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Planning Board Minutes, October 20, 2022
In-Person Meeting at the Town Office, with Zoom Video Conferencing

1. Roll Call. Board Members in attendance: Ervin Curtis (via Zoom), Catherine Lerme, Gabriel Tomasulo

Board Members not present: Cindy Ginn

Also present: Dan Dates, Code Enforcement Officer, Hannah Moholland, Front Office Assistant

2. Meeting Called to Order by Gabe Tomasulo at 6:10PM.

3. Public Comment. No public comment.

4. Adjustment to the Agenda. No adjustments.

5. Approve Minutes. Approval for the Minutes from September 15 had to be tabled because Gabe Tomasulo was not present at this meeting, and Catherine Lerme and Erv Curtis did not constitute a quorum.

6. New Business. No new business.

7. Old Business.

a. Aric Odone, Map 7, Lot 19-4, 19 Birch Lane – Hosting Outdoor Events. Chair Curtis reviewed the performance standards. Mr. Odone owns 5.5 acres in the R1 zone. The events are proposed to take place on one acre in a flower garden area or near his farm pond. There are no other bodies of water on the property. The nearest dwelling is a house belonging to his uncle. Mr. Odone will host up to 75 guests, with 45 spaces for parking, and availability seven days a week from May 1-

November 30. The hours of operation, including prep work, will be 9AM-10PM. Food and beverage will be catered and served by licensed contractors. Staffing is estimated to be from one person (Mr. Odone) to potentially six persons (parking, serving, etc.). The noise level is not to exceed 65 decibels.

There will be mobile restrooms, with the PB suggesting one bathroom per 25 guests. There is a well and septic on site, but the septic cannot be used for this business. Regarding lighting to ensure safe movement and security, Mr. Odone has six poles, and will install three more on the other side of his parking lot, with shielded, downward facing bulbs. The event space is amply set back from the parking area, and it will not be visible from the town road, although Mr. Odone will put a sign on the road. Other advertising will be mostly online. Entry to the site will be strictly controlled and no one will be able to access it when Mr. Odone is not around.

Mr. Odone indicated that he spoke with Bryan Calderwood, Fire Chief, earlier this year about the project, but since time has passed and its scope has changed, including that no new building is being proposed, the PB wants Mr. Odone to confer with Mr. Calderwood again, to ascertain egress by fire trucks or ambulance from the garden area, should it be needed. Mr. Odone agreed to this stipulation.

Finally, Mr. Odone must comply with all state and federal requirements, and if he wishes to make changes to the proposal, he must return to the PB.

Chair Curtis made a motion to approve the outdoor event proposal with the conditions discussed, it was seconded by Catherine Lerne, and passed unanimously.

8. Establish action items for the next Planning Board meeting to be scheduled. The next meeting will be on November 17 at 6PM, provided there are applications to review.

7. Adjourn. A motion to adjourn was made at 6:50PM by Gabe Tomasulo, seconded by Catherine Lerne. The motion passed.