

Planning Board Public Hearing Minutes – Site Plan and Mobile Home Park Ordinances:
changes and updates.

Wednesday, 19, March 2014
Mallett Hall
6:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, Matt St. Cyr, alternate Jerry Gould, planner Tony Dater

Guests: Russ Schmidt, Sherry Dietrich, Michael Pabst, Mike Albert

The hearing was called to order at 6:00 by the Chair.

Hutch explained the Board's intent to make the town codes easier to read and user friendly. Mobile Home standards are currently part of the Zoning Ordinance and on advice of GPCOG we have moved them to a stand-alone ordinance. With Site Plan Review, he explained, we mostly reorganized, but noted that lighting requirements have been strengthened.

Joan explained that definitions that scattered throughout various ordinances have now been corralled into one, Article 2, Definitions.

Liza explained the error in the Tri-Town Weekly that referred to 500' setbacks in Site Plan. Notices to abutters (property owners neighboring a property under Board review), for things such as site walks, are to expand from 200' to 500', as is done with the BOA.

Sherry asked if there will be applications created for new ordinances. Yes, there certainly ought to be.

Michael Pabst said he had come out of concern for lost open space in Pownal and asked if there was a demand for Mobile Home Parks in town. The Board explained that there was not, but that we are required by law to address have areas where they are allowed and requirements for their implementation. Also, we are governed by the Comprehensive Plan, 2005, that clearly states priority for the rural nature of Pownal.

Noted were the changes to noise levels requirements in town; they will now be the same as the state levels which are stricter than what Pownal has on the books.

Michael Pabst asked about requirements for putting in a pond. The Board said the first step would be check with the CEO. Site Plan Review would probably be required. Hutch mentioned that the Fire Dept. is very interested in ponds for possible water access, there being no hydrant system in Pownal. Such availability may be of insurance benefit to owners.

The hearing disbanded a bit before 7:00 PM. Some people lingered to look over the draft of the new Zoning Map. We marked up many areas of question or adjustment.

Respectively submitted,



Liza Nichols, Secretary