

PLANNING BOARD MINUTES  
February 22, 2017

**APPROVED:**

3/8/17 \_\_jrl\_\_\_\_\_

**AGENDA:** PCC: TURNER'S COTTAGES LLC/GARTH WOOLSEY, Wulamat Road, #103-032  
WORKSHOP: PRIORITIZE ZONING & SUBDIVISION/SITE PLAN AMENDMENTS

**ATTENDING:** Denice DeStefano (Chairman), Clay Dingman (Vice Chairman), Bob Curtis, Steve Favorite, Dan Paradis. Elizabeth Seeler

**ABSENT:** Paul Manganiello (Sel. Rep. – away)

**OTHER:** Scott Lacroix (Land Use Officer)

The meeting opened at 7:01p.m.

**PCC: TURNER'S COTTAGES LLC/GARTH WOOLSEY**

As there was no-one in attendance to represent Turner's Cottages LLC, the Board determined to interrupt their workshop should someone arrive later in the meeting. No-one arrived.

**MINUTES OF FEBRUARY 8, 2017**

The following amendments were made: Page 2, 2<sup>nd</sup> paragraph, last line, add the period. 3<sup>rd</sup> paragraph, next to last line, change "forsythia to hemlock" to read "hemlock to forsythia". 5<sup>th</sup> paragraph, 5<sup>th</sup> line, replace "those" with "the roof". Page 3, under PCC: DAVID MARSHALL, 1<sup>st</sup> paragraph, 1<sup>st</sup> line, replace "minor" with "micro" and next paragraph, 2<sup>nd</sup> line, replace "minor" with "nano" and 3<sup>rd</sup> line, replace "minor" with "micro". Page 4, 1<sup>st</sup> paragraph, 1<sup>st</sup> line, replace "Batton" with "Batten". 2<sup>nd</sup> line, last word, replace "they" with "the Board". Page 5, 1<sup>st</sup> paragraph, last line, replace "here" with "her".

E. Seeler made a motion, second by C. Dingman, to approve the minutes as amended. The motion carried with one abstention.

**WORKSHOP: PRIORITIZE ZONING & SUBDIVISION/SITE PLAN AMENDMENTS:**

The Board began with the Zoning list:

1. 4.12C.1.a – is the intent clear: It was found that this is in opposition to C.1.a; one says a Special Exception is needed and the other says a Special Use permit. The secretary will look this up to see which was voted in.
2. Signs: This was done.
3. Add Pawn Shop to permitted uses in specific zone(s): This needs to be done and also add Pawn Shop to the definitions.
4. Revisit Lot Coverage by Impervious Cover: Mr. Dingman will ask the Conservation Commission about this.
5. Keeping of Farm Animals better defined: The Board thought that this is fine for now.

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**WORKSHOP: ZONING AMENDMENTS continued:**

6. & 7. Parking – review garage/repair shop and the whole parking requirements: These are now in the Subdivision/Site Plan Regulations.

8. 3.2F, 4.4 & 5.4 – consistency of height requirements: It was determined that it is fine in 4.4 and 3.2F and 4.12 (not 5.4) need to reference 4.4. This is a housekeeping issue.

9. 6' + Fences – do they need to meet setbacks: The Board stated that they do not. Ms. Seeler questioned corners for site and should fences of that height be stopped at the building front. Mr. Lacroix stated that the State has regulations for the corners and the Board felt that there should be no restriction for front yards.

10. Amend language in Article IX, Wetlands Overlay Conservation District: Ms. DeStefano believes that we did this but she will check the e-mail that she received from Sandra Heaney regarding this.

11. Determine what district (s) of the town to allow an alternative treatment center (for medical marijuana): The Board gave this a low priority.

12. & 13. Clarify the definitions of 8.132 and 8.133 setback – is it different for a private road: The Board felt it was not but gave this a low priority.

14. Address solar panels/alternative energy: Mr. Paradis had begun to research this. It was given a high priority and he will update what he has done.

15. Dark Skies: Mr. Dingman had begun this research. It was not made high on the list at this time.

16. Need to define what constitutes a kennel and the allowed zones: Given a medium priority.

17. Home Occupation review: Given a high priority.

18. Consider change to the height requirement (1' increase in the Lake District): It was felt that, for now, this is covered by the State Building Code and the Board removed it from the list.

19. New Accessory Building Unit (ADU): High priority.

20. Animated signs, Issue when time & temp. are allowed: High priority.

21. Revised Specs. For town roads: Wait the Highway Superintendents wording: Medium priority.

22. Building Maintenance Codes: For now the Town Health Ordinance addresses this somewhat. Given a medium priority.

23. The recommended Wildlife Habitat, Rural Fire Protection Initiative, and Steep Slopes & Ridgeline Provisions: Given a low priority.

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**WORKSHOP: ZONING continued:**

24. Don Martin submissions on impervious cover and water runoff: Low priority for now.

25. Housekeeping correction – Nano breweries in the Corridor Commercial and Rural District allowed uses and changing the “Smit River” to “Smith River”: can be done now.

Ms. DeStefano mentioned that she and the secretary are to attend a meeting on April 3, 2017 to address a micro distillery suggestion. She has informed the Town Administrator that we can do nothing to allow this until a vote at the March town meeting 2018.

**SUBDIVISION/SITE PLAN REGULATIONS:**

1. Review buffer zone between commercial and residential properties: This is in Article VIII.J.1 and Article III.3.15: The Board will look at this along with the review of forms.

2. Enforcement of Site Plan Regs. Which now involve the Planning Board and the Board of Selectmen before the Land Use Officer can apply them: High priority.

3. 8.5H: As numbering has changed since this item was placed on the list, no-one could remember what it was addressing so will be removed until it comes up again.

4. Review “discontinued use”: Medium priority.

5. & 6. Review all forms and checklists, what we have and what is on the web site : Ms. DeStefano will look into this.

7. Add legal fees by applicant to site plan application: high.

8. Review Parking regulations (8.3C).

**UNFINISHED BUSINESS:**

**REPORTS**

**HDC:** Did not meet.

**Selectmen:** Not available.

**CIP:** Meet after town meeting

**LAND USE:** Mr. Lacroix is checking permits at this time.

**COMMUNICATIONS:**

There was a copy of a letter from the Town Administrator for appointing Steve Favorite as our representative to LRPC for another term.

A Wetlands Permit was reviewed which was applied for by the Town in regard to work for the recreation path.

**NEW BUSINESS:** -----

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**NEXT MEETING:** The next Planning Board meeting will be held on March 8, 2017 at 7:00p.m. On the agenda so far: The continuation of the Mayhew Program Site Plan and a PCC for Alan Barnard for the Rossi's. If Turner's wish, we can add their PCC, as well.

With no other business before the Board, Clay Dingman moved to adjourn at 8:10p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary  
Land Use Assistant