

These minutes were approved at the ### 2020 meeting. Please note this was not an actual meeting since there was not a quorum present.

Site Walk Minutes
74 Main Street – mixed use building
April 29, 2020 – 3:00 p.m.

Planning Board

Paul Rasmussen, Chair
James Bubar
Heather Grant
Sally Tobias
Michael Behrendt, Town Planner

Applicant

Doug Clark
Mike Sievert, engineer
Zac Smith, architect

Others

Roger Hayden, downtown property owner
Sandy Hebert, police department
Rene Kelley, police department
Dave Kurz, police department
Francois Meisner, interested citizen
Jay Michel, downtown property owner
Christine Soutter, economic development

Paul Rasmussen called the meeting to order. He said he is recusing himself on the project but will attend the site walk. Doug Clark showed the group around the site.

He said the front lot line is near the edge of the sidewalk. The group looked at a corner pin in the asphalt. He said the front of the building will line up with Aroma Joes. The garage will extend forward of the front lot line around 8 feet and toward Pettee Brook under the side lot line. Mike Sievert said there is probably a water line in front of the lot and a sewer line in Pettee Brook. These would have to be moved if the parking extends underneath.

Zac Smith said the top will be 5 stories. The top will be 5 feet higher than the peak of the yellow house on the site. He said the only part of the building that will be forward of the façade is the eave at the top by a few feet.

(over)

The group moved to the rear. Zac Smith said the second floor will extend over the first floor with parking spaces at ground level. There will be 15-17 feet of clearance. He said that would be sufficient. Doug Clark said they will encourage Aroma Joes to use the dumpster.

Regarding snow Doug Clark said 80% of the site will be covered. Mike Sievert said excess snow will need to go off site. There is a wood pole on the Pettee Brook side that holds a banner. That pole will come down so the banner can be attached to the building. Doug Clark said all of the trees on the lot now will need to be removed.

Doug Clark said the glass will be tinted. He is looking at proposals for tow 1,500 foot geothermal wells and he is looking at using solar.

The meeting adjourned at 3:40 pm.

Respectfully submitted,
Michael Behrendt, Town Planner