

Planning Board

November 20, 2008

Meeting House

7:00PM

These minutes are considered a draft until they are approved by the Board at the next meeting.

Present: Kevin Lee, Darrin Patten, Peter Keene, Mike Howard, Andy D'Amico, Neal Huntoon (Selectman), Vickie Davis (UVLSRPC), Janet Roberts. There were also about fifteen members of the public present.

Minutes: The minutes from the October 16, 2008 meeting were not discussed.

Hearing for proposed Zoning Amendments: Kevin presented the map of the proposed expanded Forest Conservation District and explained the lot-size averaging. The Board answered several questions.

Janet helped to explain the Floodplain Ordinance which means adopting the State model flood management plan. This is required by FEMA in order for the Town to apply for aid, and for residents to be eligible for flood insurance. Janet estimates that there are 40 parcels, about 16 with improved lots, which are included in the FEMA maps of 100 year flood zones.

A motion was made by Andy to continue the Hearing to December 18, 2008 at 7:00 pm, the motion was seconded and all members voted in favor.

Downs-Merger Application: The application was accepted and the merger approved.

John Trachy-Lighting Ordinance: Mr. Trachy has discussed lighting with the Board before and knows they have not made it a priority. He believes the night sky is diminishing and the Town should act now. He says full cut-off lighting is not more expensive. If the Planning Board will not present this as an ordinance, he will submit a petition to the Selectmen.

Teach-Site Plan Amendment: Mr. Teach wants to add a 40'x60' building for dog training and day care. It would mainly be used during bad weather and for some training. There may be some classes until 7:30 or 8:30 pm. It would be a metal building with forced hot air heat, and no septic at present.

After the Board reviewed the plans, Darrin made a motion to accept the application, 2nd by Andy, and all in favor. After brief discussion, Darrin made a motion to approve the amended site plan, 2nd by Mike, all in favor.

Cynthia Hayes-Sunapee Area Watershed Coalition (SAWC): June Fichter from Newbury presented. This is a group made up of people from all of the Towns surrounding Lake Sunapee who are concerned with the quality of the Lake's water. They have created a pamphlet for erosion and sedimentation control practices which is available at the various Town Offices. Newbury has adopted an ordinance for storm water run-off control and they are hoping Springfield will look into this. Kevin says the group has good ideas, but that the Town currently has no way to enforce them as ordinances. Ways were discussed for SAWC to get out its message to contractors and others. The Towns in the watershed area are considering a joint Planning Board meeting.

Peter Quackenbos-Consultation: Present; Pierre Bedard. Discussed a proposed 5-acre subdivision on his George Hill Road property.

The meeting was adjourned at 8:50pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary