

DATE: June 28, 2012
TIME: 6:00 P.M.
PLACE: Large Meeting Room
FOR: Planning Board Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Jack Musgrove
Richard Dohoney

Mr. Hankin called the meeting to order at 6:00. Mr. Dohoney had not yet arrived.

FORM A'S:

Daniel Delany from Fuss and O'Neill was present with a Form A application on behalf of Cumberland Farms for the combination of three lots into one lot. Lot 1 is a combination of Lots A, B & C. Lot 1 contains 0.76 acres of land and is located on the west side of Route 7 aka Main Street.

Mr. Musgrove made a motion to approve the Form A plan, Ms. Schroeder seconded, all in favor.

Mr. Dohoney arrived.

Michael Parsons from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Meyerhofer Family Nominee Trust for the combination of three lots on the south side of Monument Valley Road. Lot 1 contains 6.514 acres of land.

Mr. Musgrove made a motion to approve the Form A plan, Mr. Dohoney seconded, all in favor.

MINUTES: JUNE 14, 2012

Mr. Dohoney made a motion to approve the minutes of June 14, 2012 as amended, Ms. Schroeder seconded, all in favor.

ECONOMIC DEVELOPMENT COMMITTEE RESOLUTION:

The Planning Board was advised by the Town Manager that an Economic Development Committee will be formed. The Board was asked to comment and make suggestions regarding the committee.

Mr. Hankin said he thinks there should be one member of the Planning Board and one member of the Selectmen on the committee as the committee will be reviewing and writing bylaws.

Ms. Schroeder said she questions the necessity of the whole thing. She said both the Planning Board and the Board of Selectmen are interested in economic vitality what does another committee do?

Mr. Dohoney said the Town really needs a good economic staff person. He said he agrees with Ms. Schroeder. There are plenty of ideas; there needs to be more assistance in getting things done such as writing grants. Perhaps Mr. Rembold or his department would be a good place start.

Ms. Schroeder said she would like to hear from Mr. Rembold on his thoughts of a 7 member committee.

Mr. Hankin said it would be great to have a better relationship between the Town and the business community.

Mr. Dohoney said perhaps the committee could be a good funnel for that goal.

Mr. Hankin asked if the Board wanted to make a recommendation or comment on the proposal. He said he has heard that we are in favor of economic development, it would be good to improve the relationship between the Town and the business community and we need someone to write grants.

Mr. Dohoney said we shouldn't oppose a committee as they have no power but it is not clear that another committee is necessary. He said he is a proponent of a staff position dedicated to Economic Development.

Mr. Hankin said he would suggest a member of the Planning Board be on the committee.

Mr. Dohoney said he did not feel it was necessary to require a Planning Board member for the committee. He said he feels the Planning Board members are over committed as it is.

Ms. Schroeder said she has concerns about too many committees. She said if there are too many committees, it is not productive.

Mr. Dohoney said not every committee has to be a government committee.

Mr. Hankin asked what this committee would do that the Chamber of Commerce doesn't do? He said we might be better served by harnessing the Chamber of Commerce and have a meeting once a month with the Selectmen to discuss and hear concerns.

Ms. Schroeder said the information document does not make clear what the committee might do. It does not give direction to the committee which makes me question the efficacy.

Mr. Hankin noted the committee would report to the Selectmen/Town Manager twice a year.

Mr. Dohoney said the Selectmen don't have time to deal with all the issues before them.

Mr. Hankin asked what comments should go to the Selectmen.

Mr. Dohoney said silence can speak louder than words.

Mr. Hankin said we have discussed this at length there should be some comment.

Ms. Schroeder suggested Mr. Hankin prepare a draft letter from the notes of this discussion and send it around.

Mr. Hankin said he would prepare a draft and send it around.

OTHER ISSUES AND CONCERNS:

Mr. Hankin said the special permit for Barrington Brook, formerly Burning Tree Subdivision, has been submitted. He passed out copies of the permit application.

Mr. Hankin said there are two issues that need to be addressed the special permit and if there needs to be an amendment to the subdivision specific to the lots.

Mr. Dohoney said he thinks the Town Planner, Town Manager and Town Counsel should be consulted on exactly what permitting needs to be set forth in this process. He said the special permit could violate the subdivision approval that has already been granted. He said he would have hoped the applicant would have determined exactly what needed to be done and presented it as one package.

Mr. Hankin said there are new roads named in the application.

Mr. Dohoney said it would appear that the original subdivision is being abandoned. We need to make sure everything is in place.

Mr. Hankin said there are three lots sold in the approved subdivision that limits the number of dwelling units allowed to 15. The Planning Board can not be part of the abandonment of the subdivision.

Mr. Dohoney said the questions must be addressed prior to the public hearing.

Mr. Musgrove said we will need an opinion from Town Counsel.

Mr. Dohoney said he thought staff should address the issue prior to asking Town Counsel.

Mr. Hankin asked why we would rely on staff.

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Mr. Musgrove said it is part of Mr. Rembold's job. The land is already permitted as a subdivision. We need to know how to undo the subdivision restriction on the number of units so we can allow this to move forward.

Mr. Dohoney said he is not sure it is a legal question.

Mr. Musgrove said we participated in creating a limitation on the number of units allowed in this subdivision. We should find out how to undo the restriction. Currently three people own property with a deed restriction.

Mr. Dohoney suggested we find out what we can and can not do with this application.

Having concluded their discussion, Mr. Hankin adjourned the meeting without objection at 7:40 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kimberly L. Shaw". The signature is written in black ink and is positioned above the printed name.

Kimberly L. Shaw
Planning Board Secretary