

Minutes from Meeting of September 15, 2004 – Lemire/Town Line Auto

Members Present: Stuart Schulman, Chase Duffy, Mark Mulligan, Cindy Maxwell, Robert Cadle

The Chairman reconvened the Oak Ridge hearing to be continued to October 20, 2004.

The Chairman convened the Lemire hearing by reading the legal notice.

The applicant was present and asking for an increase from 8 cars to 16. He said that he could even more additional vehicles on the lot.

Discussion ensued regarding what type of operation was originally permitted, ie three to five cars for sale versus the requested 16 tonight.

The applicant said he is more upscale than the Pepperell dealerships by the river and wants to be able to store more onsite. He said that he could easily fit 35 cars on the site with plenty of parking and turn around area.

Mr. Mulligan asked whether this increase is a natural progression of the business.

The applicant said that he wants to be able to show more cars with the ability to store sold vehicles as well.

Discussion ensued regarding whether the application has any relevance to the paving issues encountered in site plan review and how this fits in to the secondary water resource district. The By-law was read.

The applicant said that he won't be in front of the board again because he doesn't want to create a superstore. He said that he just wants to operate more efficiently.

Mr. Cadle asked about who put in the fence and sign.

The applicant said that he did, as well as much of the additional landscaping.

The Chairman said that the only issue from the last special permit grant are potential environmental issues and felt that this is the only grounds for concern. He suggested a site walk.

Mr. Cadle agreed and suggested that traffic could be an issue because of the tricky nature of the site.

Discussion ensued regarding how car sales have been handled in the past.

Mrs. Duffy said that she doesn't want the town lined with used car lots.

Mr. Mulligan said that he doesn't have a problem with the proposal.

Mrs. Maxwell said that she did not either.

Mr. Cadle said that doubling the number of cars is too much, particularly because it is not specifically listed in the town by-laws, which thus gives him pause.

Mrs. Duffy asked how much is too much.

The applicant said that he thinks the lot looks better now than for that last ten years. He said that he has good quality vehicles and said that paving brings the business to a new level.

Discussion ensued regarding where customers park.

Mrs. Duffy asked whether the business could make it with 15 cars.

The applicant said that it could.

The Chairman said that had no problem with the proposal and was in fact in favor of it, noting that the Town needs more business. He suggested a cap on increasing the size for at least 5 years.

Of note: Condition site plan review and water resource district regulations.

The Board moved to grant to amend the current special permit for Town Line Auto to allow the applicant to maintain on the premises no more than 15 vehicles for storage or sale with the same conditions of the prior permit and including site plan review and conditions relating to drainage and the water resource protection district by-law.

Findings: the applicant has no intention of increasing the number of cars to more than 15 and any request to amend or extend the permit cannot be made less than five years from the effective date of this decision.

Of note: lighting is floods, used as needed, a light on shed and lights on the sign.

Hours: Monday through Sunday, 10 to 7 during week and noon to five weekends.

The motion was seconded and passed unanimously.

The meeting adjourned at 9:30 pm.