

Planning Board
Minutes
January 24, 2008

The Planning Board meeting convened at 6:37 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Robert MacLeod, and Town Planner Eric Smith. Tom Ruble arrived at 7:58 PM.

Agenda read by Chairman MacMillan.

Minutes of the January 10, 2008 Planning Board Meeting were approved, with change, on motion by MacLeod with a second by Kalagher. Motion carried 4 to 0.

It was noted the Accessory Dwelling Unit Bylaw public hearing has been changed to February 28, 2008 at 7:30 PM.

Chairman Comments:

- Reviewed PB Annual Report for 2007. A motion by Kalagher, with a 2nd by Whitney, to approve Annual Report and forward to the Assistant to the Town Administrator, was voted 4 to 0 in favor.
- Master Plan – The Orton Family Foundation is requesting RFP's to assist communities in undertaking comprehensive planning efforts. The Town Planner has a conference call scheduled for February 12, 2008 with the Foundation. It was agreed by PB members to move forward in requesting the RFP. A motion by Whitney, 2nd by MacLeod, to move forward and send a memo to the Selectman and Town Administrator was voted 4 to 0 in favor.

Town Planner Comments

- Open Space Plan process has begun. There will be a meeting for the committee January 31, 2008 at 6:30 PM at VMS.
- GFA – The issues before the ZBA and Town Council has been resolved today. ZBA decision is approved.
- Eric updated Board on 40B project.
- Donna Burton believes Lot 30 on Bluefield Road is numbered wrong. Board took it under advisement, will investigate and report back.

7:00 PM – Open Discussion

- No one present for open discussion.

Correspondence

- Reviewed various notices and correspondence.
- Cuoco and Cormier have been appointed Consulting Engineers.
- Annual Town Meeting notice for May 3, 2008. Warrant Articles due by noon February, 22, 2008.

Joe Kalagher commented that at Lakeview Estates they didn't plow enough to uncover the catch basins. Eric will e-mail Kevin Schumacher to discuss.

7:30 PM – OSRD Zoning Bylaw -

- It was discussed that there are three issues with current Bylaw.
 - o Over 55 – Density Bonus
 - o Yield Plan
 - o Four Step Process
- It was suggested we delete 5.13 and replace with a tweaked version of the Toolkit Model Bylaw.
- Consensus of Board to move forward and prepare for Town Meeting.
- Next step is to review a draft proposal at the February 7, 2008 PB meeting.

Next PB meeting scheduled for February 7, 2008.

Meeting was adjourned at 8:38PM.

Respectively submitted,

Bruce Whitney - Clerk