

**Town of Pownal  
Board of Selectmen & Planning Board  
Meeting Minutes of Monday, May 22, 2019  
7:00PM – Public Hearing**

- I. **7:00PM Public Hearing – Zoning Ordinance Amendment – Building Cap**  
Members Present: Jon Morris, George Anderson, Matt St. Cyr, John Bowdren, Jesse Peters, Gabe DiGristina, & Administrative Assistant Melissa Henes.

Mr. St. Cyr, Planning Board Chair opened up the Public Hearing.

Mr. Morris, Board of Selectmen Chair gave an introduction and read the amendments. He explained how the Town arrived at using 10 as the number of permits. He explained it is the intention to have a 1 year break from excessive single dwelling houses.

Paul Schumann, Hodsdon Rd asked for clarification on the one year intention as it was not written explicitly saying for a single year. Mr. Morris asked to include the year.

Griffin Day asked about effective date.

Michelle Harrison, Elmwood Rd asked for clarification on affordable housing. Ms. Henes asked the Planning Board for the definition of Affordable Housing. The Town does not have an Affordable Housing definition. Ms. Henes stated she would get the legal definition of Affordable Housing from the Town Attorney. Mr. St. Cyr went over the process of this amendment.

Matt Chipman, Hallowell Rd stated that he is against the Town Government telling people what they can and cannot do with their property. It is not fair to the tax payers.

John Bowdren explained that the spike in permits issued should have possibly come to the Planning Board before being issued.

Matt St. Cyr, Upper Minot Rd thought it would be best to have this voted on on an annual basis at Town Meeting.

Michelle Harrison, Elmwood Rd questioned the timeframe putting to Town meeting in June and the effective in July. She also asked about the process of the permit process.

Marcia Bowen, Royal Road spoke to the Town Comprehensive Plan about keeping Pownal rural. She questioned about the need due to School capacity.

Erik Nielsen, Hallowell Rd spoke to the elderly folks in Town and not being feasible for them.

Griffin Day asked about his situation where he is being given land however has not lived in Town for 10 years. Does he fall under one of the exceptions?

Janet Lynch asked about a demonstrable undue hardship clause.

Paul Schumann stated that the presentation at Town Meeting should touch on what is in it for the people of Pownal. Mr. St. Cyr stated it should be presented as what is not in it for them as well.

John Bowdren moved to close the Public Hearing. Matt St. Cyr seconded the motion.

Chairman Morris moved to table this amendment until a Special Town Meeting. Selectman Anderson seconded the motion. Discussion: None. **Vote: 2- Yes 0- No.**

The Meeting concluded at 7:47pm

### SELECT BOARD

  
Jon Morris

  
George Anderson

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Shawn Bennett