

PLANNING BOARD
MEMORIAL BUILDING

DECEMBER 15, 2016
7:00 PM

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

Member present: Don Hill, Peter Keene, Ken Jacques, Brian O' Day, Mike Howard and Darrin Patten.

Others Present: Whit Smith, Leigh Callaway, Charlie Hirschberg, Tim Bray and Justin Hastings

Bray Consult- Tim approached the board with some plans for a possible subdivision on Bowman road. He has a total of 5.25 acres and was wondering on the possibility of subdividing out 1.75 out of that for his daughter in law. He states each parcel will have 200' of road frontage. The board states that a surveyor could answer most questions about soil conditions, slopes, etc.... He will need a state approved septic system as well.

Charlie Hirschberg consult- Charlie approached the board on behalf of Derek Miles for the possibility of a minor subdivision. He gave maps to the board to look over. There is currently an 11.1 acre lot with 640' road frontage located at 67 Georges Mills Road. There is currently a house and barn located on the lot. They are asking for the possibility of three lots total. Each lot will have 200' of road frontage. He stated there is a stream that runs through the lot. He would like the barn on one lot and house on the other. Charlie asked about the definition of a designated wetland. The board explained the definition of designated wetland and the criteria.

Wonderwell update- Peter Keene reads update from wonderwell to the board. Ken brought up the timeline again and feels the board has been very lenient with them and this project. Mike feels that at timeline is something that the board will be better able to address when they come in for and amended site plan.

ADU discussion- Don brings up the enforcement issue. Don states they had a situation where a letter of violation was issued as they created an in-law apartment and they did not have the permits to do so at the time.

Darrin states that with the new State Regulations and ADU is permitted/allowed.

There was lots of discussion around the language and definition of ADU (Accessory dwelling Unit)

Mike proposed having a work session dedicated to ADU definitions and discussions, the board agreed and set a work session date of December 29, 2016 at 7pm, Darrin seconds motion all in favor.

Meeting adjourned @8:55pm

Submitted by,

Susan Abair