

Planning Board Minutes

Wednesday, September 18, 2019

Mallet Hall

7:00pm

Members Present: John Bowdren, Matt Altieri (alt.), Heidi Curry (alt.), Jesse Peters, Christine Watson, town planner Tony Dater and secretary Molly White.

Members Absent: Matt St. Cyr and Gabe DiGristina.

Guests: Matt Chipman and John Schwanda.

- I. Call to Order – 7:03pm by Vice Chair
Jesse motioned, seconded by John, to use both alternates present as voting members for this meeting. Discussion: None. Vote: Yes-3. No-0.
- II. Secretary’s Report – A couple of grammatical errors were discussed regarding the August meeting minutes. John motioned, seconded by Heidi, to accept the minutes as amended. Discussion: None. Vote: Yes-5. No-0.
- III. Old Business – “Second Amended Carter Property” Subdivision: The board confirmed with the secretary that notification of solicitation for comment had been sent to abutters although none of them attended the meeting. The board reviewed the checklist to make sure all requirements for a completed application had been met. The only missing requirement found were missing deeds reflecting the proposed new split. John motioned, seconded by Jesse, to approve the application and sign off on the survey mylars at the October meeting provided that new deeds reflecting the split are filed with the Registry of Deeds and the Town Office. Discussion: None. Vote: Yes-5. No-0.
- IV. New Business – Proposed new Map & Lot Assignment Policy: The board took a brief look at the policy as most of them had read it prior to the meeting. No official vote was taken but there was unanimous support for the Select Board to enact the new policy.
- V. Any Other Business – At last month’s meeting, Gary Libby came to discuss issues he has run into regarding approval from the Code Enforcement Officer for the expansion of his daycare with use of a “Porta Pottie”. The board discussed an email the CEO received from a Water Operator Licensing Coordinator at the Department of Health and Human Services outlining why exactly this is not permitted making the CEO’s decision valid. The biggest point being that portable chemical toilets are not considered alternative plumbing as they are only for temporary use.
The board then discussed the Zoning Board of Appeals hearing from the previous week. Members that did not attend that meeting were curious of the outcome. Heidi, Christine and Molly contributed to explaining that the appeal was for a proposed change of use of the North Pownal Store from a general store to a restaurant. The ZBA’s charge was to determine if that change of use would equally affect or enhance the area the store/restaurant is in. After hearing from a crowd of concerned residents, many of whom own property around and live adjacent to the

building in question, as well as weighing the negative and positive effects this change would have on the neighborhood, the ZBA decided to deny the appeal.

Matt Chipman attended the meeting to discuss doing amended subdivisions on two parcels of land owned individually by his two sons. Mr. Chipman informed the board that he had recently lost a law suit that was filed against him claiming portions of the suggested parcels did not belong to the Chipman family. Due to that outcome, he will need to formally divide off those sections of land. Planner Tony Dater informed Matt he had already spoken with one of the sons and had an appointment to go over the subdivision checklist the next morning.

The board spent time discussing how they plan to approach updating definitions for the Land Use Ordinances. Christine suggested that "Guest House" be defined on its own outside of "accessory dwelling" or "accessory structure". Jesse included that the definition for "disability" should be adopted from the ADA's definition. Tony offered to draft some suggested changes to provide at the next meeting in October in order to give the board a starting point for the project.

- VI. October Agenda – At next month's meeting the board would like to discuss the proposed changes Tony plans draft. They also plan to sign and approve mylars from the "Second Amended Cart Property" Subdivision as long as the deeds requested have been provided beforehand. Lastly, they plan to meet with Matt Chipman again to review his materials for his proposed amended subdivisions.

- VII. Adjourn – 8:31pm.

Respectfully Submitted,

Molly White, Secretary