

**Town of Belgrade  
Planning Board  
August 5, 2021 / 6:00 p.m.**

This meeting was conducted in person and online via Zoom. A recording of the meeting can be viewed at

<https://youtu.be/3bAgbOwBIGY>

## **M I N U T E S**

Present: Planning Board Members Chairman Peter Rushton, George Seel, Craig Alexander, Sara Languet, Pete Sargent, Rich Baker (alt.), CEO Gary Fuller, Planning Board Secretary Julie Morrison, KVCOG planner Charles Tetelman, Dwight Allison, Jim Coffin, William Mitchell, Al Hodsdon, James Nichols and Nick Nichols.

**Call to Order- meeting called to order by Chairman, Peter Rushton**

### **1. OLD BUSINESS**

#### **A. PUBLIC HEARING : COMMERCIAL DEVELOPMENT –**

Applicants/Owners: Gagne & Son Concrete Block LLC

Location: 28 Old Route 27 : Map 4 Lot 37

Purpose: New commercial use. Proposing to erect a new one-story 14,540 sf pre-cast plant. The pre-cast plant will manufacture catch basins, manholes, etc.

Proposed name: Gagne & Son Precast Plant

**\*\*No abutters to contact for this application**

***Motion that the checklist is complete by Pete Sargent and 2<sup>nd</sup> by Sara Languet. 5-0***

***A motion to approve the Phosphorus waiver by George Seel and 2<sup>nd</sup> by Craig Alexander. 5-0 Waiver approved.***

***The findings of facts were completed. Motion by George Seel and 2<sup>nd</sup> by Sara Languet to approve the application with the following condition: Name and number of DEP certified Contractor to be provided to the Belgrade Code Enforcement officer prior to the start of project. 5-0 Application Approved.***

### **2. NEW BUSINESS**

#### **A. SHORELAND APPLICATION –**

Applicant/Owner: William Mitchell

Location: 142 Main St (Long Pond), Map 26 Lot 4

Purpose: Reinforce foundation, pour slab, replace existing deck with enclosed room (non-conforming structure on a non-conforming lot).

***The Findings of facts were completed. Planning Board approved the application with the following conditions: Supply the DEP Certified Contractor number to the Code Enforcement Officer prior to construction, DEP Best Storm water practices followed and Picture after estimated vegetation buffer in accordance with Sec. 15 B6 of Land Use Standards Ordinance between proposed retaining wall and normal high-water mark to be given to Code Enforcement Officer upon completion of the construction. Application approved 5-0.***

### **3. OLD BUSINESS**

- A. Continued review of Town's **Subdivision Ordinance** with KVCOG planner Charles Tetelman.

***The Subdivision Ordinance is going to the Selectboard on August 17, 2021. Peter Rushton and Charles Tetelman will be attending the August 17<sup>th</sup> meeting. The plan is to bring the Ordinance before the voters in March 2022 rather than November 2021.***

- B. Discuss **Commercial Development** vegetative screening standards.

***George Seel's information regarding the Vegetative screening standards will be given to all planning board members and will be reviewed at the next planning board meeting.***

***Motion to adjourn by Sara Languet and 2<sup>nd</sup> by Pete Sargent before approving the minutes listed under 3. Old Business. All in Favor 5-0***

### **3. OTHER BUSINESS**

- A. Consideration of **meeting minutes** from June 22, 2021 and July 15, 2021.