

Planning Board

October 10, 2013

Meeting Room Lower Level Town Hall

Called to order at 18:35

Members present: Skip Nolan, Joe Kalagher, Joe Daigle, Roger Hoyt, Joe McPeak

Members not present: none

Motion to accept agenda: Roger Hoyt, second by Joe Kalagher, passed

Approval of meeting minutes:

Chairman Comments:

Comments from town counsel the Medical Marijuana Dispensary By-Law as drafted is too restrictive. By-Law will not be on agenda at town meeting. Moratorium to be presented at public hearing on October 24, 2013. Comments on Solar By-Law that revisions required to comply with requirements for Green Community.

Open Discussion: Carmine Antidormi appeared before the board regarding his property on Log Cabin Road. Chairman received opinion from Town Counsel that transfer of land from abutting property owner is allowed by state statute.

Old Business:

Subdivision updates:

Lakeview Estates: Chairman will review correspondence from owner with town counsel.

Bray Avenue, Lakeside Village, Cashman Hill Estates: none

Public Hearing for Common Driveway, John Baker applicant, convened at 18:43.

Chairman read posting for Public hearing. Two notices to abutters returned as undeliverable. Posting fee due from applicant. Finding that application is complete with request for waivers for drainage calculations as is an existing driveway; waiver for driveway cross section as is an existing driveway; construction requirements at time of construction in 1988 were met; and waiver for sight distance requirement as is an existing driveway with adequate sight distance. Motion by Hoyt 2<sup>nd</sup> by Daigle to accept request for waivers and to grant waivers as presented. Passes 5-0. Motion to approve application by Nolan and 2<sup>nd</sup> by Daigle. No discussion. Passes 5-0. Motion to close hearing by Daigle and 2<sup>nd</sup> by McPeak to close hearing at 18:55. Passed.

Public Hearing for Medical Marijuana By-Law convened at 19:02. Chairman read public notice. No members of the public at large were in attendance at the public hearing. On advice of town counsel will not proceed with bylaw at the town meeting. Town counsel and planning board to work together to present a bylaw at annual town meeting in the spring of 2014. Motion by Daigle, 2<sup>nd</sup> by McPeak to close hearing at 19:07. Passed.

Public Hearing for Large Scale Ground Mounted Solar Photovoltaic Installation By-Law convened at 19:08. Chairman reviewed comments by town counsel to increase threshold to 250 kW and some area must be by right. Motion by Daigle and 2<sup>nd</sup> by McPeak to continue public hearing on October 24, 2013.

Notices from abutting towns read.

Adjourned at 19:45.

Respectfully submitted,  
Roger Hoyt, Clerk

