

**Planning Board
Memorial Building**

**May 19, 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, Ken Jacques, Peter Keene, Mike Howard, Darrin Patten.

Vickie Davis UVLSPC Absent: Don Hill Selectmen's Rep.

Also present: George McCusker, Bryan O'Day, Malcolm Patten, Billy Huntoon, Madelynn Vassallo, John Trachy, Drew Edmonds and Mark Mitchell.

Kevin called meeting to order 7:00 pm.

Minutes accepted as written.

Malcolm Patten: Requesting the Board look at the setbacks for wetlands. Feels 100' is quite a bit and in some instances more than needed. Asked about what is involved in doing a subdivision.

Board responded that they are planning on working on the ordinances this summer. Suggested picking up a Subdivision regulation handbook from the office.

Madalynn Vassallo: Would like to open a CO-OP selling food/Produce, maybe having a farm stand at her home.

Board responded that this sounds as though it would be a home business, she should pick up a copy of the Zoning ordinance at the office and look over Article 5. Put together more information and come back again.

Drew Edmonds: Would like to build a garage/storage building at his business location. 130'x70', Elec and heat. Pole lights he has now would be replaced with a reduced height of lights located on the building.

Board saw no major problems with drawings he presented. Asked him to show contour lines and water runoff locations on plans. Will need to notice an amended site plan for the 16th of June meeting.

John Trachy asked if he would need to go to ZBA for changing his site plan. Board did not feel so as his business is staying the same. Board did agree they need to decide at what point does an expansion constitute a change. Will look at original site plan and the special exception he received.

Minor changes to the Excavation Regulations: Would like Vickie to come up with a checklist; to combine the site plan and excavation hearings if necessary. Will reduce time required of both applicant and board. Reword section covering Inspection: change will be to have at least one (1) per year. More can then be scheduled if needed.

Capital Improvement Plan: ask Cynthia Anderson if she has record of who expressed interest at Town Meeting in being a part of this. Those the Board felt should be a part of the Plan includes:

Emergency Management Director (Keith Cutting)
Highway
Selectmen

Police
Darrin Patten (Board Member)
Ken Jacques (Board Member)

Would like to see a draft plan by October.

John Trachy: will a survey be sent out to town residents concerning the master plan. Large change in population since the last time this was done.

Vickie will not be at the June meeting.

Driveway Regulations – June meeting

Special Exceptions – June/July meetings

Zoning Changes per RSA's – August meeting

Regulation changes/site plan, Wetlands setbacks – August meeting

Workshop dealing with lot size – September

Draft of CIP - October

Adjourned: 8:40pm

Respectfully submitted,
Tamara Butcher