

**Tuesday, February 6, 2007**  
**Special Permit Hearing of Kurt, Lisa and Scott Bartzsch**  
**for the Proposed Use of Light Manufacturing Countertop Fabrication**  
**at 1347 North Main Street**

Meeting was called to order at 9:00 PM

Members present were: Rene Wood (Chair), Bart Elsbach, Anthony Gulotta, and Christopher Tomich.

R. Wood stated that the hearing notice had been duly posted and that the hearing would be recorded for the absent Board member, Bill Gillooly.

Kurt Bartzsch presented the Special Permit Application for Rock Solid Granite. Cathy Torrico was also present. The business will fabricate countertops at the shop and install them in people's homes. Normal business hours will be Monday through Saturday, between the hours of 7 AM and 7 PM. There will be no inventory, but just the materials needed to complete current projects will be on hand. The front of the building will be used for an office and showroom and the back 2/3 will be used for fabrication. There will be a wall between the 2 spaces. The total space is about 2000 square feet.

Materials will be stored outside on pallets on the left side of the building facing Route 7. New material and remnant material may also be stored in the back. A forklift for both inside and outside use will be stored inside the building. Modifications are being made to the building to accommodate the forklift.

Bartzsch addressed the bylaws issues of noise and dust. Most of the process is done with water, which keeps dust to a minimum. The system uses 60 gallons of water. The water is reused and the system produces dry clean fill, which can either be sold or sent to the transfer station. The noise will be a little louder than a skill saw when stone is cut. They will exhaust out the side of the building. The existing well and septic will be used. Cutting will occur in one area where there will be a pitch to the floor so the water can run down into a collection area. The water, which collects the dust, will be recycled and pumped from a pit back into a filtration system above the floor.

R. Wood asked for a plan of use, which could be just a hand drawing, of the interior layout of the building and a site plan. She explained that the Planning Board has the responsibility to do a site plan review and that they need to be clear on what is proposed. R. Wood also asked about signs. Bartzsch responded that he would follow the bylaws for any signs that would be erected.

B.Elsbach asked how the countertops would be delivered. Bartsch said in either a van or a truck that would be parked on the north side of the building.

C. Tomich asked for a schematic of the proposed parking for the countertop business. He also asked for a schematic of the interior of the building and how they plan to get in or out with a forklift safely. C. Tomich expressed concern about whether the activities of forklift use, deliveries, and customers can occur safely at the same time. C. Tomich asked about the lighting and heat. Bartzsch addressed the issue of heat, explaining that there is no heat now and that they will probably use gas heat. C. Tomich said they will need to show where the tanks will be on a schematic.

R. Wood asked if the building was non-conforming. Cathy Torrico answered yes. Wood indicated that as a non-conforming building it was an open question whether the Torricos would need to go before the ZBA for a special permit regarding this non-conformity.

Fred Gordon, the only member of the public to ask a question, stated that there seemed to be a drainage or wetness problem on the property in the past. He asked if this had been dealt with.

C. Tomich responded that there is an existing septic and leach field which are shown on the plan and which have not changed.

B. Elsbach informed the applicant that there is a web site called darksky.com and that the Board would like to minimize light, noise, dust etc. He asked if there may be other materials used besides stone and tile.

Bartzsch responded that the business would use Corrian, which is acrylic, and that it would be like working with wood and they would use the dust collection system described.

R. Wood stated that the Board needs to see the site plan and rough sketch of the layout of the building, cutting area and showroom. The schematic would include the entrance way, walk way, storage, parking, anything that's new, tanks, lighting, number of employees, delivery schedule of truck or van, how you'll accommodate deliveries and trash containers.

C. Tomich asked how the Board would deal with the non-conforming situation.

R. Wood suggested the Board leave the hearing open and continue it. R. Wood continued the hearing to February 27 at 8:00 PM.

R. Wood requested that the applicants submit the specifications requested by Board Members at this meeting. Any appeals for the ZBA decision will be posted. Wood will call the Bartzsch's to let them know if there is an additional hearing.

9:40 PM R. Wood declared this portion of the meeting closed.

Respectfully Submitted,  
Nadia Milleron  
Secretary to the Planning Board