

PLANNING BOARD

DECEMBER 21, 2017

MEMORIAL BUILDING

7:00 PM

Minutes are to be considered draft minutes until approved by the board at their next meeting.

Members Present: Bryan O'Day, Kevin Lee, Mike Howard, Darrin Patten, Leigh Callaway, Ken Jacques, Peter Keene and Don Hill (alternate)

Others Present: Whit Smith, Spencer Tate, Don Higgins, Steve Schneider, Mike Beaulieu, Marla Binsel

Approval of November minutes- Darrin made a motion to accept second by Bryan all in favor (1 abstention)

Higgins Consult- Don Higgins and Spencer Tate (Wetland Scientist) was there regarding the contention that the board had in regards to the wetlands on the Rosen property that was discussed in November's planning board meeting brought forward by Whit Smith. They presented to the board maps and criteria showing that the Wetland criteria and how it pertains to this specific property. Spencer Tate explained that the nearest perennial stream is 300' to 400' away from the property. Darrin explained to Spencer the process the board went through in regards to the Wetland Ordinance. Spencer explained to the board the breakdown in which they do when determining high valued wetlands versus low valued wetlands. Whit explains that in his past experience the opinion of a Wetland Scientist is held in high regards.

Darrin makes a motion to accept the findings and report of the Wetland Scientist regarding the Rosen Property. Only 2 of the criteria is met and the 200' buffer does not apply to this property. Mike Howard seconds and all in favor.

Marla Binsel consult- she lives on 511 Hogg Hill—she has a question as to whether her growing Kale in hopes to sell would be agricultural or home business. Whit states what she is doing would be home occupation in which does not need a site plan.

Mike Howard Consult- site plan review-- Mike states there is currently no site plan on file. He comes before the board in regards to a small construction business. No exterior lighting and the occasional parking of equipment on site. The board reviewed site plan map. Mike states he may add a wing to the storage shed that is on the plan.

Darrin makes a motion that application is complete second by Ken all in favor and unanimously approved.

The board goes thru the site plan review checklist. Darrin makes a motion to accept site plan second by Ken all in favor and unanimously approved.

The planning board reviewed their budget. They discussed adding more money for the Town Plan. They are getting quote from Steve Schneider.

The board also discussed proposed language in regards to semi-trailers being included in the definition of structure. Whit has the language.

Literature and Correspondence- Governing magazine

Meeting adjourned @9:10

Submitted by,

Susan Abair