

**PUBLIC HEARING AND BUSINESS MEETING
FINAL**

CALL TO ORDER: C. Brown called the meeting to order at 7 p.m.

ROLL CALL: C. Brown, Chairman; L. Smith, Vice Chairman; A. Franciosa, B. Mutrie, Members; M. Kasprzak, Selectmen's Representative; R. Spoerry, Alternate Member; L. Ruest, Administrative Assistant
Not Present: R. Janvrin, A. Tonry, Members; D. Smith, Circuit Rider Planner; K. Kelley, Building Inspector

R. Spoerry was designated a voting member in A. Tonry's absence.

PUBLIC HEARING: Site Plan Review Regulation Amendment

**SITE PLAN REVIEW REGULATIONS
ARTICLE VIII – DESIGN AND CONSTRUCTION REQUIREMENTS**

Amend Article 8 (Site Plan Review Regulations) section 8.8 Illumination to specify that any proposed lighting fixtures for new commercial development will be down shielded in order to minimize spillover of light onto abutting properties, to promote dark skies and to provide some examples of common lighting fixtures that promote these concepts. Seasonal holiday lighting and illumination of the American and State Flags are exempt from this proposed amendment.

C. Brown opened the public hearing and read the proposed amendment. One grammatical change to the order of words was made. No questions were heard from the Board and no members of the public were present.

MOTION: To approve the amendment to Site Plan Review Regulation Article VIII, Design and Construction Requirements, Section 8.8 Illumination, as amended, and forward to the Town Clerk for filing.

**MOTION: L. SMITH
SECOND: B. MUTRIE
UNANIMOUS**

C. Brown closed the public hearing.

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES:

MOTION: To approve the minutes of the May meeting with one noted grammatical change.

**MOTION: L. SMITH
SECOND: B. MUTRIE
UNANIMOUS**

OTHER BUSINESS

**PUBLIC HEARING AND BUSINESS MEETING
FINAL**

1. Committee Reports: Minutes of the June 3 meeting of the Ordinance and Regulations Committee were acknowledged for the record.

2. Request for Extension – Site Plan Conditional Approval (Case #08-04-02: Maria Elias 115 Lafayette Road Map 8, Lot 60-1): C. Brown referred the Board to a letter of May 25, 2010, from Jones and Beach Engineers requesting continuance of this matter to allow the applicant additional time to comply with conditions of approval. C. Brown reported that most conditions of approval have been met and that the applicant is working on obtaining financing.

MOTION: To approve the request for extension of conditional approval of site plan for Case #08-04-02 for one year to July 30, 2011.

MOTION: L. SMITH
SECOND: T. FRANCIOSA
UNANIMOUS

COMMUNICATIONS TO BOARD MEMBERS:

Alternate Members: C. Brown reported that she would welcome volunteer applications and letters of interest from persons who might be interested in serving as Alternate Member of the Planning Board.

The Board discussed the commercial district, available properties and potential projects. T. Franciosa suggested that the Board consider allowing certain compromises to encourage development along Route 1. Discussion took place with regard to compromises to the Wetlands Conservation District. L. Smith expressed concern with any degradation to the wetlands.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:04 p.m.

MOTION: L. SMITH
SECOND: T. FRANCIOSA
UNANIMOUS