

MINUTES  
PLANNING BOARD MEETING  
JANUARY 4, 2017

PRESENT: Bert Hamill, Chairman, Liz Freeman, Ned Nichols, Ed Dekker, Louise DelPapa

The meeting was called to order at 7:00 p.m. at the Town Office.

Bert appointed Louise to fill in for Paul.

**7:00: Continuance of the Public Hearing for the Amendment to the Zoning Ordinance – Woodland Buffers Amendment**

Bert opened the hearing for the proposed Woodland Buffers Amendment stating a change was made by striking paragraph five which stated within the buffer area, grazing of livestock is prohibited and fencing for the purpose of containing livestock must be located outside the buffer. Bert asked the Board and the Public if they had any comments regarding the proposed amendment and all were in agreement with the change. Liz made a motion to forward the amendment to the Town Clerk to be placed on the Town Warrant. Ed seconded the motion and it passed unanimously.

**Minutes of the December 21, 2016 meeting**

The Board reviewed the minutes the December 21, 2016 meeting and the following changes were made, second page, second paragraph, add the sentence, **“Mr. Lehtonen offered to provide an aerial photo to show the location of the dry hydrant.”** Second page, second paragraph, the motion should read, “Liz made a motion to accept the application conditioned on, receipt of an aerial photo showing the exact location of the dry hydrant, **a written letter from the abutter, if the abutter is the owner of the property of which the hydrant will be located giving permission to install the hydrant** or a letter from a registered land surveyor stating the dry hydrant will be in the right-of-way, receipt of the mylar and payment of fees.” Second page, fourth paragraph, second sentence should read, “The outcome of the discussion was if a large amount of homes are being added to a substandard Class V road, you may have a safety issue or **a road degradation issue.** Bert approved the minutes as amended.

**Other Business**

Liz distributed a hand-out regarding the process for writing Zoning Ordinance Amendments. The Board discussed future goals and felt that a total update of the subdivision and site plan regulations should be a priority. Liz suggested Kent Brown address the Board and focus on what needs to be updated and seek his guidance with some type of outline for the Board to follow. The Board discussed changing how a lot line application is handled and not make it such a complex process. The Master Plan was also discussed and the Board felt it is important to see what the people in Town want and will wait for Tim’s results on his further research for guidance.

The meeting adjourned at 7:30.

Respectfully submitted,

Louise DelPapa, Land Use Clerk

