

PLANNING BOARD

NOVEMBER 21, 2013

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

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

Others Present: Rick Van de Poll, Cynthia Bruss, Leigh Callaway, George McCusker, Peter Abair, Janet Roberts, Billy Huntoon, Bruce Allen and Mike McCrory

Review of October minutes: Darrin moved to accept minutes, second by Mike and unanimously approved

Correspondence and Literature: Kevin went over a Municipal law update from Bernie Waugh regarding case law changes

Lindquist Property discussion: there was no application received for a site plan. A letter by Louis Caron was presented on his findings and opinion on construction bond. The letter was dated 11-18-13. McGraths law firm wrote a letter for proposal for their client but the board still needs an application. The board can't really discuss anything further until this is a formal application and site plan is filed.

Capital Improvement Plan: Kevin went through the draft presented by Ken Jacques. He reviewed the description on projects in the foreseeable future. A spreadsheet for priorities, amounts, and where expenditures are and might be. There were totals for all departments and historical data going back five years. First and foremost the board wanted to thank the committee as this was a lot of work to put together. Janet states that we can notice it for the next meeting for the draft to be adopted. Mike makes a motion to adopt draft at the next meeting, second by Darrin.

Wetlands Project update: There was a memo from Mike McCrory and a Report from Rick that was presented at the meeting.

Rick Van de Poll addresses the board stating he has covered roughly 40% of town. In terms of roadside work he is hoping to have mapping done before the end of December. Rick's proposal is to focus on higher valued wetlands vs. size based. Mike Howard inquires on how changeable are the wetlands and how often the map is going to have to be changed. Rick states there is very low maintenance for designated wetlands; however things may change over time. Rick states he added Bog Brook as a high value wetland along with McDaniel's Marsh. Rick asks the question if the conservation committee and planning board is in favor of a 200' buffer of high value wetlands. Darrin asks if Rick is asking to drop the current buffer around McDaniel's Marsh. He said that it was originally set as a wildlife habitat buffer vs. a wetland buffer. There was some discussion around the state owning properties such as around Morgan Pond and what restrictions apply to the state. Darrin also explains the reason behind the buffer around McDaniel's Marsh is because the state was buying land around it to protect Wildlife. Mike

McCrary also adds that he feels there is enough relief to property owners through the special exception and variance process to warrant keeping the current buffer. Mike Howard states he has concerns that they will be putting buffers on too much land.

There were lots of discussions around the specific language that will be put in place as far as setbacks and buffers. There was also discussion regarding having landowners having to go the ZBA for special exceptions when wetlands are involved. Darrin doesn't feel it makes sense to have an applicant go before the ZBA when they really don't know any more about wetlands than the planning board. Mike Howard also agrees it shouldn't be the job of the ZBA to be designing driveways and stating where they should go. George McCusker inquires if they were going to do the boots on the ground as far as getting land owner's permission. Mike states he doesn't feel that will happen. There was discussion around the process for the property owner when there is wetland on their property.

Mike McCrary stated he would like to have an open forum at next month's meeting to give public updates. The board decided to have the meeting at the Fire station @7 p.m. on December 19, 2013.

Meeting adjourned @9:00

Minutes submitted by,

Susan Abair