

PLANNING BOARD

MAY 15, 2014

MEMORIAL BUILDING

7:00 P.M.

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

Members Present: Bryan O'Day, Don Hill, Kevin Lee, Darrin Patten, Ken Jacques and Mike Howard

Others Present: Leigh Callaway, George McCusker, Mike McCrory, Dan Hayward, and Carol Senetty

Review of Minutes: Motion by Ken to approve the minutes as written, second by Mike and unanimously approved.

Dan Hayward consultation: Dan addressed the board regarding an apartment above the garage on his mother's property. She has moved to Florida. He noticed that there was no permit for the garage and he can't sell the property without a permit. It was finished in 2003 and they have been paying taxes on it. Board discussed possibility of second dwelling. Dan explained that the septic is big enough to support house and apartment. There is 17 acres there. Board reviewed all the paperwork on file. Dan explains that the realtor called and they cannot sell without a permit. Ken states that they should just proceed and go forward and clean up what should have been done. They suggested to Dan that he have surveyor look at a map and verify that there is enough buildable land to substantiate/support the apartment above the garage and to verify meets the criteria for two dwellings and bring all that information to the board at the next meeting. They would also need the DES approval number.

Misc. Business: Leigh Callaway approaches the board representing the select board in regards to the Wetlands crossing behind the highway garage. Leigh explains that there is no basis in law because the town owns it. Leigh is coming before the board for non-binding comments on crossing the wetlands as a courtesy. It has been approved by DES. Ken makes a motion that the board acknowledge that the selectman came before the board for wetlands crossing unless someone objects, as conservation and DES has both signed off. Second by Mike and unanimously approved.

Leigh also shared with the board the course filter procedure. There was a lot of discussion around this. The board discusses using the map as a tool. Kevin inquires on why having a course filter if Tom is going out on every property anyway. The board feels they are heading in the direction of re writing ordinance regarding Wetlands on property. If Wetlands is in question it is up to the owner to prove otherwise at their expense. There will be a future work session for May 29th@7:00 regarding course filter and language of the ordinance.

Ken inquired on letter to wonder well, Don States it was signed on Tuesday morning.

Carol Senety approached the board regarding her property on shore drive. She wants to know if she needs permits to fix and maintain the road. It is a private road. The board stated that no permit is necessary to maintain a road/driveway. She wants to spread more gravel. She had an approval from the DES to maintain the road. Planning board said she was all set.

Correspondence and Literature: Kevin reviewed a flyer from DES- drinking water program is having an annual drinking water conference.

Wetlands Project: Mike McCrory talked about conditional use permits. Conditional use vs. special exception. Gave handouts to the board to review for the work session. Mike states that it could possibly be used as a tool for other issues other than wetland buffers.

Meeting adjourned @8:30 p.m.

Minutes submitted by:

Susan Abair