

PLANNING BOARD
MEMORIAL BUILDING

OCTOBER 20, 2016
7:00 P.M.

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

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

Others Present: Anette and Billy Granger, Susan Chiarella, Leigh Callaway, and Whit Smith

Kevin opened the hearing for Conditional Use permit for Anette and Billy Granger at 7:00.

The applicants are wanting to add on a 12 X 63 addition to their already existing structure. This will be partial living space and partial deck with a roof. They are asking for a 12 foot variance from the Wetland buffer of McDaniel's Marsh. (Wildlife corridor)

Kevin reads the criteria for conditional Use Permit. Whit explains that a Variance has been granted by the ZBA. Darrin asked why applicant needed both a Variance and Conditional Use Permit. Bryan clarified that the ZBA went thru with the Variance even though the board agreed that the applicant needed a conditional Use permit. This was done to save the applicant from having to go back before the ZBA in the event that the planning board didn't agree.

Mike Howard stated that the purpose of the Conditional Use permit was to make it easier for landowners whose property was within the buffer zone.

There was a motion to accept the conditional use permit application by Darrin, second by Mike all in favor- one abstention (Bryan O' Day)

Motion to grant Conditional Use permit by Mike Howard, second by Darrin all in favor, one abstention (Bryan O' Day)

Whit stated with this being the very first conditional use permit application that he wouldn't mind preparing an actual permit as there was not one on file. He feels that after going around town that the planning board may be seeing more of these cases.

Volunteer Merger- Kevin signed volunteer Merger for Elaine and Robert Carbone.

Wonderwell Update- Kevin read updates from September 21st and October 20th.

Wonderwell would also like to be on November's agenda for possible amended site plan review hearing in December.

Literature and Correspondence- Letter from Mike Chiarella- explaining erroneous merger on Lynch property that has since been corrected

Governing Magazine.

Misc. Business- Whit submitted to the board proposed language for ADUs... There were lots of discussion around this and the board reviewed the language.

Susan Chiarella asked if the Conditional Use Permits will require a hearing before the planning board and the board stated yes.

Ken also brought up the Capital Improvement Plan subcommittee as a permanent standing committee. The board agreed. Motion by Peter for the CIP subcommittee as a permanent standing committee, second by Darrin all in favor and unanimously approved- one abstention (Ken Jacques)

Ken mentioned at the conservation committee that it was brought up that the town had taken another property for taxes. Someone mentioned having the merged into one lot. Ken feels having the different names on the different lots makes it easier to identify.

Meeting adjourned @9:10 pm

Submitted by,

Susan Abair