

Planning Board

August 16, 2007

Memorial Building

7:00PM

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Kevin Lee, Mike Howard, Andy D'Amico, Ken Rodgers, Peter Keene, Darrin Patten, Neal Huntoon (Selectman) arrived at 8:00pm.

Minutes: At 7:03 the meeting was called to order. Kevin questioned the accuracy of the clock in the room. After some discussion and clarification Darrin made a motion to accept the minutes of July 19, 2007. The motion was seconded by Mike and all were in favor.

Literature and Correspondence: Kevin read from a brochure for a course in Planning and Law.

Mike had talked to the Town of New London about their lighting. They have no Ordinance and do not plan to in the foreseeable future. They do have a committee that looked into ways the Town could save money on public lighting.

Charles-Continued Sub-division Hearing: Present: Mac Charles. The Board went over the latest plan and checked that it had the necessary inclusions. Kevin clarified with Mac that there would be only one culvert, at the end of the Private Road, at Sanborn Hill. The new road would be named Lane Road which needs to be approved by the Board before 911 will accept it.

Andy made a motion to approve the subdivision plan dated August 16, 2007, seconded by Peter. Mike, Andy and Peter voted in favor. Kevin abstained. Darrin was out of the room investigating the alarms which were set-off in the building because of the storm. The Board cannot sign until it has a new Mylar from Mac. Mac wanted to be able to have two members sign the Mylar sometime before the next meeting but Kevin said that they are supposed to be signed at a meeting. When Darrin returned he questioned the topography shown for the road. It should have been shown in 2 or 5 foot elevations. Mac also needs the Road Agent to approve the turn-around.

Woods Without Gile-Continued Property Line Adjustment Hearing. No one was present. The Board voted to continue the Hearing to September 20, 2007 at 7:15. There is the possibility that this is not a Planning Board issue.

Gambino-Two lot subdivision: No one was present. The Mylar was signed by the Board.

Building Needs Committee: No one was present.

Courtney Daniell-Upper Valley Lake Sunapee Regional Planning Commission. Courtney is here to help the Board with Innovative Zoning Techniques.

Kevin first discussed his meeting with the Selectmen where they discussed the possibility of a part-time Zoning Administrator and the upcoming home business/occupation letter. This led to the Board discussing commercial zoning, with allowed usages. Courtney cannot help with commercial zoning without additional funding.

The Board is committed to keeping the rural nature of the Town. Darrin brought up the area of Town in the northeast corner like at the end of Shad Hill and Old Grafton Road which are remote and difficult to access. This area borders the Forest Conservation District. The Board would like to expand this District, with 50-acre minimum lot size. They also want to introduce lot-size averaging which would allow a large lot to condense all its developable lots into a smaller area. This would allow a land-owner to develop land but still maintain large areas of open/undeveloped land. The Board was also interested in creating intermediate zones. Most on the Board were interested in sending out letters to affected landowners, and with having meetings with small groups of people to explain their ideas for zoning. They also believe that zoning changes should be presented to the voters in steps, starting with the expanded forest zone and lot size averaging.

Courtney can help with the language for lot-size averaging and she can digitize the forest district. She will get the information to Janet before the next meeting of the Board.

The Board continued its discussion about a commercial zone. Some were in favor of keeping regulations the way they are so that all businesses must come before Zoning. There was concern about creating a zone because the Town could lose much of its control over the types of businesses that may occupy this zone.

Paul Malnati who owns a business on Georges Mills Road wanted to know if it was OK to store boats on this property in the winter. It would be about 15-20 boats, shrink-wrapped and already winterized. In the summer there would be trailers on the same spot. The Board would need to do a site visit and Mr. Malnati would need to file an amended site plan.

With no further business Neal made a motion to adjourn at 9:20pm. All were in favor.

Respectfully Submitted,

Linda Huntoon, Recording Secretary