

Planning Commission  
Meeting Minutes  
December 17, 2013

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

Other Present: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC), Joanna Etko (NEAT tv), Zac Despart (Addison Independent)

Public: Mike & Linda Breen, Greg Toner

Chico called the meeting to order at 7:06pm.

Public Hearing on Bristol Pond Camp District was called to order at 7:07pm.

1. Greg Toner thanked the Commission for its work. He asked questions about wastewater, Chico informed him all wastewater issues are handled by the state. The Breens asked that since they have been living year round at their residence on Bristol Pond would they be able to continue to live there. The Commission notified them that since they were living there before the change to the by-laws then they would be grandfathered in. They were also told that the grandfathering was transferable to new owners, given certain circumstances.

Public Hearing on Bristol Pond Camp District was closed 7:14pm.

Regular Planning Commission meeting was re-opened at 7:15pm.

1. Kris made a motion to approve the meeting minutes from the November 19, 2013 meeting, seconded by Sue. All were in favor (7-0), Bill was not present during the vote.
2. John discussed a conversation he had with Peter Dominico from the Conservation Commission. Pete asked that we do not submit any requests for maps from the state until we meet with the Conservation Commission. He thought that the Town was only allowed a certain amount of maps, so he wanted to coordinate requests with the PC. The Planning Commission decided that when mapping was completed that a sub committee of the PC would work with the Pete.
3. Ken discussed how he felt the PC should re-visit and review the Tasks that are included at the end of each section in the Town Plan. Ken will review and make a point to remind the PC of the tasks at the next PC meeting.
4. Ken stated that he would have a discussion with Bill Bryant about budgeting for legal advice for the PC.
5. The Commission discussed the two proposed sites for the new fire station. Each site was discussed individually and then voted on as to whether it aligned with the Town Plan.

Recreation Field and Shepard Property 5-3 in favor

Katie – Yes  
Skimmer – No  
Bill – No  
Sue – Yes  
Ken – No  
Kris – Yes  
John – Yes  
Chico – Yes

Current site and Bilson's and Vince's 6-2 against

Katie – No  
Skimmer – No  
Bill – No  
Sue – No  
Ken – Yes  
Kris – Yes  
John – No  
Chico – No

Sue will send a letter to the Fire Facility Committee letting them know the results.

6. John made a motion to send the proposed Bristol Pond Camp District zoning change to the Select Board to have them hold a public hearing and put the change before the voters on town meeting day, seconded by Kris. Ken asked to change language in the Objectives and Guidelines to clarify that some properties in the Lake Winona Land Owners Association fall outside this proposed new district. John accepted the amendment. All were in favor of amendment (8-0). All were in favor of amended motion (8-0).
7. Chico turned the table over to Adam to discuss the Village Planning Area. Adam went through changes that had involved the Village Planning Area during discussions on other planning areas. Adam asked what the area in the southeast corner of the Village Planning Area should be zoned, currently it is RA5. John made a motion seconded by Kris to change it to RC1, vote was 4-4, no change was made. Katie made a motion to change it to RA2, vote was 1-7, no change was made. Adam asked about the area in northeast corner that is currently RA2. The Commission discussed changing to LDR, this topic was tabled until the next meeting.

Sue made a motion to adjourn the meeting, seconded by Skimmer. All were in favor (8-0).

Meeting Adjourned 9:30 PM