

November 12, 1975

The Planning Board convened at 7:30 P. M. on the above date with all members present. Eric Tenney, selectman was absent.

Records of previous meeting were approved as read.

R. H. Davis requested approval for subdividing his land of 3.7 acres on Gregg Lake Road, thus giving the house 2 acres and the balance for the shop. As this does not meet zoning requirements, the Board advised him that a special exception would be necessary. Mr. Davis will return with a plan drawn to scale certified by a surveyor then we will proceed from there.

Peter Merrifield brought to the attention of the Board that Mr. Hermon had advertised his land for sale before receiving approval of the Board for his subdivision.

The future policy of the Board will be to advise the developer requesting subdivision approval, not to offer property for sale until final approval. This policy had the unanimous approval of the Board.

The milar plan for Mr. Hermon was approved by William C. Abbott, Chairman.

Richard Schacht, who represented the Board at the Sewerage Committee Meeting on October 30th., reported that it ended up with a probably growth in Town as previously followed.

Anderson Nichols will make adjustments and bring report up-to-date. A nother meeting is called for November 18th.

Some sort of hearing will be necessary to explain what has been projected at previous meetings; there is a need for some basis of coverage. Projection runs into 50 years, capacity anticipated sufficient for 25 years, beyond this time the disposal plant will have to be increased. The method of taxation has not been considered at this time.

At this point Richard Schacht informed the Board of his resignation in order to run for selectman. His resignation was accepted with regrets, but the Board is pleased with his decision. Mr. Schacht has been a most valuable asset to our Board and we shall miss his interjections, which more often than not, has resulted in many interesting discussions.

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Mr. Edwards, alternate was asked to fill the vacancy which will be created by the resignation of Mr. Schacht. He was then appointed to head up a committee for the Master Plan. Plans of other towns will be reviewed to be used as guide lines.

A decision was made to have 7 members for this committee, 3 from the planning board, Mr. Edwards, Patricia Novak and Irene Davis with 4 other qualified people of the committees' choice.

Preliminary questionnaires will be worked up and sent out, or possibly delivered by an organization, and if the results do not prove satisfactory, a follow-up will be sent.

Mr. Edwards will report on his progress at our next meeting.

A suggestion was made that a letter to tax payers be sent out with tax bills perhaps, that a building permit is a necessity for anyone to construct any building on their property.

Also a suggestion was later made that the Board would visit the site of any property when requests for subdivisions are presented, an appointment with the developer would be advisable.

The Board decided to dispense with the meeting on December 24; a notice will be sent to the paper with a Christmas Greeting from the Board.

The question of parking space on Main Street., was brought up in reference to the new coffee shop opening soon. It is a matter that we must face in the near future.

Meeting adjourned at 9:15 P. M.

Meredith Dudley
Secretary