Approved

Planning Board Meeting Minutes

February 25, 2020

Members present: Nancy Teach, Chair; Art Urie, Vice-Chair; Randy Monti; John Hodgson, Dave Powers, Dave Blinn, Ex-Officio and Donna Duclos, Alternate

Also present for duration of appropriate item: Pat Moyer, Planning & Zoning Administrator, Jacquelyn O’Donohue and her children; Joe and Malora Rice

Teach opened the meeting at 7:00 p.m.

Minutes of 01-28-2020

Hodgson – Motion to approve as amended

Monti – Second

Unanimous – Vote to approve

Non-Binding Consultation – Jacquelyn O’Donohue – 261 Emery Road Tax Map 8, Lot 733,536 for a home occupation. The property is in the Agricultural / Residential Zone

O’Donohue presented a completed registration form for a home occupation for an art design studio. There would be no customers or clients on premises and the detached garage may be used for storage. There being no concerns from the board it was approved and Moyer signed the Home Occupation Registration Form.

Non-Binding Consultation – Joe and Malora Rice for a vegetable stand at 72 Main Street, Tax Map 19, Lot 337,131 I the Forest / Agricultural Zone

The Rice’s explained that the proposal is for the sale of vegetables and farm products to sell on premise. The second driveway that has been in existence for some time will be utilized for this. A Site Plan Review Application will be completed and submitted prior to the March 24, 2020 meeting.

Non-Binding Consultation – Rosemarie Roz for a Minor Subdivision at 52 Tilton Brook Road, Tax Map 24, Lots 306,026 and 210,228 in the Forest / Agricultural Zone

Roz did not appear before the board.

Completeness Review – Art Urie for a Minor Subdivision – Condominium at 164 Main Street, Tax Map 19, Lot 638,252 in the Village Zone

The board tabled the discussion.

Other Business

1. Hodgson stated he had received an email regarding attending the Planning and Zoning Conference which is a meeting of the OSI ( Office of Strategic Initiatives ) to be held on May 30, 2020.
2. Teach stated that Attorney Serge has indicated that the board may need to schedule a public hearing to review the blasting plan for the Champagne approval and Serge wishes to be kept apprised of the plan moving forward. Serge also requested notice of when the blasting plan has been submitted.
3. Future Projects of the board include Conservation Subdivisions and Commercial / Business Zone.
4. A letter regarding the bridges in town was received from Department of Transportation (DOT).
5. This will be Dave Blinn’s last meeting as has opted to not run for another term of the Selectboard. The board members thanked him for his service, wisdom, dedication and humor.

Pat Moyer – Planning and Zoning Coordinator

1. Received a building permit request for a new deck at 363 Bradley Lake Road (Tax Map 6, Lot 337,382) and was concerned about the Shoreland Protection. Powers stated the deck has to be 150’ from the shore and it needs a Special Exception from the Zoning Board of Adjustment as it is a non-conforming lot. The deck / structure will not have a roof. After this meeting and careful review of this request it was determined that a Special Exception is not required per the Town’s Zoning Ordinance: Article IV: General Provisions, A. Definitions: Structure; and Article VII: Building Permits, therefore, Moyer will simply issue a building permit.

There being no further discussion, Urie made a motion to adjourn at 8:35 p.m. Powers seconded the motion and the board voted unanimously in favor of adjourning at 8:35 p.m.

Submitted by,

Lisa Meier,

Recording Secretary