

Planning Board  
Minutes  
February 22, 2007

The Planning Board meeting convened at 6:32PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Robert MacLeod; Thomas Ruble, and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the February 8th Planning Board Meeting were approved on motion by MacLeod with a second by Ruble. Motion carried 5 to 0 in favor.

Chairman Comments:

- Chairman MacMillan discussed draft letter, to be sent to Geoff Evancic, concerning inspection schedules. After discussing some revisions, a motion was made by Kalagher, second by Whitney, to send letter as amended. Voted 5 to 0 in favor.
- Reviewed Lakeview Estates progress report from Gary Jackson of Tetra Tech Rizzo.
- Reviewed Lakeside Village progress report from Gary Jackson of Tetra Tech Rizzo.

LID Update:

Tom Ruble informed Planning Board members the LID Committee would like to make the Planning Board the LID authority, therefore becoming the permit issuing authority. After some discussion, it was voted 5 to 0 in favor to make the Planning Board the LID Authority on motion by Kalagher with a second by Ruble.

Don Ouellette:

The new Public Works Supt. / Town Engineer met with the Planning Board to discuss what help he can bring to the Board and to discuss what the Board can do for him. Chairman MacMillan reviewed what past procedures have been with Consulting Engineers and inquired what functions he might be able to assist with.

7:00 PM – Open Discussion

- No one in attendance for open discussion.

7:15 PM – Hartshorn – ANR – Lake Road

- Brian Szoc appeared before the Board to review the ANR for Lake Road. The ANR creates a new lot for an existing house. After review and discussion it was voted 5 to 0 in favor to accept as presented on motion by MacLeod, with a second by Whitney.

Town Planner Comments

- 40B Discussion. PB needs to vote on waivers and choose road names.
- Bray Avenue Estates has been flagged. Site visit scheduled for March 5, 2007 at 4:00 PM.
- Industrial Land Siting Study – Prof Rick Taupier is unable to attend a Thursday night PB meeting. Eric stated he can continue to have discussions with him if acceptable to Board. No objections from PB members.

- Charrette meeting concerning the future of the Town Barn site scheduled for March, 17, 2007 at Cushing.

7:30 PM Discussion on Zoning Articles for submission to May Annual Town

- Official closing of warrant is March 2, 2007 at noon.
- Village Center Lot Area and Frontage Zoning Change. This would change the minimum lot area from 25,000 square feet to 10,000 square feet and change the frontage from 125 feet to 50 feet in the Village Center area only. Motion by Whitney, second by Ruble to submit for Town Warrant. Voted 5 to 0 in favor.
- To expand Industrial zone around Flow Chemical. Would change Residential – A zoned land to industrial. Motion by Kalagher, second by Ruble to submit for Town Warrant. Voted 5 to 0 in favor.
- Accessory Dwelling Unit. Reviewed proposed Bylaw. A motion by Whitney, second by MacLeod, to submit for Town warrant was voted 5 to 0 in favor.
- Site Plan Review. Reviewed proposed changes. There are extensive revisions to document. Motion by Ruble, second by Whitney, to send for Town Warrant. Voted 5 to 0 in favor.

Next PB meeting scheduled for March 8, 2007.

Meeting was adjourned at 10:03 PM.

Respectively submitted,

Bruce Whitney - Clerk