

PLANNING BOARD WORK SESSION
APRIL 16, 2014

PRESENT: Ed Dekker, Chairman, Ned Nichols, Paul Termin, Liz Freeman, Bert Hamill, Tim Jones, Woody Meiszner, Joanne Meshna

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

Liz informed the Board that David McTigue, a member of the Conservation Commission, is working on an amendment on wetland buffers. As it currently stands, the regulations are silent on brushes and grasses in the buffer and also on animals and animal pens located too close to the streams. David will make a presentation to the Board once he has completed a draft of the amendment.

Tim made a motion to nominate Ed as Chairman. Liz seconded the motion and it passed unanimously.

Ned stated he was upset the way the Zoning amendment articles appeared on the ballot in March. There was not enough information for the voter to know what they were voting for. He voted no on both articles. He felt the entire amendments should have been on the ballot. Liz responded the Board's practice in the past has been to put a summary on the warrant and not the entire amendment and this year's articles were consistent with what has been done in past years. She added that the amendments are posted at the polls. Members discussed having handouts at the polls. Paul will contact the LGC on handing out information at the polls, including the entire amendment on the ballot, and any other information helpful to the issue.

Bert and Liz were both nominated for Vice Chairman. In a vote of 3 to 2 Liz was appointed Vice Chairman.

Tim spoke with Paul Sanderson at the LGC regarding an update of the Vision chapter of the Master Plan. It was Mr. Sanderson's opinion that it only needed to be updated if something major has occurred in town, i.e. new highways, businesses, population change, environmental impact, natural disaster, etc. Members discussed the need for elderly housing, 55 and over housing, improvement of the cluster ordinance, and possible incentives for businesses to locate in town. Upon the conclusion of the discussion members were asked to read the Vision chapter and identify the action items that can be removed and those that should be focused upon.

Liz distributed a handout on an amendment on performance bonds. Members were asked to review the handout for discussion as well as Bert's handout of February 18 on performance covenants and construction cost estimates for a future discussion.

Woody displayed a picture of a gravel pit off Stowell Road. The Planning Board does not have a permitted pit in that area.

Joanne updated the Board on the Kouropoulos gravel pit. Mr. Kouropoulos was sued by NE Forestry for encroachment and has not been able to do anything to the pit until the suit was settled. It now has been settled and Joanne has asked for a copy of the court decree. Mr. Kouropoulos will now be able to do the reclamation to the area.

Joanne received an e-mail from Diane Plante from ACSTAR Insurance Company, the holder of the bonds for Hemlock Hills. She was questioning if the work had been completed and if the bonds could be released. Joanne informed her that the work had not been done and the bonds need to remain in place. The Board will review the subdivision approval at the next meeting.

Liz made a motion to approve the minutes of the March 5, 2014 meeting. Bert seconded the motion and it passed unanimously.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager