



## MINUTES PLANNING BOARD NOVEMBER 18, 2010

John Potvin - Regular 2014  
Don Fellows - Regular 2015  
Jeffrey Ganong - Regular 2015  
Dan Nezol - Regular 2011  
Francis Drake, Jr. - Regular 2011  
Gerry Kamke - 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 Dan Nezol, Jeffrey Ganong, John Potvin, Francis Drake, Jr. and Don Fellows. Associate members present were Steve Warren and Gerry Kamke was an excused absence. Also present was Code Enforcement Officer, Michael Cote, and 7 citizens in the audience.

The Chairman reviewed the Board's policies and procedures.

### 3. PUBLIC HEARINGS:

PROPOSED COMPREHENSIVE PLAN AMENDMENTS PERTAINING TO CHANGES IN THE FUTURE LAND USE MAP:

The Chairman, Mr. Potvin opened the public hearing and asked for comment from the public.

David Bowie, 120 Upland Road agrees with and understands the changes to the Rural Open Space 2 Zone to encourage larger lots and preserve the land and the Limited Residential Zone on the South side of the road but what concerns him is the positioning of them and the feasibility of the 10 acre lot required for division in that zone. For example, on the South side of the road you can't have a mobile home and on the North side you could and the same problem with the lot sizes. It seems that you could look at this and make an easier transition and not split the neighborhood so drastically. He is also concerned with the Upland Road and Route 9 intersection being zoned for commercial use and detracting from the lifestyle in that area. He also suggested that in the future the Planning Board would look for tools to make sure that future development is done. To look around at other good quality housing and commercial development projects to see what they have done and use some of the strategies they used in future planning here.

Mr. Warren asked what we could have done to make it better. Mr. Bowie said that there is no consistency in layout, colors, designs or schemes and if there were unified standards to follow this would not be a problem in the future.

There were no comments and the Chairman closed the Public Hearing for this case.

### 4. REGULAR MEETING:

PROPOSED COMPREHENSIVE PLAN AMENDMENTS PERTAINING TO CHANGES IN THE FUTURE LAND USE MAP:

Mr. Ganong approves of the proposed changes and also agrees with Mr. Bowie that the Commercial Zone on Route 9 and Upland Road should be removed.

Mr. Potvin agrees with Mr. Ganong's statement above.

Mr. Warren pointed out that the Comprehensive Plan Committee spent a great deal of time and effort to put forth the Comprehensive Plan and he doesn't think we should disregard it.

Mr. Fellows proposes that we hold a workshop to discuss the commercial zone near Route 9 and Upland Road.

Calvin Beaumier, 50 Webster Road said the proposed zoning map would split his lot in half making in ½ General Residential and ½ Rural Open Space and would like the board to change the line to match his property line making his lot all General Residential.

Mr. Ganong would like to discuss the industrial zone on King Road, Webster Road and Route 196 in a workshop.

ACTION TAKEN: Mr. Ganong seconded by Mr. Fellows moved to approve the proposed comprehensive plan amendments pertaining to changes in the future land use map which will change the General Residential to a Commercial Zone on Mood Road and to change the Rural Open Space Zone line to follow Mr. Calvin Beaumier's property line keeping his entire property in the General Residential Zone. Vote 5-0 Carried.

#### **REVIEW WELLHEAD PROTECTION ORDINANCE:**

Roger Therriault, Town Attorney came forward and explained that the amendments he sent to the Planning Board is our best effort at an agreement with all interested parties and that they are still not in agreement.

Mr. Fellows seconded by Mr. Ganong motioned for a 5 minute recess. Vote 4-0-1. Mr. Drake Abstained.

The Chairman, Mr. Potvin called the meeting to back to order at 7:44 PM.

Mike Gotto, Stoney Brooke Consultants mentioned a few of his concerns that he would like clarification on. First he wanted to make sure he had the most recent copy of the revisions so he could be sure he was incorporating Roger's suggested changes into the right document and the second was regarding changing the effective date in the ordinance and he would like to see a new current date versus the date that existed already in the ordinance.

Mr. Potvin also had a question on the date for our attorney and Roger Therriault said that you wouldn't change the date because it would affect other ordinance provisions with respect to grandfathering.

Mr. Ganong said the baseline ordinance we are working off tonight is dated Rev. 10/22/2010 and the copy that Mr. Gotto has is correct.

Mr. Warren asked about the number changing from 5 feet to 2 feet and making it the same for the new and non-conforming sections of the ordinance.

Stephanie Hubart, ETTI asked if existing pits would have to meet the standards outlined in section 70-801. The board members said that all pits in the aquifer must meet the performance standards outlined in section 70-801.

ACTION TAKEN: Mr. Fellows seconded by Mr. Ganong moved to approve the with the amendments submitted by Roger Therriault in the email dated November 5, 2010 for section 70-5 concerning Non- Conforming Uses and send them to Council for final review. Vote 5-0 Carried.

ACTION TAKEN: Mr. Fellows seconded by Mr. Ganong moved to approve the Wellhead Protection Ordinance Division 2 (Rev. 10/22/2010) with the amendments submitted by Roger Therriault in the email dated November 5, 2010 for section 70-563, table 14 and question 14 and send them to Council for final review. Vote 4-1 Carried. Mr. Drake Opposed.

*\* These minutes are not verbatim. A recording of the meeting is on file.*

**5. OTHER BUSINESS:** None.

**6. WRITTEN COMMUNICATIONS:**

Minutes of October 28, 2010.

ACTION TAKEN: Mr. Fellows seconded by Mr. Drake moved to approve the minutes of October 28, 2010. Vote 5-0. Carried.

**7. ADJOURNMENT:**

ACTION TAKEN: Mr. Ganong, seconded by Mr. Fellows moved to adjourn at 8:32PM. Vote 5-0 Carried.

Respectfully submitted,

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Jody Durisko  
Administrative Assistant