

PLANNING BOARD

Feb 16, 2023

MEMORIAL BUILDING

7:00 P.M.

Board Members Present: Tim Bray (chair). Peter Keene (vice chair), Ken Jacques, Darrin Patten, Mike Howard, Jen Roberts (alternate) and John Trachy (alternate)

Absent: Dan Saulnier

Also present: Amy Lewis, Tim Josephson, Poul Heilmann, Jeremiah Crosby and Whit Smith

Tim asked John Trachy to act as a full member in the absence of Dan Saulnier. He agreed.

Tim reopened the Amended Site Plan hearing for Mike Hansen. Tim referred to the checklist items that were requested to be added to either the map or the application. Mike pointed out the underground utilities and the vicinity sketch there were added to the map. Copies of the requested narrative and the building drawing showing no exterior lighting.

Mike Howard moved to accept the application as complete, Darrin seconded, Board voted unanimously to accept the application as complete. Mike moved to approve the amended site plan, Darrin seconded, Board voted unanimously to approved the amended site plan.

Tim began a discussion about the current state of the Noise Ordinance and that it seems to no longer be in the hands of the Planning Board. John voiced that he is not convinced the Noise Ordinance is a Select Board issue. Mike questioned if the Planning Board could still add it to their Site Plan requirements or could the Select Board allow the Planning Board to include it in the Site Plan requirements. Peter did not feel the Planning Board would approve a Site Plan if the Ordinance were to be violated. After hearing that the Noise Ordinance is not a Planning Board issue he sees this as the end of the journey. Tim asked Amy what the Select Board felt was the next step. The Select Board felt that section 7 and 9 were repetitive, questioned why it isn't retroactive to already approved businesses, and feels workshops between the Select Board and a rep from the Planning Board would be helpful. Mike shared that he thought having the Town Attorney attend the workshop would be helpful due to all the questions of how and why the Ordinance isn't a land use situation.

Ellis subdivision mylar was inspected to determine if the item(s) requested were included. The Board were concerned that there were items on the paper copies and not on the mylar. The Board thought that the conditions when approved were test pit data/locations, driveway grade and culvert location were to be shown. None of those items were found on the mylar. Whit found the meeting minutes from August 18, 2022 (below) state that the only item required was test pit data. The Board thought that they had required the culvert and driveway grade in addition to the test pit data. Tim voiced that the Board needs to do a better job of reading the minutes to be sure everything they want included are included.

Minutes of August 2022

7:30 pm Peter opened the subdivision hearing for Ellis. Board reviewed plans submitted by Surveyor Clayton Platt. Extensive discussion of the driveway pitch, map shows 5% to 10% to 14%. Regulations state a max road to driveway pitch to be 4%. Driveway is still in the construction phase and will be finalized later to adhere to the regulations. Peter Abair, Road Agent approved the driveway permit mainly for line of sight for safety concerns. A culvert will be placed at the end of the driveway and uphill of the driveway emptying into a ditch along the edge of the road to prevent road washouts.

Mike moved to accept the application, Dan seconded, Board approved.

The State approval has been received; owner is awaiting the test pit data report.

Mike moved to approve the subdivision, Darrin seconded, Board unanimously approved the subdivision. Mylar will be signed once test pit data is received and included on map.

End of Minutes of August 2022

Tamara will reach out to Clayton and Lee Ellis to attend the March meeting to review the items they want to see on the mylar.

Tim thanked Peter Keene for his years of service to the Board as he will not be running for a position on the Board. There two candidates running for the position, and he wished them both good luck.

Ken questioned where the Board was in regard to Short Term Rentals and when the Board would begin seeing applications for Site Plans. Tim felt the Board was ready to start hearings and wanted to the Board to be sure they understood that during the hearings there were no disagreements or arguments which would show the Board was not working as a cohesive unit. Tim felt having Josh McGraw visit the Board first would be the best. Whit shared that he did not think that was a good idea, Josh has not obtained his Special Exception yet. The first hearing should be one that is as straightforward as possible would be best, either Biebel, Lui or Harriet. Tim reiterated that the first meeting would be a consultation and that there might be some who decide they don't want to continue to pursue a Site Plan due to the extensive cost and time required. John shared that he felt there should be universal language for all decisions and conditions placed on the decisions. Questions about site visits came up and when a site visit could/would be done. Going forward an email would be sent from Tamara to the Board once an application has been received. This is notification that each member of the Board may visit the property so they are familiar with it prior to the first meeting. Discussion of how many days the Board has to make a decision on an application. Some felt there was a 65-day requirement,

Tamara will check research on Tuesday and let the Board know. As well as send all Short Term Rental documents and checklist to the Town Attorney to be sure everything is legal.

John moved to accept minutes of January 19th with changes, Darrin seconded Board approved Tim abstained due to being absent from the meeting.

Jen asked about the solar shingles and if there was a way to notify the fire department when they are used in construction due the safety of the fire fighters. Traditional solar panels have a shutoff, and these do not. Because solar shingles are not a separate structure there would not be an application for construction. Steve Dzbak shared that all solar panels regardless of style; traditional structure bolted to the roof, or the new shingle style have a shutoff for power going into the building and the traditional solar modules and solar shingles both remain hot when there is sunlight.

Meeting adjourned 9:20 p.m.

Respectfully submitted,
Tamara Butcher