

Planning Board Minutes
Wednesday, 17, January 2018
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, alternate Christine Watson, planner Tony Dater

Members absent: Jesse Peters, alternate Shawn Bennett

Guests: Gabe Digristina

1. Call to Order: at 7:03 by the Chair

2. Secretary's Report: 12/20/17 meeting minutes – p.1, 5. Discussion, line 9, "To" corrected to *Tom*; line 14, changed to read, "Tony remarked that ~~light sky glow~~ is a very important *issue* to look at."; p.2, 2nd paragraph, line 11, corrected to - "A change in the flow chart is needed showing that is *if* a plan...."; and line 13 corrected to - Jesse asked *about* change of use." On a motion by John, seconded by Matt, the minutes were so moved and accepted as corrected.

3. Old Business: None

4. New Business: None

5. Discussion: Flow Chart, updated by Melissa (see attached). Everyone agreed it looked great. Because of the perennial confusion over Lots never and lots previously subdivided Christine suggested a key note in the lower corner corresponding to the boxes, "Not in Previous SUBDIVISION"¹ and "In Previous SUBDIVISION"² for clarification: ¹Lot of Record = a lot recorded as a deed and ²Lot recorded as part of a Subdivision. (Using a number or symbol as suggested [here](#).) Liza will get the change to Melissa and the Flow Chart will be ready for use by the office, CEO and everyone else.

Hutch reported that he had looked at Durham's and North Yarmouth's Land Use Tables and passed around a copy of each. Christine favored No. Yarmouth's. We discussed the difference between our RA and RB districts; the only difference being in the possible location of mobile home parks. We then made a list of businesses in town in an attempt to determine what categories we would need for our Use Table and went back and forth over how many columns were necessary under each district and for what information we want to include – what town body directed to, what corresponding ordinance – and concluded probably only one was needed naming the body (PB, CEO, Selectmen, BOA) who would then fill an applicant in on

whatever other information was needed. John volunteered to work up a Use Table version for scrutiny at our next meeting.

6. Other: Hutch found some errors in the Zoning Ordinance – references that did not get updated – that will need correcting at town meeting: pages 8 & 9, Section 6. Village District, C.5, and Section 7, RA District, C.6 “10G” should be 13A in each.

7. February Agenda: continued work on the Use Table
Updating applications and checklists

8. Adjournment: at 8:35.

Respectively submitted,



Liza Nichols, Secretary