

Planning Board Minutes
Wednesday, 17, August 2011
Mallett Hall
7:00 PM

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

1. Call to Order: at 7:04 by the Chair
2. Secretary's Report: on a motion by Hutch, seconded by John, the July minutes were so moved and accepted as presented.

Hutch informed those on the Board that had not heard of Bill DeWitt's passing the previous week. Meeting as we do in the DeWitt Room, the Planning Board would like to acknowledge Bill's contribution and commitment to the reconstruction/addition of Mallett Hall.

3. Old Business: None

4. New Business: Ron LeTourneau, Hodsdon Rd. Hutch reported that Ron told him he was not yet ready to come to the Board but would like to be on the September agenda. Hutch said Ron would be contacting Tony to arrange a meeting prior.

5. Discussion: Tony had nothing to report at this time.

Ordinance Review: Joan and John's suggestions for Introduction, Section 1 of the Zoning Ord. and Section 3, Conformity, F (see attached) – the Board reviewed the bullet point form and reordering of the Introduction which it agreed was much easier to read and comprehend. There was a question about the suggestion by GPCOG to include language on environmental and natural resources protection. There ensued much discussion about the subjectiveness of "blight and pollution." Should there be a definition for pollution, what constitutes blight, should it be minimized, controlled or not worsened? **For homework everyone is to work on the issue of blight, noise and light pollution.**

There was some sidetracking on where and if Site Plan should be in the Zoning Ord. or separate. Is Site Plan completely separate from housing development? The group came to the conclusion that it is fine under Zoning but that Subdivision ought to remain on its own.

Language was added to the Introduction regarding the promotion of the health, safety and welfare of the citizens of Pownal and two additional bullet points –*protect environment and conserve natural resources and prevent of blight and pollution.*

Section 3, Conformity, F – the Board made an addition to the last line so as to read: If (CEO) deems an increase in nonconformance is present, *and if the applicant wishes to proceed*, the proposal must be submitted to BOA for decision.

It was decided that Liza should start a notebook housing all the changes and decisions by the Board on the Codes revamp so as to have something orderly to hand off to the Ord. Committee.

6. Other: Liza reported on her inquiries about Goss Lane. Sherry Dietrich says she can find no record in town, county or state that Pownal ever adopted Goss Lane as a town road. Through usage over the years it is now considered or grandfathered as a town road. The Goss' subdivision plan of 1980 passes Goss Lane off as Range Road D, but that Range Road D actually follows along the line of Minot and Tuttle Roads. Goss Lane is merely within the Range D district. The 1992 town Annual Report shows an official adoption of the road name along with most other roads in town. The use of lane denotes it as a dead end road.

Also, the board was informed that the Merrill property was put into Open Space Farmland a few years ago. This impacts the ability to subdivide.

Seminar at Jensen, Baird, Gardner & Henry on Sept. 29: Several board members expressed an interest in attending. Liza will keep an eye out for registration info.

7. September agenda: Ron LeTourneau as New Business; continued Ordinance Review.

8. Adjournment: 8:35, moved and accepted by all

Respectively submitted,



Liza Nichols, Secretary