

Present: Chair Brett Hunter, Vice Chair Jack Karcz, Members Jack Downing, Leon Holmes, Andy Kohlhofer, Alternate Member Tom O'Brien, Building Inspector Bob Meade, Regional Planner Jenn Rowden, and Land Use AA/Recording Secretary Casey Wolfe

Also present: Joel DeBlois, Barbara Malloy, Ethel Wilson, Warren Gerety, Kathy Baum, Cindy Grasso, Renee King, and Jeremy Lennon

Mr. Hunter opened the meeting at 7:00 pm.

I. MINUTES

Ms. Wolfe advised the Board to table the minutes from the October 5th meeting so that she could go back and add a little bit more detail. Mr. Kohlhofer made a motion to table the minutes. Mr. Karcz seconded that motion with all in favor.

II. NEW BUSINESS

Preliminary meeting for Jeremy Lennon for a site plan for Map 2 Lot 128

Mr. Lennon presented to the Board what he is looking to do on his property. He is looking to build a 26 by 22 foot shed for his wife's chickens that she sells to restaurants. He is also looking to build a 65 by 55 foot barn for equipment. Ms. Rowden advised the he goes through a major site plan because a business will be going onto the site. She also added that the equipment being stored would be in an aquifer district. Mr. Meade added that he should not be repairing equipment on site since repair shops are not allowed in the aquifer. Mr. Karcz wanted some kind of note on the site plan about not repairing equipment on site. Mr. Lennon asked about having a concrete slab and Ms. Rowden responded that best management practices can be put onto the plan. Since Mr. Lennon does not own the land, there needs to be a letter of authorization. These plans also need to be engineered for a major site plan. Mr. Lennon left at 7:10 pm.

Preliminary for Joel DeBlois looking to subdivide lot at Map 6 Lot 22

Mr. DeBlois is looking to subdivide the property and then build two houses two to four years down the road. He needs to build a culvert at the beginning of the property for a common driveway. The parcel has 410 feet of frontage. Ms. Rowden explained that the setbacks and acreage need to be met, he has to get his state permits, and that the Town will need a letter of authorization from the owner. Mr. DeBlois should probably plan on two meetings for this to get approved. Mr. DeBlois left at 7:39 pm.

Ethel Wilson requesting a change to the uses allowed in the Corporate Commercial District by the Zoning Ordinance

Mr. Hunter read out loud Ms. Wilson's petition. Petitions cannot be submitted until between November 14th and December 14th. Ms. Rowden felt that the problem with this petition is that it would prohibit most commercial developments in town. There are ways to address Ms. Wilson's concerns without preventing people from developing and using their land. Ms. Wilson's main

concern was drinking water getting contaminated. Ms. Rowden did not recommend that the Planning Board recommends this zoning change because it would prevent just about anything from being built. Ms. Wilson said she would go back to get the signatures if she changed her petition. Mr. Gerety felt that the Town needs to protect wetlands and wells. Ms. Wilson reminded the Board that a lot of people are not happy with the project.

Renee King & Cindy Grasso working on a petition to change the allowed uses in the Corporate Commercial District

The Board looked at what Ms. King and Ms. Grasso had drafted for the petition (attached). Ms. Grasso asked that the Board issues the warrant article, and if the Board is unable, they will continue the citizen's petition. Ms. Rowden felt that numbers "one" and "two" of the draft were very clear, however, number "three" was a little different from the purpose statement. Mr. Karcz also had a problem with number three. Mr. Gerety spoke up that their intent is to pass a new zoning ordinance that gives the Planning Board the ability to deny something that is coming into Town. There was some discussion about the wording of item number three. All agreed that now is the time to define the district. Ms. Rowden advised the group to go back and read through the Town's Master Plan while doing this. Ms. Grasso said that they planned on being back here on November 16th with the petition and the signatures.

III. BUILDING INSPECTOR'S REPORT

Mr. Meade informed the Board that Lewis Builders put up a sign that they were paving on Wednesday, Thursday, and Friday without giving Dan Tatem (the Town's engineer) ten days' notice. As a result, the road is not being built to Town Standard. Ms. Wolfe will do some research to see if the road is bonded. Ms. Rowden felt that this was a code enforcement issue and should ultimately go to the Selectmen.

Mr. Meade also mentioned an email he got from Mr. Quintal (the engineer working on Galloway's site plan application). Mr. Quintal is in the process of applying for a variance through the ZBA.

IV. OTHER BUSINESS

Ms. Rowden reminded the Board that at the last meeting she mentioned a grant source from the state for review of the aquifer protection district that she is applying for on behalf of the town. Ms. Rowden needs the Planning Board to sign a letter saying they are okay with her applying for the grant. The purpose of this grant money would be to update the ordinance. The budget would be between \$9,000 and \$11,000 for this. Signing this letter would not obligate the Board to adopt the ordinance – this would just be an education and outreach opportunity. Mr. Kohlhofer made a motion for Mr. Hunter to sign the letter giving Ms. Rowden permission to apply for the grant on the Town's behalf. Mr. Holmes seconded that motion with all in favor.

Mr. Kohlhofer started a discussion about impact fees asking if there is a way to suspend them. Ms. Rowden said that they would need to be put in the warrant article. Mr. Kohlhofer reminded

the Board that the Town cannot spend the money if school enrollment does not go up. Mr. Meade suggested that the Town uses impact fees for the roads instead. Ms. Rowden said that it could cost up to \$20,000 to assess what the fees would be.

Mr. Holmes made a motion to adjourn the meeting at 8:45 PM. Mr. Karcz seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Recording Secretary