

Planning Board Monthly Meeting AGENDA March 23, 2023 at 5pm

- I. Call to Order II. Adoption of the Agenda Norm made motion Duane second passed
- II. III. Excused Absences Graham and Sam
- III. IV. Approval of the Minutes – March 9, 2023 meeting Mike Pinkham made motion to approve mike McGowan second passed
- IV. V. Regular Business A. Public Hearing: SP 2023-03-09 Tunk Lake Substation Expansion Project Applicant: Versant Power Parcel: Map 08, Lot 02E Street Address: 90 Barren Way

Question was raised by neighbor Isaac billings if there is going to be more sound and versant said not that they could confirm he then asked if there is a station that is near by like it and the answer was the closest in Vermont. Isaac asked if there would be recourse if its too loud and Mike Gurtler said there is a noise ordinance and if it violates it then we will take appropriate action then. The hope is the building will buffer the sound and new transformer should be quieter but no promise can be made. The Versant rep looked at the site plan with Isaac to show him where the station upgrade will be still looks like sound will be an issue.

Versant suggested that Isaac review the noise review in the site review and that he can also take it up with DEP since it needs to pass their review as well. Mike Gurtler said there is no number for decibel requirement in Sullivan Ordinance but the State has one of 75 decibels.

5:17pm motion made by Duane to approve the plan with the understanding that DEP needs to approve it

Mike McGowan Recused himself for the meeting regarding the Acadia Sunset Cabins

- V. B. Site Plan Review: SD 2023-03-23 Acadia Sunset Cabins
Applicant: Acadia Sunset Cabins, LLC Parcel: Map 07, Lot 33 Street
Address: 181 Flanders Pond Road

Went over the site plan and the Fire Chief Mike Pinkham said there was functioning turn around and fire compliant, Mike Gurtler said that soon there would need to be road name and house numbers assigned to the cabins for 911 reasons

That is done through E911 system.

We met for the site plan but we needed to review through the lens of subdivision the project meets the criteria for subdivision.

The fee has been met the criteria has been met and e911 isn't applicable yet.

Subdivision criteria this project definition of subdivision as defined in the subdivision ordinance of the town of Sullivan section 4 definitions the construction or placement of 3 or more dwelling units on a single tract or parcel of land.

- VI. C. Public Hearing: SD 2023-03-23 Acadia Sunset Cabins Applicant: Acadia Sunset Cabins, LLC Parcel: Map 07, Lot 33 Street Address: 181 Flanders Pond Road VI. Other Business – Next meeting VII. Board Comments VIII. Adjournment – Signatures on Site Plans and Decision
- VII. Jack made a motion to accept and Mike Pincham second all approved with the condition of E911 being done as soon as possible.

Next meeting April 13th

Signing of the Mylar was done at 5:30pm.

Those present.

Mike Pinkham

Duane Crawford

Mike McGowan

Mike Pinkham

Mike Gurtler

Norm Bamford

Jack Hornberger

Lorene Martin

Guest

Isaac Billings

Garret Lunt

Ellsworth American