were none. Amy made a motion the conditions be accepted, Wes seconded, all approved.

Next was Rob Ambrose who wanted to talk about the Ambrose pit. Mike stated in his 17 years on the Board, there had never been any complaints that he could recall regarding the Ambrose pit. Rob asked if they had to go before ZBA with their plans and Terry said they did. Rob indicated they will ask for the right to appeal. Mike suggested Rob get on

the ZBA Agenda. Terry asked Rob if he will extinguish the Hiltz subdivision plan previously approved and he said he may. Jeff Hiltz asked if he had to extinguish it and Terry said he felt it might be 'cleaner' and best to address it if and when was ready to deal with it. Ken said in his opinion the only thing that was changing regarding the subdivision was who the owner of the subdivision was.

Rob said the lawyer's letter made reference to a non-residential area and that was confusing and not conclusive. Terry said he would ask for clarification from the attorney. Rob said he didn't want to start the AOT process until he had ZBA approval.

Next the minutes were reviewed from the last meeting. There being no corrections, Ken motioned to accept, Terry seconded, all approved. Next Mike Capsalis indicated he would be stepping down as chair due to business and personal health reasons but will stay on as a member. Ken indicated he would not step up from Vice-chair to Chair.

There being no other business before the Board, Amy motioned to adjourn, Wes seconded and the meeting was adjourned at 7:45 PM.