

Planning Board Minutes
Wednesday, 21, March 2012
Mallett Hall
7:00 PM

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

Members absent: Joan Mueller

1. Call to Order: by the Chair at 7:03


2. Secretary's Report: on a motion by Hutch, seconded by John, the February minutes were so moved and accepted after the correction of a name misspelling.

The workshop minutes of March 6th & 20th were so moved and accepted as presented after a motion by Hutch, seconded by John.

3. Old Business: None

4. New Business: None

5. Discussion: Ordinance Review, Draft Section 13, Signs –

Tony asked about ~~D. 6.~~ Temporary realtor and contractor's signs and there ensued discussion about the signs posted at development sites that tend to be large and, though considered temporary, are standing for some time. Because of this they would be subject to the permitting, fee and location restrictions outlined in B. General Requirements and C. Non-Residential Use. For clarification the Board added language to D.6. so it will now read: Temporary realtor's or contractor's signs, *maximum area four square feet*. 

Tony noted that we prohibit changeable signs including time and temp. signs, something state statute permits. We acknowledged that it is stricter than the state but in keeping with our rural character.

Under B. General Requirements, 1.b. Fees will note that fees are set by the Selectmen. At this point the Board felt Section 13, Signs complete and could be added to GPCOG's Draft.

The next round of workshops, Tuesdays 3 & 17, April, will return to Section 11, Site Plan.

Budget – Hutch handed out copies of last year's figures. It was noted that last year the Selectmen had added \$3000 to our Attorney's fees, bringing it to \$3500, because of our ordinance update review. Since the update hasn't yet reached the attorney review

stage those funds get rolled into the general fund and we have to re-submit them in our budget.

The figures we came up with are:	Attorney's Fees	\$3500
	Planner's Fees	2500
	Code Book printing	200
	Training	<u>200</u>
	Total Expenses	\$6400
	Subdivision/Site Plan Fees	<u>(400)</u>
	Total asked from taxation	\$6000

Board applications – Bill Crain has withdrawn his application leaving Matt Chipman currently as the sole applicant. Hutch said that it has been mentioned that Matt's Tradin' Post is not a conforming home occupation or business in town. The question for the Board is can it or should it have a member that is not in compliance with town zoning? Hutch will talk with the CEO and Selectmen to make certain of the standing of the Tradin' Post and then speak with Matt about the Board's feeling that it can't have a member that is not compliant with town ordinances.

6. Other: Hutch read a letter he received from Meredith Hall thanking him and the Board for his and its time and consideration and explaining her decision not to subdivide her property (see attached).

7. Agenda: Ordinance Review, Applicant update, Budget

8. Adjournment: at 8:28 PM, so moved by all.

Respectively submitted,



Liza Nichols, Secretary