

Planning Board Minutes  
Wednesday, 19, October 2016  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, planner Tony Dater

Members <sup>absent</sup> present: Russell Schmidt, alternates Jerry Gould and Shawn Bennett

10/19/16

Guests: John Rodrigue, Selectman Jon Morris (left after 10 minutes), Gordon Snow, Lucy Wendell-Thorpe

1. Call to order: at 7:05 by the Chair
2. Secretary's Report: on a motion by John, seconded by Hutch, the minutes were so moved and accepted as presented.
3. Old Business: None
4. New Business: None
5. Discussion: Backlot Application and Checklist, Draft # 3 – We reviewed highlighted area on p.2 that showed additions from our last meeting, correcting a typo – “Identify”. John questioned #9 regarding steep slopes that the CEO had expressed he would like left to his discretion. This was something we neglected to tackle for the previous town meeting. After some discussion we decided that as this was just for informational purposes we would ask about slopes in excess of 15% so as to agree with Net Residential in Article 2, Definitions. Hutch motioned that we accept the Application and Checklist with the aforementioned changes and correction, John seconded, and it was so moved and accepted. Liza will get the corrected and changed final copy to Scott.  
Driveway Application and Checklist, Draft #1 – p.2, we removed the entire highlighted section and the three lines below it as they did not really pertain to driveways; steep slope changed from 20% to 15% as was done on the Backlot App.; p.3, Waiver Requests – “Single Lot” changed to *Driveway* and “(Article)” removed in the following line; p.4, Construction – we left the “-3% slope”; p.5, kept the highlighted lines and add removal of vegetation to 3 feet of shoulders each side. Tony will see to the draft updates.  
Tiny House Definition – John Rodrigue said he had been giving it some thought; all the ones he has seen have been around tiny homes on wheels. At the last meeting we thought that we ought to have two definitions, one for those wheeled and another for those on a foundation. He said he is aware that a definition has to encompass tiny homes other than just his. There are Zoning (permitted or conditional use?) and Building Codes (wiring, plumbing, egress etc.) that must be dealt with. Tony thought that part of a definition could be whether it's a principle or

accessory, temporary or permanent dwelling. At the last meeting John had a definition we looked at that spoke about size (400 to 500 sq. '); we think that Russ might have it. We discussed perhaps having size vary depending on wheels or foundation; wheeled homes having a smaller maximum size. John said he still needs the CEO to see his house to determine if there are any areas Ryan is concerned about.

Tony said he would look at CA and FL zoning and list what he comes up with so the Board can then use it to develop aspects for Pownal. He said he thought a Building Codes list might be easier to work up. Hutch thought that when it comes to the building codes we don't have to rewrite, but add addendums and subsections instead.

Solar Farms – there are a few ordinances in the state, Winslow for instance. See email from Tony of Aug. 10 on municipal solar farm regulations.

\*We scheduled a workshop on Wednesday, 9, November at 8:00 AM. Tony will be at the workshop, but will not be at our regular meeting on Nov. 16; he will bring whatever he has for that meeting to the workshop.

6. Other: Gordon Snow, Lawrence Rd., wishes to create a triangular lot of minimum size at the corner of Lawrence and Leighton Rds. The line separating the rest of his property would necessarily go through <sup>his</sup> driveway and he wanted to know if the Board could reduce the required lot size so the line would not go through his driveway. The Board cannot make a lot non-conforming. Instead, we suggested he look into putting a deeded easement for his driveway on the new lot. Gordon has adequate frontage along the Leighton Rd. so that if at a later date he needed to in a new driveway he would be able to do so. Hutch suggested he run the idea past the CEO to see <sup>if</sup> Ryan saw any problems. We looked over BOA requirements and didn't see that there was any possibility Gordon could appeal the lot size. There was some concern that even if the BOA allowed for a smaller lot that because of the triangular shape and minimum size setbacks could not be met. We reiterated that a deeded easement for the driveway was, in our opinion, the best option.

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7. November Agenda: Tiny House Definition  
Driveway Application and Checklist  
Solar Farms

8. We adjourned at 9:30 PM

*Liza Nichols*

Respectively submitted,

Liza Nichols, Secretary