



MINUTES PLANNING BOARD JANUARY 14, 2016

Dan Nezol - Regular 2017
Karin Paradis - Regular 2018
James Lemieux - Associate 2018
Richard Long - Regular 2018
Scott T. Hall - Associate 2016
Curtis Lunt - Regular 2016
Don Fellows - Regular 2016

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:03 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, Richard Long, and Curtis Lunt. Associate members present were Scott Hall and James Lemieux. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; Councilor Bickford; and 1 member in the audience.

3. **CHAIR'S REVIEW OF MEETING RULES:**

The Chairman waived the review of meeting rules since everybody present is well acquainted with them.

4. **WRITTEN COMMUNICATIONS:**

Minutes of September 24, 2015

VOTE (2016-01) Mr. Long, seconded by Mr. Fellows moved to approve the minutes of September 24, 2015 as presented. **Order passed - Vote 5-0.**

Recap of Joint Workshop with Town Council on January 5, 2016

Amanda Bunker, Contracted Town Planner outlined all the projects the Planning Board worked on and completed to the Town Council. The big project completed was all of the mapping and getting that on the website. The Access Management and Property Maintenance were delayed because they were working on the Medical Marijuana Ordinance. They have currently been working on some zoning review that they don't want to take up too much time. They did put together a schedule that begins in January and goes thru June for Ordinance work only and does not include any of the regular workload of cases that come to the Planning Board for review and approval.

The Chairman, Karin Paradis, said that was an accurate summation that the only thing she would add is they would report to Council on the Property Maintenance Ordinance after Planning Board Members attended a workshop on January 21, 2016.

Mr. Fellows wanted to thank Amanda for compiling the schedule and thinks it will be an instrumental tool moving forward.

5. **PUBLIC HEARINGS:** None.
6. **UNFINISHED BUSINESS:** None.
7. **NEW BUSINESS:** None.
8. **OTHER BUSINESS:**

Rural Open Space II Zone - Land Use Discussion

Dennis Douglass, Code Enforcement Officer explained that the Rural Open Space II Zone is confusing to him and others who are trying to work within the zone and brought it to the board to discuss if it should be part of the zoning review the board will be working on this year.

Jay Raitt, Little River Land Surveying said the ordinance only allows a rectangular lot and feels that there should be a little lee-way because it would be nice to use natural boundaries when possible such as a rock wall or stream.

The Planning Board felt this issue should be addressed.

Mrs. Bunker said it would mean bumping the Access Management back but they could begin discussions on the ROS II Zone on February 25 and have a hearing on March 10, 2016.

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Planning Board Manual

Mr. Douglass said there are two new copies of the Planning Board Manual and an updated CD. As a refresher, the thought expressed was that it could be split up into three sections that they would like a member to volunteer for one section each to read and report out/train the other Planning Board members on. The outline and schedule is as follows:

January	Don Fellows	Chapters 1-3 & Appendices 1-3
February	Richard Long	Chapters 4-6 & Appendices 4, 6, 7
March	Scott Hall	Chapters 7-8 & Appendix 5

10. TOWN PLANNER OFFICIAL BUSINESS:

Medical Marijuana Update - Discussion with Town Attorney

Mrs. Bunker reported after discussion with the Town Attorney regarding these ordinances was the Medical Marijuana Dispensary received a thumbs up and the Care-giver a thumbs down due to confidentiality issues. The general advice is to wait to see what happens with the York case regarding the confidentiality issue with care-givers and see what the court ruling is. It is uncharted territory with no case law on the books for guidance. At this time the decision is if the board wants to put forth the dispensary ordinance and wait on the care-giver aspect of it or wait and revisit both in the future.

VOTE (2016-02) Mr. Fellows, seconded by Mr. Long moved to table the Medical Marijuana Ordinances indefinitely and recommend that Council table it indefinitely as well. **Order passed - Vote 5-0.**

11. ADJOURN:

VOTE (2016-03) Mr. Fellows, seconded by Mr. Long moved to adjourn to workshop at 8:07 PM. **Order passed - Vote 5-0.**

Jody Durisko, Administrative Assistant

Date Approved: _____