

Planning Board Meeting

Dec. 12, 2023

Meeting opened by Dale Kratchovil at 6:00 p.m.

Members present: Dale Kratchovil, Jim Oleksak, Mike Carpenter, Bill Hardie and Mark Frechette.

Minutes of November meeting approved.

Mail outdated

Old Business – none

New Business

Deanna Ridgeway wants to combine property previously owned by her mother Toni Coffin

With her and her husband's property to make one large lot. The Russell Planning Board

Had no problem with it.

Nicholas Santangelo, engineer for Beals and Thomas stated that they were doing work on grading

And changing the electrical system from above ground to below ground. They plan to have

Revised plans for the January meeting. Town of Russell By-Law states that only two residents

May access one private road. Beals and Thomas indicated that they have access under state

Law to use this private road. After construction they plan on using this access road about

Once a year. Illyd Fernades Sierra stated that the town by-law is under 40A section 3.

Dale stated that they should have their attorney discuss this with our attorney.

VHB – Peer Review should be done between Dec. 20 and Dec.22 to have them check to see

What needs to be done. Peer Review needs to check the new plans and changes.

Beals and Thomas indicated that the driveway that Scapin owns is 800 feet long and 20 feet wide.

Dale indicated that he wants them to provide information and new plans in writing.

They met with Nate Sperry and he indicated that he was more satisfied with the new plans

Then he was with the original plans. They reviewed the new plans with the fire chief and he

Stated that he had no concerns regarding safety.

The 20- foot access right of way and the change of town by-law should be brought to the

Attention of our Town Counsel before the January 9th meeting.

Paul Bondioini told the Planning Board that he knows a man who is interested in developing

The old Texon property. He wants information on the feelings of the Planning Board on his

Proposed project. He plans on using the property in a multiple use venue. For example, he
Mentioned, general warehousing, breweries, catering and weddings.

Meeting dissolved at 7:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bill Hardie".

Bill Hardie

VMH