

**PLANNING BOARD**

**JANUARY 15, 2015**

**MEMORIAL BUILDING**

**7:00 P.M.**

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

**Members Present:** Peter Keene, Kevin Lee, Ken Jacques, Darrin Patten, Bryan O' Day, and Don Hill.

**Other members Present:** George McCusker, Justin Hastings, and John Trachy

Kevin opened the meeting at 7:00 P.M.

The board had some preliminary corrections to the December 18<sup>th</sup> meeting minutes.

Dave Pellerin Consultation- Dave Pellerin approached the board with subdivision questions. He explains he has 15 plus acres he is looking to subdivide. He explains there will be the main house and then on the other lot a barn with studio apartment. He states he does have 590' of road frontage. He had questions such as can the two places share a well. Asked if they can have a shared driveway. He states the main house will have 10 acres and the other structure will have 5 plus. He told the board he hasn't had it surveyed yet. He brought a plan with him and the board reviewed the plan. He states there is a pump system leach field. Dave asked the board if each lot needed their own septic as well. Don states it might be worth getting a surveyor to survey the property. There was some discussion on getting an easement for the use of the driveway. The board told Dave that the septic setback is 10 feet.

**Literature and Correspondence-**NONE

**Springfield Wetland-** Ken wanted to start by sharing that he felt the quality of work done at the last Wetland meeting suffered by the time 9:00 rolled around. Don also felt that it came right down to the wire. They felt they the whole wetland project was on the back burner, however it did come together better than they thought.

Kevin stated that John Trachy had brought to his attention that the public hearing wasn't noticed correctly. The notice stated Thursday, January 20, 2015 and it should have said Tuesday, January 20, 2015. John made a suggestion that at Tuesday's meeting they could continue the meeting until Thursday for those who may show up on Thursday instead of Tuesday.

Susan Chiarella had sent out an email regarding Conditional Use permits. Kevin states that the criteria for special exceptions is different from conditional use permits.

Don had a question about tents. He feels that they should not be exempt. He states when they are put up week after week and are being rented out that they should not be exempt. The board reviews the definition of structure and it clearly states that tents are exempt. There was a lot of discussion around camping vs. residing.

George asks if it can be broken down as commercial tenting vs. someone tenting for a weekend. The board feels that if a tent is being used as a domicile than it's more than just tenting.

The wording for the definition of structure was discussed.

John Trachy suggest using the language in 4.16 of proposed zoning amendments to address Don's concerns regarding tents.

John Trachy suggests taking a look at the definition of Fen. He says it says also see Bog. Fen has an inlet and outlet.

John also had some other suggestions with the wording in the proposed amendment changes along with some grammatical issues.

There was some discussion around amended map and what procedural protocol is.

Darrin wanted to thank John Trachy for his positive feedback and states it was very much appreciated.

Meeting adjourned at 8:30 p.m.

Minutes submitted by:

Susan Abair