

APPROVED

**Town of Pownal
Planning Board Minutes & Public Hearing
Wednesday, August 21, 2024
Meeting Minutes**

Members Present: Jon Morris, Selectboard moderator, Todd Mellin, Marcia Bowen, Brian Stornelli, Mercedes Pour-Previti, Thomas Ursia, Town Planner, and Recording Secretary, Alison Purinton

Members Absent: Orion Breen, Bill Schmidt

Guests: Julie Karlsen, Jordan Smith

Call to Order: Jon Morris calls the meeting to order at 6:00 pm.

Secretary's Report:

Todd- I motion that we move to accept the meeting minutes from July 17, 2024 as amended. Mercedes seconded. Motion approved (4-0).

Old Business: Estabrook

Tom Ursia- The Fire Chief and CEO will be doing a site walk next week on the Estabrook project.

Conservation Subdivision Checklist

Todd asks Tom to go over the changes to the checklists. The changes on the checklists are read and discussions were had. Marcia mentioned that some of the changes that she had sent along had gotten lost in some sort of glitch so she would interject when necessary. Board Members reviewed and suggested changes.

Todd- I move that we approve the Conservation Subdivision checklist as amended. Marcia seconded. Motion approved (4-0)

New Business: Litchfield Subdivision

Tom- Introduces Julie Karlsen.

Julie- Explains she is Dave and Ginny's Litchfield's daughter. This house was built about 5 years ago and my husband and I live there. We plan on moving within the next year. They want to subdivide that other land however it hasn't been finalized yet. Just want to make sure it is a possibility.

Tom- This is only a sketch plan phase and have spoken with the surveyor and have reviewed the plan. All necessary details for a sketch plan are shown on this plan. It also has a test pit on the track that is being broken off from the parent parcel. All the details are there.

Todd- This is coming to us because it has recently been subdivided and now is being sub divided again. So, this falls under an amended subdivision.

Tom- It is a hybrid subdivision. I find no deficiencies.

Todd- Does anyone have any questions?

Brian- It seems straight forward.

Todd- I move that we accept the sketch plan and allow this amended subdivision to move to the preliminary plan. Marcia seconded. Motion approved (4-0)

Planner Update-

Tom- Water Study- Is continuing to progress well we are ahead of schedule. There have been some designated areas that have potential. It is at the Selectboard stage for some legal matters dealing with access, etc. I am excited for November when we have results in hand.

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As summer is closing, I am looking at ordinances. I think the board can anticipate to see new ordinances come forward either externally or internally. Asks Jon to offer some insights.

Jon- There is a list of some ordinances that will be run by the Planning Board. The Planning Board will take a role in terms of correlating whether the ordinances fit the Comprehensive Plan. Some of them are Short Term Rental ordinance, some kind of amendment to the Conservation Sub-Division to try and include Work Force Housing, that allows us to be more compliant with the State. The Mobile Home ordinance needs to be changed since one of the overlays was eliminated when a conservation easement went across the Elmwood Road, Solar Array Electric Storage, impact fees and five others. Tom will review and get them out. You will either vote them up or down. Tom is very good at giving heads up so you will have the ordinances a week or two ahead of the meeting. Hopefully to have this completed by the next town meeting. There will also most likely be marijuana manufacturing depending on what happens.

Tom- The likelihood of a cannabis ordinance may be driven by petition. We are currently in an opt out community. A cannabis use ordinance would be considered a land use ordinance. It would be driven by petition. The petition is driven by State Statute.

Jon- The goal is to get through all of the Land Use ordinances in three years. Tom is eager to start.

Marcia- We had made some progress on the Solar ordinance.

Jon- We will give that information to Tom when appropriate.

Communications:

Jon- Do we have a date?

Tom- Wednesday, September 18, 2024. Are there any conflicts. I would like to tackle short-term rentals first. We may find the status of the petition for the Cannabis Ordinance. Work force housing I would like to tackle no later than the October meeting.

Jon- We have a new tech person, who is working on a town webpage. The new town sign has been ordered.

Next Month Agenda:

Marcia- Will Litchfield be coming back next meeting.

Tom- Yes, they should be back.

Jon- We are also anticipating something on the Doughty property on Route 9. That will be very interesting as it has many parts.

Adjourn

Todd- I move to adjourn. Mercedes seconds. Motion Approved (4-0) Meeting Adjourned 7:20pm

Respectively submitted,

Alison Purinton

Planning Board Recording Secretary