

**Planning Board
Memorial Building**

**February 17, 2011
7:00 pm**

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

Present: Kevin Lee, Chairperson, Darrin Patten, Ken Jacques, Peter Keen, Mike Howard, Neal Huntoon, Don Hill, Selectman's representative.

Also present: Leigh Callaway, John Trachy, Janet Roberts, George McCusker, Mark Brunell and Allen Linqvist

Correspondence received from John Trachy (text follows): Don stated that the selectmen's office consulted with Legal Council who responded that all avenues had been followed as required and did not find anything that they felt was done in error.

John was asked by Kevin what exactly he felt was done in error. John responded that he felt the Board had "Contempt for the public" and that there was no information available to those that might need or want to have access to it.

Kevin in turn responded that he felt there was no malicious contempt to the public by the board. All information concerning the proposed zoning amendments had been posted in public locations as they always have been. These locations include the Post Office, lobby of the Town Office and also published in the Valley News.

Don reaffirmed that the Zoning Amendments should stay as is, Kevin seconded and vote was passed unanimously.

No Mylar was available for signing for the Tatro subdivision.

Mr. Brunell presented his proposed use of property on Sanborn Hill, that he is interested in purchasing and using for his business, On Site Contracting.

Use would include building of a home, garage for equipment; tools and an office. He is requesting the use of the site as a home occupation; the existing materials will be used by the business for construction of new homes. There will be a cap of 200 loads of materials traveling the road per year; because of the low volume of materials the requirement of a bond is unnecessary. He is willing to give aggregate materials to the town to help offset the highway department budget. The proposed use meets all of the zoning regulations for a home occupation with the exception of Article V., (1) g & h. Due to the nature of the pre-existing conditions he feels there should be an exception made by the planning board to waive the requirements of the above article.

The Board responded that they support his wanted to "Build a Home" but feel there is more to these than just that. Questions that need to be answered include: What is the condition of the State permit previously acquired for the property? DES site specific permit. Continental was the original owner whom acquired the permit. Current and subsequent owners will need to meet prior permit requirements. Believe that 2006 was when the permit was approved.

Board questioned why Mr. Brunell felt he should be exempt. He responded that because he would be doing the town a service by supplying screened sand and gravel. Board did not agree.

Suggestions by the Board to Mr. Brunell were that he should request a Commercial type business instead of only a Home Occupation. The storage of equipment outdoors moves the type of business up to this level.

Board expressed concern over the condition of the road and the number of loads traveling on it. Regardless of the number of loads there will still be damage. Question whether a bond is needed, materials will be available to maintain the road from the site.

Board would like for Lou Caron, the town engineer, to take a look at the road. Also would like Peter Abair, town road agent to give an idea as to what the town can use from the site.

Fees for the Town Engineer and Road agent to look at the property would be responsibility of Mr. Brunell. An escrow account would need to be set up to cover those fees.

Minutes of 20th of January were reviewed. Errors found: Mike Howard was NOT present.

Darrin moved to accept them as changed, Ken 2nd, minutes were accepted as changed.

Kevin brought up that Vickie emailed him that there is an individual to help the town look for grant money for energy audits. A chapter should be added to the Master Plan. This will be added to items to continue looking.

Meeting adjourned at 8:12 pm

Respectfully submitted

Tamara Butcher

Planning Board Activity RE Zoning Amendments

January 6, 2011 – Public hearing on proposed zoning amendments

- A summary but not the text of the proposed Zoning amendments was available for the public
- A second public hearing set for January 20
- No minutes taken of this meeting (no recording secretary)

January 20, 2011 – Second Public hearing on proposed Zoning amendments and regular meeting

- There being no minutes of the January 6, 2011 meeting Kevin states he will “cobble something up”
- No text of the proposed zoning amendment is available for the public
- Kevin announces that the public hearing on proposed Zoning amendments will not be held as it was not noticed properly
- Kevin announces a new date of February 10 for a second public hearing on the proposed Zoning amendments
- At end of the Planning Board meeting the board engages in discussion with Vickie Davis of the UVLSPC regarding proposed amendments
- The board decides that it does not have to have a second public hearing
- The board adjourns without a motion or vote to accept the proposed amendments and forward them to the town clerk

February 8, 2011 –

- No minute of the January 20, 2011 meeting are available upon inquiry 2/8/11
- No minutes of the January 6, 2011 meeting are available
- No final proposal to amend the zoning ordinance on file with the Town Clerk