

DRAFT MINUTES
PLANNING BOARD MEETING
JANUARY 30, 2013

PRESENT: Ed Dekker, Chairman, Jim Shultz, Bert Hamill, Liz Freeman, Paul Termin, Ned Nichols, Mike Conlin (at 8:00), Joanne Meshna

The meeting was called to order at 7:00 p.m. at the Town Office. Paul was appointed to fill Ollie's vacancy.

7:00 p.m. USA Properties, Inc. – Continuation of public hearing:

As the applicant was not present at 7:00 p.m., the Board agreed to give them until 8:00 p.m. before proceeding.

7:05 p.m.:

Ned made a motion to appoint Tim Jones as an alternate member on the Board. Paul seconded the motion and it passed unanimously.

The minutes of the January 16, 2013 meeting were reviewed and the following correction made: page one, second paragraph under Warwick Mills, third sentence should read "...review the applicant as a permanent building rather than temporary building and members agreed." Liz made a motion to approve the minutes as amended. Bert seconded the motion and it passed unanimously.

It was announced that the SEC public hearing on Timbertop Wind's petition for jurisdiction will be held on February 19, 2013 at 10:00 a.m.

7:15 p.m.:

Liz distributed information on active and substantial and substantial completion. The following points were agreed upon:

- 1) Put a note on the plan to either
 - a) describe specifications for active and substantial and substantial completion or
 - b) reference a development agreement governing the subdivision with respect to active and substantial and substantial completion.
- 2) Item on the checklist – a statement of the conditions for requirements of active and substantial and substantial completion,

Another item – the Planning Board has approved those requirements.

- 3) Issues for consideration by the Planning Board should include a checklist of possible things that might be included.
- 4) Amend the Subdivision Regulations according to Liz's handout on 1/30/13 (#2 under Liz's thoughts). Add the requirement for a note on the plan.
- 5) Amend the Site Plan Review Regulations according to Liz's handout on 1/30/13 (#3 under Liz's thoughts). Add the requirement for a note on the plan.

The note on the plan may either specify the conditions or reference a development agreement as a separate document.

8:00 p.m.:

The public hearing for USA Properties, Inc. was opened. There was no one present for the applicant. Two abutters were permitted to speak. Mr. Richard Fressilli from Temple stated he was not sure the application satisfied all the requirements for submission. Mr. Hank Somero stated he was still concerned that roads are being drawn through his property.

Liz made a motion to continue the public hearing to April 3, 2013 at 7:00 p.m. and to inform the applicant that if they fail to appear at that time the Board may act on the application. Jim seconded the motion and it passed unanimously.

At 8:25 p.m. Mike made a motion to go into non public session regarding litigation. Liz seconded the motion and it passed unanimously. At 8:50 p.m. Mike made a motion to return to public session. Liz seconded the motion and it passed unanimously. Mike made a motion to seal the minutes. Ned seconded the motion and it passed unanimously. Ed announced that a decision had been made in non public session.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager