APPROVED

Planning Board Minutes

July 23, 2019

Members present: Nancy Teach, Chair; Art Urie, Vice-Chair; Doug Phelps; Randy Monti; John Hodgson; and Dave Blinn, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator, Jon and Joanne Champagne; Jeff Raymond; John Bentley; and Eric Pospesil from Horizon Engineering

Minutes of May 14, 2019

Urie – Motion to approve as amended

Blinn – Second

Vote – Unanimous to approve

Site Plan Completeness Review: Jon Champagne with John Bentley as agent– Site Plan Review for property at 235 Salisbury Highway and 424 Bay Road, Tax Map 4, Lots 443:37, 507:61 and 493:37

Teach read the procedure for completeness review to the board and applicant. A revised application was received on July 11, 2019 and presented to the board at the meeting for completeness review. The board reviewed the application and clarifications were made by the applicant. Urie made a motion to deem the application complete. Blinn seconded the motion and the board voted unanimously in favor of deeming the application complete.

Teach explained the procedure for deeming a proposed development as having a regional impact to the board and the applicant. Urie made a motion to declare the proposed development project is a regional impact. Phelps seconded the motion and the board voted unanimously in favor of declaring the proposed development project as a regional impact.

A public hearing is scheduled for Tuesday, September 10, 2019.

Non-Binding Consultation: Eric Pospesil, LS, Horizon Engineering as agent for Connie McLeod for a minor subdivision for property at Tax Map 81, Lot 432

Pospesil presented a minor subdivision plan for McLeod for property formerly known as the town landfill. The property has 19.29 acres and the proposal is to divide out 4.08 acres which will include the former town landfill, the access road and the monitoring wells. It was asked who is responsible for the monitoring wells and the response was the town is. There is adequate road frontage for both proposed lots. Pospesil will submit a minor subdivision application for board review and pending completeness, a public hearing will be scheduled.

As time allows:

1. Zoning Administrator: letters pertaining to enforcement violations have gone out to ten residents.
2. A work session will be held on Tuesday, July 30, 2019 at 7:00 p.m. at Lake Farm Realty to work on PUDs.
3. Junkyard Ordinance: Phelps is still working on this and will check with town counsel to determine how this ordinance would be adopted either by the Selectboard or at Town Meeting.

There being no further discussion, Urie made a motion to adjourn at 8:45 p.m. Phelps seconded the motion and the board voted unanimously in favor of adjourning.

Submitted by,

Lisa Meier, Recording Secretary