

Pownal Planning Board Regular Meeting May 19th, 2021

Online Zoom Meeting

PB Board Members, Matt St.Cyr, John Bowdren, Jesse Peters, Matt Altieri, Gabe DiGristina, Todd Mellin, Town Planner Tony Dater and Ben Smith and Samantha Peikes from North Star

Public attending: Marie Wendt, Shawn Tobey of Hoyle Tanner, Judy Hilton, Doug Stewart, Cody LaPointe, Susan Peters, Melissa Jordan, Marcia Bowen, Alice Kirkpatrick, Jay Raitt of Little River Land Surveying and John Schwanda

Meeting called to order at 6:09 pm

Matt S made a motion to add Matt A as a voting member for this meeting, seconded by Jesse Peters. Matt S, Matt A, Jesse and John voted yes, moved.

Jesse made a motion to accept the April 6, Site walk minutes of the NBD Solar Farm as written, seconded by Matt S. Matt S, Matt A, John and Jesse voting yes, motion moved.

Matt s moved and Jesse seconded to accept the April 14th workshop minutes as written. Matt S, Matt A, John and Jesse voting yes, motion moved.

Matt S moved and John seconded approving the minutes from the April 21st Regular Planning Board meeting as written. Matt S, Matt A and John voting yes, Jesse abstained, motion passed.

Matt S welcomed new Board Member Todd Mellin to the Board, we noted that he has not been sworn in yet, but plans to do so shortly. Matt S introduced Ben Smith of North Star Planning and talked about the projects that will go to them for review and Ben introduced Samantha Peikes , also from North Star..

Ben Smith explained some of the process they will use and what to expect from them. After discussion North Star will provide to the Board packets a week before meetings of projects concerning the board, these will have an overview and items that need the Boards attention. Matt S stated that applicants should get materials to North Star 2-3 weeks before meetings for their review.

Matt reminded everyone of the upcoming NBD Site walk on the Fickett Road, June 1 at 5:00 pm.

Hilton Major Subdivision. Sketch plan Review

Jay Raitt presented an overview of the plan, they are asking for a waiver to accommodate an 800+ foot road and turnaround, and also asking for the road to be gravel. They have done test pits for all proposed lots, but they are not shown on the current plans. The Lots will be sold, they are not acting as a developer. Fire Chief Jesse had some concerns about the steepness of the road, slopes approaching 10%. Matt S talked about requiring the road be paved. John brought up the possibility of moving the hammerhead turnaround farther west to try to place it on a flatter area of ground for heavy fire trucks to use, very steep slopes nearby, possibly extending the road even farther west to accommodate. Jay mentioned a project in Freeport where a smaller turnaround or circle was used at the end of the Drive, Renee Rd. Discussion then about moving the turnaround closer to the middle area of the road, no conclusions. Discussed where the cistern would go, they have an easement near the entrance of Hemlock Ridge RD. on the plan.

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Discussed option of conservation easements and shifting some lot lines, owner and surveyor will discuss. talked about current driveway on existing house on Elmwood and how dangerous that area is and possibility of moving driveway. John brought up the Road commissioners e-mail from May 1, 2021 about the Hemlock Ridge rd. being very near a cross road culvert on Lawrence Rd and how care must be taken during construction to avoid damage.

After about 45 minutes of discussion the owner informs the Board that an abutter, Cody LaPointe is interested in buying one of the lots abutting his to the west and that also there has been interest from the owners of the lot near Elmwood and Lawrence Roads, divided off the owners lot last year about potentially buying some or all of the remaining lots. We advised them to firm those up and get back to the PB at a later date with the changes to this plan.

Edward Allen Subdivision: Loring Lane

John Schwanda representing Melissa Jordan gave an overview of the plan and had sent an updated packet. The Board will do a Site walk on June 1, 2021 at 4:00 pm, test pit has been done and also a soils report from Mark Cenci has been done.

Architectural Design Review Ordinance.

We thanked the Ordinance Review Committee for putting together this Ordinance.

John recommended waiting until the Comprehensive Plan is presented and approved before continuing. Matt A talked about having this Ord. for commercial properties. Tony discussed needing Standards and how most Towns rely on the Federal National Historic Preservation list and regs. Todd Mellin said he is a member of the Ordinance Review Committee and that they were looking for some feedback about this document and were given minimal guidance at the beginning. We discussed that this is a far reaching ordinance and we look forward to many back and forth discussions with the Ord. review Comm. to craft it into a workable Ordinance. The Board discussed that as presented this Ord. only affects the Village Zone and how other parts of the town have historic significance and that brought up a discussion of overlay districts, Tony added that overlay districts add more restrictions for say, Architectural designs. Matt Suggested that the Board reread through the proposed document and mark it up for discussion next meeting to give back to the Ordinance review committee.

June Agenda:

Old Business:

Edward Allen Subdivision

Boards feedback on Architectural Review Ordinance

Meeting adjourned 8:26 pm

Respectfully submitted.

John Bowdren

Approved 6-16-21

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