

Planning Board Minutes
Wednesday, 17, July 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 Jerry Gould and Matt Chipman

Guests: John Schwanda of Owen Haskell, Inc. and Royce Jellison

1. Call to Order: at 7:07 by the Chair
2. Secretary's Report: 19, June Ordinance Hearing Minutes – on a motion to accept as written by Hutch, seconded by Joan, the minutes were so moved and accepted.
19, June Meeting Minutes – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as written.
25, June Workshop Minutes – in the first sentence an apostrophe was added to *town's* and "set" was removed. In the first bullet point the CEO title was corrected to Codes Enforcement *Officer*. On a motion by Hutch, seconded by Joan, the workshop minutes were so moved and accepted as amended and corrected.
9, July Workshop Minutes – Hutch motioned to accept as presented, seconded by Joan, so moved and accepted.
3. Old Business: None
4. New Business: None
5. Discussion: Tony reported that he had spoken with Dan Catlin (see email of 7/10/13) and told him he needed to go to the BOA about his wish to build on his property on Hallowell Rd. Hutch said that Dick Hogue (BOA Chair) felt it was a BOA issue and was going to talk with the CEO about it.
6. Other: John Schwanda and Royce Jellison came in with a question about paving a private road. There is some confusion about whether the ordinance requires paving. (Pages 78 & 79 of the Subdivision Ord.) It does not, but in its review the Board needs to make clear that there is a gravel *or* paving option.
John showed us an aerial photo of the Jellison property with the proposed lot outlined and the location of the proposed road. The property has 415+ feet of frontage so there is ample footage to split off a lot, leaving 300' for the house lot and space for a road on the new lot with all the required setbacks. The Secretary did not find that it had previously been subdivided and

so this is a Single Lot division and goes to the CEO. She will see that the CEO gets a copy of the minutes.

5. Discussion revisited: Joan mentioned about checking with Spatial Solutions about a new Zoning Map. Hutch mentioned that the Fire Dept. has a new map showing all the roads and houses in town so Judy Colby-George may have most all the info. necessary for a Zoning Map. Tony will give her a call to see and check on costs and perhaps invite her to a meeting with the Board.

We went over the changes to the Space and Dimensional Table from the 6/25/13 workshop. Tony will correct the table under Manufacturing Uses, add the Industrial and Nuisance notes and edit the top of the first page. He will also try to put it in a format that can be added into the Zoning Ord.

Liza reported that according to several dictionaries *nonconforming* is preferable to *non-conforming*. She will make adjustments throughout the Zoning Ord.

Joan will be away for the next workshop and is off in August.

7. 21, August Agenda: Tony's Reports and continue with Ordinance Review.

8. Adjournment: 8:30 PM

Respectively submitted,



Liza Nichols, Secretary