

**PLANNING BOARD  
MEETING MINUTES  
June 27, 2023**

**7:00PM**

**Remote Meeting**

**Members Present:** Scott Carlson, Otto Lies, Nancy Kielinen, Frank Doyle, Brynn Zawada, and James Parker

**Not Present:**

**Others present:** David George, Town Planner; Sara Flagg, Recording Secretary; Tim Adler, Jefferson Mill, George Kiritsy, 16 Flagler Dr; Lisa Pohl, 136 Flagler Dr

S Carlson called the meeting to order at 7:01 pm.

**JEFFERSON MILL SITE PLAN/SPECIAL PERMIT 1665 MAIN STREET - MODIFICATIONS TO APPROVED PLANS**

This item was continued from the June 13, 2023 meeting.

B Zawada confirmed that she watched the meeting and can vote under the Mullins rule.

*Motion by F Doyle, seconded by J Parker to CLOSE THE PUBLIC HEARING FOR JEFFERSON MILL SITE PLAN/SPECIAL PERMIT 1665 MAIN STREET - MODIFICATIONS TO APPROVED PLANS. UNANIMOUSLY APPROVED BY A VOTE 6-0*

*Motion by F Doyle, seconded by O Lies to APPROVE THE SITE PLAN PERMIT WHICH INCLUDES PARKING MODIFICATIONS FOR THE JEFFERSON MILL SITE PLAN/SPECIAL PERMIT 1665 MAIN STREET. UNANIMOUSLY APPROVED BY A VOTE 6-0*

**PARTIAL RELEASE OF COVENANT - 16 FLAGLER DRIVE**

George Kiritsy, Counsel for the homeowner, summarized that there was a covenant recorded in 1996 for the subdivision which restricted sale of lots until the street was turned over to the Town. The developer held this particular lot and it was never released as it should have been. It was determined Lot 16 was not released from the covenant now that they are ready to sell the property. Under Conditions 5 and 6 in the conditions of approval which relate to the lots themselves. Under Condition 5 there will be no roadway connection through Lot 16 and the development of Lot 16 was held off for 3 years. Under Condition 6 there was a condition related to the use of sprinklers due to a lack of water pressure at the time. G Kiritsy stated that he would request that condition to be released as there has been significant change in the water pressure over the past 3 decades and it should no longer be applicable. S Carlson asked if there is any documentation to support that the water pressure meets the standards? O Lies commented that condition 6 was included at the request of the Fire Dept so before releasing the Fire Dept should provide comment. J Parker concurred with O Lies. G Kiritsy said that the Fire Dept has done inspections on the house and it passed inspection.

Lisa Pohl, 136 Flagler Dr, Abutter - She spoke with the fire chief on Saturday and was informed that this is a ruling from the Town. There are no sprinklers in the housing project at the development on the corner. S Carlson said that the development that is being referenced pre-dates any requirement for a sprinkler system. Lisa commented that she is halfway through a project at her property and this additional cost of \$20,000 is a hardship for them.

The Board discussed and determined they need some documentation before ruling on this. S Carlson requested information on water pressure and water flow. *CONTINUED TO JULY 11 MEETING.*

*The Planning Board voted to ENTER THE EXECUTIVE SESSION AT 7:42PM*

*The Planning Board returned to regular session to discuss the next meeting date and ended the meeting 8:00PM*