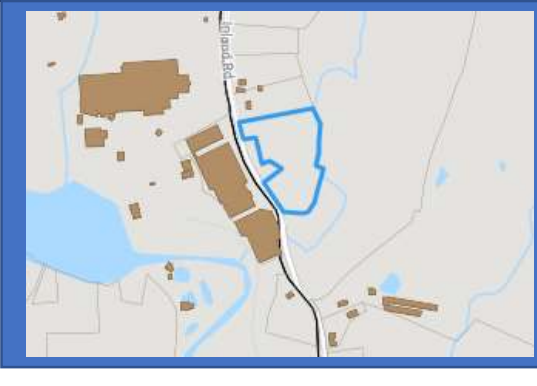


<p>APPLICATION / PROJECT NAME</p> <p>Today's Realty</p>	<p>APPLICANT / PROPERTY OWNER</p> <p>Keith Mackin</p>
<p>PUBLIC HEARING / DECISION TIMEFRAMES</p> <p>65 days from close of Public Hearing. An extension from the applicant must be provided if the hearing is continued to September, 2022.</p>	<p>PROPERTY ADDRESS / LOCATION INFORMATION</p> <p>240 Paper Mill Road North^</p>
<p>BRIEF SUMMARY OF REQUEST</p> <p>This is a request for special permit approval for recycling and processing of construction related materials, wood products and associated office construction.</p> <hr/> <p>WAIVER REQUESTS: N/A</p>	

MAP SOURCE: Regional GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IP-1	Vacant and previously disturbed/IP1zone	North: IP1/res South: IP1/vacant East: IP1/vacant West :/Industrial(Sprague)	Building construction, parking, outside storage and installation of extensive block retaining wall system.	6.857 acres

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p><i>This area is designated for industrial development in the 2016 POCD. The goal in the POCD is to retain the industrial park district in this area on the western border and encourage more suitable development. The plan seeks to guide the Town to improve the aesthetics of industrial development in this area of town.</i></p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p>The ZBA granted several variances to the applicant despite receiving strong advisory opinion by this commission. The hearing was continued to August 2nd to confirm details of the project, including, for example, drainage improvements, water quality planning, sight visibility and traffic design, building elevations, the extent of filling, and material storage.</p>
<p>LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:</p> <p>Administrative: The applicant has posted public notice signage as required and made notifications to abutters in accordance with section 11.</p> <p>Special Permit and Site Planning Issues: Please refer to my staff comments dated June 23rd and June 29th, which were provided to commission members with the last packets. To date, staff has received only the</p>	

abutting property notifications, a sight line profile, and an explanation of materials (as not being hazardous) to be processed. No other substantive information requested has come in to the office as of this writing. Principal concerns and deficiencies with the application focus on traffic impacts, access design, storm-water issues, lack of compliance with low impact development policies, E & S control issues, wall safety, among other items.

Any new comments received from agencies will be provided with packets.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

The public hearing will need to be closed on the night of the meeting to meet statutory requirements, unless the applicant consents to an extension of time to keep it open. Staff has no indication when requested information will be provided, but it is unlikely to be reviewed by staff and the Town Engineer before this meeting.

<i>ATTACHMENTS (CIRCLE):</i>	<i>SUBMITTED PLANS</i>	<i>APPLICATION FORM(S)</i>	<i>LEGAL NOTICE/CONTINUATION NOTICE</i>	<i>LEGAL DESCRIPTION</i>
<i>OTHER (DESCRIBE):</i>	<i>PUBLIC COMMENT(S)</i>	<i>AGENCY COMMENTS</i>	<i>APPLICANT RESPONSE</i>	<i>STUDY EXCERPTS</i>