

Planning Board Minutes
Wednesday, 20, November 2013
Mallett Hall
7:00 PM

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

Members absent: Joan Mueller, alternate Jerry Gould

Guests: Heidi Curry

1. Call to Order: at 7:05 by the Chair

2. Secretary's Report: Minutes of October 16 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes of October 22 – on a motion by Hutch, seconded by Liza, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Heidi Curry, Allen Rd. – she and her husband are investigating renting their barn out for seasonal events such as weddings. This would be the big barn out back, not the carriage house which years ago housed a day care. Heidi said they would be doing little to the site other than erecting a wall in the barn and lighting. There would be no kitchen or toilet facilities added.

We discussed what this might fall under; the Board didn't feel this fit as a home occupation; it could be permitted as an accessory use of a building or a special exception business. Given the seasonal aspect of the barn rental we decided that it fit accessory use.

Hutch brought up the issues with the intersection of Allen and Elmwood roads; there have been several accidents because its location at the top of the rise and increased traffic in and out for events would only exacerbate the problem. Heidi said that the dirt drive to the right of the house that is used for her firewood business actually has better visibility than the drive for the house and that this is what would be used for events. Heidi was agreeable to a requirement that there be someone hired to direct traffic during events. The Board felt that the Road Commissioner should be consulted and Heidi said she would contact him.

There would be lighting installed for parking and we discussed the need for shielding. There may on occasion be a tent installed, but only as needed. Port-o-potties would be brought in for each event. Regarding noise, Heidi said that they plan to have an ending time in their rental contract, say 11:00 PM; they live there so they won't want parties going into the wee hours any more than their neighbors.

We scheduled an onsite inspection on Saturday, 14, Dec. at 9:00 AM. Heidi will drop off abutters' envelopes along with the Site Plan Application and a sketch plan of the site showing building locations, parking and distances.

The Currys will be on the December 18 agenda.

5. Discussion: We went over Tony's draft of a Road Ordinance and the changes we had from the last workshop –

- 5A & 5B – survey required, Tony will change 5B to a requirement and remove the note
- “ways” will be changed to *roads*
- Appendix A, p.5 of the draft, will add a note at the bottom about the Mobile Home Ord. Liza will also need to make corresponding changes in the Mobile Home Ord.

We see there is a need for definitions of arterial, collector, minor and major dead-end roads.

Liza will ask the RC for a clean picture of the road design. The current one is suffering from repeated copying.

6. Other: Estimate from Spatial Alternatives for new Zoning and Base Maps – the Board felt the estimates for each were entirely reasonable and will tell the Selectmen that we would like to go ahead with both. Once given the go-ahead Liza will contact Judy Colby-George suggesting she contact the State Park for boundary information and our RC for public and private road list and locations.

The state has a new Floodplain map they are proposing. Hutch took the disks they sent and will pass them along for the Board to review. There is also a paper copy at the town office. John said he could burn copies of the disks.

7. December Agenda: Old Business – Curry

Discussion – Tony's Road Ord. draft

Perhaps the return of Dan Catlin, Hallowell Rd. and/or Terry Brown, Royal Rd.

8. Adjournment: 8:50 PM

Respectively submitted,



Liza Nichols, Secretary