



MINUTES PLANNING BOARD JANUARY 28, 2010

John Potvin - Regular 2014
Gerald Kamke - Regular 2010
Jeffrey Ganong - Regular 2010
Dan Nezol - Regular 2011
Francis Drake, Jr. - Regular 2011
Don Fellows - Associate 2014
Steve Warren - Associate 2011

- 1. CALL TO ORDER:** The Chairman, Mr. Potvin, called the meeting to order at 7:02 PM.
- 2. ROLL CALL:** Regular members present were Gerry Kamke, Dan Nezol, John Potvin, Francis Drake, Jr., and Jeffrey Ganong was absent (excused). Associate members present were Don Fellows, and Steve Warren was absent (unexcused). Also present was John Maloney of AVCOG and Stephen Eldridge, Town Manager.

The Chairman granted Don Fellows voting privileges.

- 3. PUBLIC HEARINGS:**

The Chairman, Mr. Potvin opened the public hearing. There are not any citizens in attendance and no public comments were made. The Chairman closed the public hearing.

- 4. REGULAR MEETING:**

REVIEW SUBDIVISION ORDINANCE STANDARDS:

Mr. Potvin asked John Maloney, AVCOG for clarification on page 30 sections 4 c-d and the table on page 37. Mr. Maloney explained that one referred to subdivision requirements in open space and the other didn't. Mr. Eldridge reviewed some changes requested by the Town Attorney, Roger Therriault. Mr. Therriault thought that on pages 26 and 27 in Section 66-155 Subsection 3 (b) and (c) are inconsistent and contradict each other. Mr. Maloney will review those sections and make any necessary adjustments.

ACTION TAKEN: Mr. Fellows seconded by Mr. Kamke moved to approve the Subdivision Ordinance Standards with the following amendments:

Section 66-31; add that any modifications or changes would go back before the Planning Board.

Section 66-51; change the number of copies from ~~six~~ to ten copies of applications for Preliminary Plan approval...

Section 66-82; Subsection 1H; change the word ~~Selectmen~~ to Town Council.

Add Extra Sections for provisions that may come up in the future.

Add the definition of abutters or a reference to the definition of abutters.

Strike the provision for on Street parking in Section 66-178. Commercial uses.

Vote 5-0. Carried

PROPOSED SITE PLAN REVIEW ORDINANCE:

ACTION TAKEN: Mr. Kamke seconded by Mr. Fellows moved to approve the proposed Site Plan Review Ordinance with the following amendments:

Add Extra Sections for provisions that may come up in the future.

Add the definition of abutters or a reference to the definition of abutters.

Section 62-111; change the number of copies from ~~three~~ to ten copies of a site plan...

Sections 62-51 and 62-73; add reference to the fee table set by Town Council.

Section 62-176; strike current text and add reference to the Noise Ordinance.

Vote 5-0. Carried.

5. **OTHER BUSINESS:** Mr. Maloney reviewed zoning maps with the board for an upcoming public hearing.

6. **WRITTEN COMMUNICATIONS:**

Minutes of December 17, 2009.

ACTION TAKEN: Mr. Kamke seconded by Mr. Drake moved to table the minutes of December 17, 2009. Vote 5-0 Carried.

7. **ADJOURNMENT:**

ACTION TAKEN: Mr. Kamke, seconded by Mr. Drake moved to adjourn at 8:05 PM. Vote 5-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant