

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

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

Members absent: Matt St. Cyr, alternates Jeremy Gould and Matt Chipman

1. Call to Order: at 7:06 by the Chair

2. Secretary's Report: January 16, meeting minutes – in #6 Other, "out" was corrected to *our*. On a motion by Joan, seconded by John, the minutes were so moved and accepted as corrected.

January 22, workshop minutes – motioned by Joan, seconded by John, so moved and accepted as presented.

February 5, workshop minutes – motioned by Joan, seconded by John, so moved and accepted as presented.

February 19, workshop minutes – 1st paragraph, 1st sentence, 3rd line, *of* was added so as to read "the area *of* Hunter and Merrill Rds."; 2nd sentence, 4th line "the" was removed so as to read "sand deposits which ~~the~~ it said are..." On a motion by Joan, seconded by John, the minutes were so moved and accepted as corrected.

3. Old Business: None

4. New Business: None

5. Discussion: Tony's report, see email of 2/14/13, on Site Plan and Mobile Homes. Tony thought that keeping Site Plan as a stand-alone ordinance was fine. He had some suggested changes for the Introduction, as did others, so we spent some time on that (see attached). Joan questioned the "Administered by..." at the end of each ordinance definition, favoring merely stating the responsible body or putting it in parenthesis. The board was undecided and will revisit it in a workshop.

The Board was more decisive on Hutch's suggestion that in the Site Plan (formerly Section 11 of the Zoning Ord. Draft, but to be changed to a stand-alone ord.) the order of D. Criteria and Standards and E. Submission be swapped. The Board agreed that this order made more sense, so it will be changed to D. Submission and E. Criteria.

Regarding Mobile Homes and Mobile Home Parks, which the Board had decided to make a stand-alone ordinance, Tony pointed out that Section 16 Siting Requirements and Section 17 A. Safety Standards are really the responsibility of the CEO and ought to remain in the Zoning Ord.; Sections 17 B, C & D. Performance Standards, General Requirements and Design Standards are the responsibility of the Planning Board and should be reworked into a stand-alone ordinance (see pages 50-64 of 11/27/12, Draft). Liza will update the Draft and Tony will work on the ordinance.

Hutch, Joan and John agreed to screen the Zoning Draft for uses of "permitted" where "allowed" is intended, each taking a third of the ordinance to go over.

6. Other: The Selectmen are looking for our budget for the upcoming year. We went over last year's figures; Tony said that the figure of \$2500 for him could remain the same; all other figures seemed what we could expect. Hutch motioned that we request \$3300 from the town for Planning Board expenses for the 7/13-6/14 budget year; Joan seconded. We discussed whether we should cut up to 10% given what municipal budgets are up against this year, but decided that our request was reasonable. We questioned if the Selectmen are still earmarking \$3000 in attorney's fees for the Ordinance Review; Hutch will ask. The motioned was then so moved and accepted.

There was discussion of the Aeolian Sand Deposits in and around the Desert. Liza will find someone, probably the Freeport Planning Board, to send copies of the state correspondence to us about them (see attached).

7. March Agenda: Continue with Ordinance Review and update on the Budget.

8. Adjournment: at 8:55 PM

Respectively submitted,



Liza Nichols, Secretary