

Planning Board Minutes  
Wednesday, 15, January 2014  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, John Bowdren, Liza Nichols, planner Tony Dater

Members absent: Matt St. Cyr, alternate Jerry Gould

Guests: Bill Schmidt

1. Call to order: at 7:04 by the Chair

2. Secretary's Report: minutes of Dec. 18, 2013 - Section 6. Other, "decide" was corrected to *decided*. On a motion by Hutch, seconded by Joan the minutes were so moved and accepted as corrected.

Joan asked for clarification from the minutes where the Curry's road is mentioned as possibly being grandfathered. Liza said it was not and explained that Sherry Dietrich had been consulted by both she and Heidi Curry who said that there is no record of there ever having been a town road there. There is one mention of George Allen's private road and indeed old maps show a road going to a house marked G. Allen. Heidi had been told that if there had been a road with five or more houses on it at any time in the past its use would be grandfathered. Attention was directed to a letter (see attached), forwarded by Heidi to the Board, from the Selectmen to one Kyle Hall P.E. requesting a traffic study on Allen Rd.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had sent the Board a bunch of information on state road access rules, street design, model DOT design and performance street standards for subdivisions and a copy of Hollis' regulations – for reference in our own road ordinance endeavors. Hutch remarked that our Road Commissioner most likely has this material on hand. Tony said that the Shoreland Zoning ord. has some ~~of~~ language regarding environmental issues with roads that we may want to incorporate. Tony had also emailed us some definitions for different streets – arterial, collector etc. Liza will forward them on to Jim Briggs.

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We then discussed where things stand in the ordinance review; what we could hope to bring to the town for a vote in June; what would have to be done beforehand, such as review by town attorneys and public hearings, and the time frame needed to get all accomplished.

It was decided that each member would take an ordinance for review, checking references to other ordinances and writing a synopsis with bullet points showing the technical and substantive changes made (such as was done for the Zoning Ord. when we had hearings last year):

- Hutch – Road Ord.
- Joan – Subdivision Ord.
- John – Mobile Home Ord.
- Jim Briggs – Definitions
- Liza – Introduction and Table of Contents

The Single Lot Ord. may not make it into this first round of ordinances brought before the town.

Tony will send us an updated Road Ord. draft and a draft application; he will check with the RC to see what he might be using.

Joan suggested that for public hearings that we have them at 6:00 PM before our regularly scheduled meetings.

The issue of how to insert the Space and Dimension Tables into Section 9 Performance Standards of the Zoning Ord. on the computer has not been resolved. Scott had been going to tackle it but has not gotten back to us.

6. Other: Liza passed around a letter from the CEO to Gordon Holmes regarding the former Hallston Rd. ~~Subdivision, now~~ Hodsdon Woods Subdivision, referring him to the Board to resolve the plan violation issue. To date the Board has not heard from Mr. Holmes.

*now known as Jordan's Way*

*2/19/14*

Hutch believes we have the go-ahead for the Zoning and Base maps. He will confirm.

7. February Agenda: Report on the Tues., 21, January workshop and begin scheduling informal/informational ordinance hearings and Tony's Road Application.

8. Adjournment: unanimously moved, seconded and moved at 8:05 PM.

Respectively submitted,

*Liza Nichols*

Liza Nichols, Secretary