

Planning Commission
Meeting Minutes
October 15th, 2013

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

Other Present: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC), JoAnna Etka (NEAT tv),

Public: Stanley Livingston, Amos Martin, Christine Lathrop, Matlock Mayforth, Kevin Brown

Sue called the meeting to order at 7:08pm.

1. Ken made a motion to suspend regular meeting to have a public hearing for Permit 13-47 and Permit 13-61, seconded by John. All were in favor (7-0).
2. The Public hearing for Permit 13-47 was opened at 7:20pm. Stanley described the PRD he would like to build on the former Roy's Automotive site on Plank Road. The PRD would consist of one 4 unit apartment building and one 5 unit apartment building. The Commission asked about some deficiencies in the information provided in application, namely a map showing all of the required information detailed in Section 528 in the Zoning Bylaws. The issue of non-conformity was discussed, in regards to the 5 unit building that is within the side yard setback for the district. The floor was open to questions from the public. The public hearing was continued to a date certain of November 19th, the PC will provide information back to Stanley in regards to the non-conformity issue prior to the meeting. Stanley will provide a more detailed map prior to the next meeting.
3. The public hearing for application 13-61 was opened at 7:51pm. Carol Wells explained the work that was being done at the Old High School. Ken made a motion to accept the recommendation of the DRC and approve application 13-61, seconded by Skimmer. All in favor (7-0).

Sue called the regular meeting to order at 7:55pm.

1. Ken made a motion to approve the meeting minutes from the August 20th, 2013 meeting, seconded by Kris. All were in favor (7-0).
2. The Hogback Development Sub-Committee has been corresponding with and had a meeting with the developers. There have been several letters back and forth and there will be a meeting on October 29, 2013.
3. Willow and Sue sat in on the fire station facilities committee. They sat in on their regular meeting and discussed how possible sites fit in with the Town Plan. The fire facilities committee will present to the PC at the November 19th meeting.

4. Ken made a motion to meet twice in November, with the meeting for the 5th to deal with the conservation zone and the meeting on the 19th to deal with other issues that come before the commission, seconded by Kris. All were in favor (7-0).
5. The Commission discussed ways that the ZA could filter application more effectively. The Commission stated that they should not see an application until it is complete. Going forward the ZA will not schedule a public hearing until application is complete.
6. The table was given to Adam to discuss Waivers. Adam gave a history of why waivers were created. The Commission discussed waivers and how they could be used.
7. A letter from Linda Toner in reference to the Conservation Planning Area was submitted into record.
8. The table was given to Adam to review Rural Conservation Planning Area. The Commission updated the schedule of uses.
 - a. Home Occupation - permitted
 - b. Home Business – NOT permitted
 - c. Boarding and Residential Treatment – NOT permitted
 - d. Accessory Structure – permitted
 - e. Educational – NOT permitted
 - f. Tower – Conditional use
 - g. Entire Office/Services – NOT permitted
9. A sub-committee of Kris, John and Katie was formed to research a possible “camp district” around Bristol Pond.

Skimmer made a motion to adjourn the meeting, seconded by John. All were in favor (7-0).

Meeting Adjourned 9:35 PM