

PLANNING BOARD MINUTES

September 25, 2019

APPROVED: as amended & clarified

See minutes of _10/9/19__jrl__

AGENDA: WORKSHOP – PROPOSED ZONING AMENDMENTS

ATTENDING: Evan Hickey (Vice Chairman), Don Milbrand (Sel. Rep.), Betty Seeler, Bruce Beaurivage (Alternate)

ABSENT: Denice DeStefano (Chairman – excused), Paul Barnett (excused), Clay Dingman (excused), Jackie Elliott

OTHER: Tyler Simonds (Planner)

The meeting opened at 7:05pm with a quorum. Mr. Beaurivage sat in for P. Barnett.

MINUTES OF SEPTEMBER 11, 2019: The following amendments and clarifications were made: Page 1, last paragraph, 1st line, replace “Symonds” with “Simonds”. Page 2, 1st paragraph, 3rd line, replace “GREANTED” with “GRANTED” and last paragraph, 1st line, replace “BARNET” with “BARNETT”. Page 3, 1st paragraph, 1st line, replace “inquired” with “inquires”. 4th paragraph, 3rd line, before “plow” insert “town”, before “holes” insert “fence” and following “filled in” add “by them”. Page 5, last bullet, following “Melissa” insert “Levy”.

D. Milbrand made a motion, second by B. Beaurivage, to approve the minutes as amended. The motion carried.

PROPOSED ZONING AMENDMENTS:

ARTICLE XV, ADU (ACCESSORY DWELLING UNIT)

Mr. Simonds explained that he attended a seminar on this subject and has amended our present ordinance accordingly. The biggest change being to allow detached units. Ms. Seeler felt that some folks would like to do this if they are detached.

E. Seeler made a MOTION, second by B. Beaurivage, to TAKE THIS TO PUBLIC HEARING. Mr. Milbrand mentioned a recent case in which they had to attach the ADU via a deck. Mr. Beaurivage questioned the statement “no less than 750 sq. ft.”. Mr. Simonds answered that this is the State recommendation. Mr. Milbrand felt that we could have a problem if someone builds an ADU with the sole purpose of renting it. Mr. Beaurivage questioned what is meant by “architecture”. Ms. Seeler and Mr. Milbrand explained that it should be like the main residence (roof style, windows, etc.). Mr. Milbrand questioned the meaning of C. and a discussion was held on F2. The Board felt that there are too many questions yet.

D. Milbrand made a MOTION, second by B. Beaurivage, to TABLE THIS ITEM TO THE NEXT MEETING. The motion CARRIED.

Sapling and Tree definitions:

Mr. Simonds explained that he based saplings on the State Shoreland description.

D. Milbrand made a MOTION, second by E. Seeler, to MOVE THE SAPLING AND TREE DEFINITIONS TO PUBLIC HEARING. The motion CARRIED.

Fence and Structure Definitions:

The Board determined to remove “no more than six (6) feet tall” from the Fence definition and to leave in “six (6) feet high or less” in the Structure definition.

E. Seeler made a MOTION, second by D. Milbrand, to MOVE THE FENCE AND STRUCTURE DEFINITIONS, AS AMENDED, TO PUBLIC HEARING. The motion CARRIED.

HDC (HISTORIC DISTRICT COMMISSION):

Mr. Simonds explained that there are items in the Historic District section that are really bylaws and we are suggesting that they be removed. We have reached out to the HDC but have not heard back from them, as yet, so Ms. Goodwin would like to hold off on this one for now.

Combined dwelling and business:

Ms. Seeler felt that the Board needs to look at this more, mentioning the problem with a welding shop as a home occupation and not needing Site Plan. Mr. Hickey read the definition of Home Occupation and the Board agreed that we need more thought on this.

B. Beaurivage made a MOTION, second by D. Milbrand. To TABLE THIS TO THE NEXT MEETING. The motion CARRIED.

COMMUNICATIONS: None.

REPORTS:

HDC – Didn’t meet.

Selectboard – They plan to open the new building in mid-October. The Selectmen hope to hold a second meeting on taking over Wicom Road (which they have been asked to do). \$145,000 worth of repairs would have to be done first. As for the Sewer extension to the Lake: we have a \$10million loan with USDA, \$7million in other grants, so need just \$3million more.

CIP (CAPITAL IMPROVEMENTS PLAN)

No quorum.

LAND USE:

Mr. Simonds stated that, for the Redi Initiative, they would like us to identify our strengths and weaknesses. They would like to have a special meeting with us in Nov. or Dec. Mr. Hickey asked if we should utilize the survey for this and Mr. Simonds felt that we could revisit it.

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LAND USE continued:

Mr. Simonds asked that we think about the strengths and weaknesses and e-mail them to him.

Mr. Simonds then stated that he finds that minimum lot size, especially in the Lake and Rural Districts, to be confusing. Mr. Milbrand suggested that Mr. Simonds talk to Clay Dingman who is sharp with this and Mr. Simonds said that he will reach out to Mr. Dingman.

Mr. Simonds felt that we need to look at signs to update that section. The Board felt that they didn't have enough time for that right now.

NEXT MEETING:

Our next Planning Board meeting will be held Wednesday, October 9, 2019 at 7:00pm. On the agenda is the continued Site Plan for Ms. Seeler and a Minor Site Plan for Very Excellent Immovable, LLC (Chinese Restaurant).

With no other business, E. Seeler made a motion, second by B. Beaurivage, to adjourn at 8:40pm.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant