

**Minutes of the New Salem Planning Board Special Permit Public Hearing
Held on 02/07/2024 and 02/21/2024**

Attendees:

Planning Board: David Cramer, Sarah Kohler, Heidi Bohn

Absent: Sue Apteker, Steve Blinder, Brian Uphold

Guests: Aneil Mehta, Lori Haselton, Bruce Whittier, Anne Clukay-Whittier, Tim Laferriere

- 1) The Public Hearing was opened at 7:03 PM by David Cramer.
- 2) David read aloud the notice of the hearing. A Special Permit application was received from Aneil Mehta who wants to operate his plumbing business at 423 Daniel Shays Highway. Sarah then read aloud Aneil's letter included in the application.
- 3) Bruce Whittier, who previously owned the property and ran a plumbing business there, said he did not think this proposed business would be much different. He spoke positively of Aneil, who was his employee for five years, and he thought the business will be an asset to the town. Anne said it wouldn't create noise and traffic.
- 4) A discussion of possible conditions on the Special Permit was begun, using the former conditions as a starting point. The existing sign was discussed. Tim asked about the Board's protocol in regulating exterior lighting, but did not object to the current lighting arrangement.
- 5) The Planning Board and Aneil agreed to continue this hearing on February 21 at 7 PM, so that additional Board members could participate. The session ended at 7:35 pm and all guests departed.
- 6) The Public Hearing was continued on February 21. The session was opened at 7:08 PM by Sarah Kohler. The entire Planning Board was present, and the guests were Aneil, Bruce and Anne.
- 7) Steve asked about garage space. Bruce explained that he had the garage doors removed and the interior garage space repurposed when he acquired the property.
- 8) There was discussion about the proposed condition on the sign, and the wording was made clearer.
- 9) Bruce said people have told him that they appreciate the current lighting, as it serves to warn drivers to slow down. He had never had a complaint about the lighting.
- 10) Steve moved to declare that the Board has all the info it needs and agrees with the revised wording of the proposed conditions. Seconded by David, passed unanimously.
- 11) A motion to close the Public Hearing was made by David, and seconded by Steve. Motion passed unanimously at 7:21 PM.

List of Documents:

Special Permit application

former SP conditions

proposed SP conditions