

**Planning Board  
Memorial Building**

**August 18, 2011  
7:00 pm**

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

Present: Bob Baker, Ken Jacques, Peter Keene, Kevin Lee, Mike Howard, Don Hill (selectmen rep.), and Darrin Patten

Absent:

Also present: Dorothy Lassen, Albert Lassen, George McCusker, Bryan O'Day, Warren George, Diana Glass, Willa Miller, Vickie Davis, Kathy Peterson, Jeffery Peterson, Janet Roberts, Leigh Callaway, and Gregory Austin

Kevin called meeting to order 7:00 pm.

Minutes of July 21, 2011 as corrected.

Consultation:

Diana Glass: No Profit Church group is interested in purchasing Wonderwell (also know as Grace Children's Home) to use as a retreat center for meditation and yoga. Organization would be holding 4 1-week long retreats during the year possibly 27 people per week.

Kevin requested they put together a site plan. Consider the current septic might need updated, parking uses would needed to be addressed, well might need to also be looked as far as water testing. Town office would look to see what type of Zoning if any the property currently has.

Greg Austin: Working with a non-profit Happy Dogs of New England to foster dogs until owners are found. His family receives a dog between 10 wks-6 months to foster for a week or 2, they come to him with all shots and are neutered or spayed. Neighbors have been notified and found no problems.

Board found no problem it is not a business or a home occupation, town does not have any zoning regulations on this type of activity. Board felt he will need to go to Zoning for signatures verifying no regulations regarding activity.

Albert Lassen: Driveway construction on Town Farm Rd within 75ft of intersection of Hazzard Rd North. Asking for waiver from Board.

Kevin: Waiver is granted by the Selectmen. Planning Board suggests to the Selectmen that they approve the waiver.

Kevin: Asked Board if they were interested in putting the Driveway Amendment on the Ballot for Town Meeting in March again. Mike Howard moved to do so; Peter Keene seconded Board approved unanimously.

Special Exceptions- Does the Planning Board want to amend the zoning ordinance to grant special exceptions rather than require variances for "non-conforming structure and building's and "structures and buildings that would be rendered non-conforming by expansion/change"? Vickie will draft something similar to what Sunapee currently follows to look at next meeting.

Storm water and Erosion Control: add a new section to encourage storm water and erosion control procedures with all new construction. Ken Jacques moved to add wording to the ballot at Town Meeting, Mike Howard seconded Board approved unanimously.

Digitized Maps: What layers will be available? Soils, slope lot size. Linda will be able to answer questions at September meeting.

Building Permits: Working on new form, interested in looking at a shared position for building inspector to give the town the ability to better enforce requirements.

Kathy Peterson: Looking at buying a piece of property and putting a camper trailer on property for the time being.

Kevin: as long as trailer is registered and wheels stay on it should be fine. Deed states no mobile homes on property.

John Trachy and George McCusker are both interested in position with UVLSPC. George McCusker has been recommended to the position. There is also an opening on Transportation Advisory Commission.

Adjourned: 8:40pm

Respectfully submitted,  
Tamara Butcher