

Planning Commission
Meeting Minutes
August 20, 2013

Board Members Present: Chico Martin, Kris Perlee, Katie Raycroft-Meyer, Ken Weston, Sue Kavanagh, Willow Wheelock, Bill Sayre, John Elder, Skimmer Hellier.

Other Present: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC), Mary Arbuckle (NEAT tv), Thea Gaudette (ACRPC), Jim Pulver(ACRPC)

Public: Greg Toner

Chico called the meeting to order at 7:05pm.

1. John made a motion to approve the meeting minutes from the June 18th, 2013 meeting, seconded by John. All were in favor (9-0).
2. The table was given to Thea from ACRPC to discuss Regional Town Plan Approval Review. The Board discussed how the process for the Town Plan went and what they thought they would do for the next re-write.
3. Willow made a motion to suspend the agenda and use 15 minutes to address issue of the role of the Commission and how it is functioning, seconded by Sue. Chico made a comment that members should send requests through the Chairman for issues that would take Commissioners away from the agenda. Ken made a amendments that Board stay 15 minutes after meeting, no second, Ken withdrew amendment. All were in favor of motion (9-0). The Board discussed the issue of leadership and how Commissioners treat each other.
4. The table was given to Adam to review Rural Conservation Planning Area. Adam presented maps with updates showing changes to Conservation zone that aligned it with Rural Conservation Planning Area.
 - a. Kris made a motion to change Low Density Residential to High Density Residential, seconded by Ken. All in favor (9-0)
 - b. Bill made a motion to remove section of Conservation Zone in Village Planning Area north of village to be renamed later, seconded by Willow. All in favor (9-0)
 - c. Ken made a motion to keep section of Conservation Zone in Village Planning Area south of village as Conservation Zone, seconded by John. (8-1) Kris voted against.
5. Greg Toner came before the Commission to request that when Zoning By-Laws are reviewed that the setbacks in the Conservation Zone around Bristol Pond are reduced. Adam suggested 3 possible scenarios: The Commission could make a new zone, the Commission could create waivers for those specific parcels, the Commission could leave

the zoning regulations for that area the same as they are now. Adam will bring in some waiver language to the next meeting. Mr. Toner stated that if the Commission decided to leave the Zoning By-laws as they are, he will submit a Citizens Petition to get them changed.

6. Ken submitted a written response in regards to the discussion during the last meeting about PUD in the Conservation Zone. This letter will be put on the agenda for the next meeting.
7. Kris and Sue passed out an updated "Proposed Districts and Standards"
8. The Commission reviewed and changed the uses in the Conservation Zone. Katie made a motion to change Accessory Dwelling, Group Home, Childcare to Site Plan Review, seconded by John. All in favor (9-0)

Chico made a motion to adjourn the meeting, seconded by Ken. All were in favor (9-0).

Meeting Adjourned 9:35 PM