

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; Rod Zwirner; David Essex.

Chairman Judith Pratt opened the meeting at 7:30 P.M. The Board went into some discussion about the application of the Site Plan Review Ordinance to a home based business. Robert Watterson asked some questions about the application of same, to Building Permits for a change of use. The Chair has consulted with Attorney Silas Little in regard to an office in the home as a home based business. Little expressed the opinion that if the office caused an increase in traffic flow it would be considered a home based business but if there is no increase in traffic flow it would be considered an office. He suggested that the Board use a common sense approach. The Chair pointed out that a home based business required traffic that is constantly coming and going. The Chair suggested that some internal guidelines be written so that there will be a form to follow. The Board addressed the fee schedule submitted by the Chairman Judith Pratt who pointed out that the Board was required to recover administrative costs. Robert Watterson suggested that the term Planning Board Fee as it applies to Home Based Business be changed to Basic Fee. Agreed. Chairman Pratt asked the Board's input on the sf charge over 2000 sf under Major Site Plan Review. Edwin Rowehl suggested \$30.00 per thousand sf over 2000 sf. The Board was in accord. Watterson asked if all home based businesses should require a public hearing. There was some discussion about the authority for not including duplexes under the Site Plan Review Regulation. The Chair reiterated that the inclusion of Home Based Business under the Site Plan Review was on the advice of Attorney Silas Little. The Chair asked the Board to take a vote on the proposed fees and set a time for a Public Hearing, and suggested that the forms could be considered at the same time. David Essex moved to accept the fees as corrected. Second Rod Zwirner. So moved. The Chair informed the Board that as a result of an error the Gold Subdivision was incorrectly noticed and would have to be rescheduled for August 24, 1989. The Board will hold a public hearing on the forms and fees on August 24, 1989. The Chair asked the Board if they would like to hold a Public Hearing on the same evening for the two Home Based Business Applications. Robert Watterson expressed his opinion that the Home based business should be excluded from the Site Plan Review Regulation. It was determined that the application came after the Ordinance was posted.

Edwin Rowehl moved to accept the Site Plan Review Regulations as they stand today. Second Rod Zwirner. The vote: David Essex, yes; Robert Watterson, No; Edwin Rowehl, yes; Rod Zwirner, yes; and Judith Pratt, yes. The motion carried. The Chair raised the matter of adding the list of definitions to the Subdivision Regulations that were noticed for the July 20, 1989 Public Hearing and on which a Public Hearing was held, and asked the Board's Pleasure. David Essex moved to accept the list of definitions as printed. Second Rod Zwirner. So moved. unanimously.

The Chair raised the subject of the Zoning Districts as outlined by her. Edwin Rowehl raised a question about wording as it pertains to the Village business District. It was pointed out that the Board does not have the power to change the Zoning Ordinance without a vote of Town Meeting. Watterson raised the subject that the intent had been to zone by property line. The Chair expressed her agreement but changes to the Zoning Ordinance can only be made by a vote of Town Meeting, and the Board will have to get the authority from Town Meeting. On page one change the 300 feet as designated by Thompson's Brook to 600 feet. Essex pointed out the importance of an adequate description. The Chair observed that the Board needs to accumulate a list of items to consider in the matter of changes to the Zoning Ordinance. Edwin Rowehl asked about the Village Business District and suggested that a change be made to clarify the location of the lines outlining this district. The only comment the chair had was that this had been voted on in written form and that it cannot be changed without a vote of Town Meeting. There was further discussion of the procedure for outlining the different districts within the Town. If it is all right with the Board the Chair will have this printed and make copies to be included in the Zoning Ordinance. Rowehl raised some questions about the description of the Rural Conservation District. The Chair confirmed that the description was in error and made the corrections as suggested. Rowehl and Pratt will confer and rewrite this description as suggested. Rowehl suggested that there are some other ways that these districts can be described before bringing them to Town Meeting.

The Chair informed the Board that there were a couple of cases coming before the BOA, namely, Hugh Roberts, for a Variance for a deck and Davis Barratt for a Special Exception for a sign. The Board felt that the information was incomplete, but after some information from the secretary The Board considered the case and addressed the fact that there were other decks in the area that are as close to the lake. This point was discussed at length. The consensus was to agree as long as it is consistent with the other houses in the area. The Board addressed the Special Exception for Barrat which was for a sign. Rowehl suggested that the Board make no recommendation for or against. The Board was in accord. David Essex asked why the Planning Board would make no recommendation on the sign. It was agreed that the members of the Board of Adjustment are more informed about the sign ordinance. Watterson suggested that when the Board asks for input the Planning Board needs more complete information.

Public Hearing Frank and Lillian Watterson. Robert Watterson stepped down from the Board to make the presentation. He presented a better drawn plan and pointed out that the bounds have been set. State Subdivision Approval has been received. Rowehl asked about slopes and wetlands. Watterson stated that this lot is fairly flat. Watterson pointed out that Cloutier now owns the Road and it is not a right of way. Test pits have been done and the location of the septic facility will be determined

after the subdivision is approved. Inasmuch as, there were no abutters present, the chair closed the public portion of the hearing. Rod Zwirner moved to accept the application for the subdivision as submitted David Essex second. The vote: David Essex, yes; Edwin Rowehl, yes; Rod Zwirner, yes; Judith Pratt, yes. So moved. David Essex moved to approve the subdivision as submitted. Rod Zwirner second. The vote: David Essex, yes; Edwin Rowehl, yes; Rod Zwirner, yes; and Judith Pratt, yes. So moved.

The Board addressed the minutes of July 20, 1989. David Essex asked that his statement about page 35 of the Ordinance be clarified. He would like it to read page 35 of the Site Plan Review Regulation. Reference should be to page 18 not page 15. Edwin Rowehl moved to accept the minutes as corrected. Second Rod Zwirner. So moved.

Respectfully Submitted,

Barbara Elia, Secretary