



MINUTES PLANNING BOARD MARCH 10, 2016

Dan Nezol - Regular 2017
Karin Paradis - Regular 2018
James Lemieux - Associate 2018
Vacant - 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 7:02 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, and Scott Hall. Excused absence was Curtis Lunt. Associate member present was James Lemieux. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; Councilors Bickford and Ward and 1 member in the audience.

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

The Chairman waived the review of the meeting rules since all audience members present were very familiar with them and granted voting privileges to Mr. Lemieux.

4. **WRITTEN COMMUNICATIONS:**

Minutes of February 25, 2016

VOTE (2016-18) Mr. Fellows, seconded by Ms. Paradis moved to approve the minutes of February 25, 2016. **Order passed - Vote 4-0-1.** (Abstained: Hall)

5. **PUBLIC HEARINGS:**

Draft Property Maintenance Ordinance

The Chairman, Mrs. Paradis opened the public hearing. There were no public comments. The Chairman closed the public hearing.

6. **UNFINISHED BUSINESS:**

Draft Property Maintenance Ordinance

The Chairman asked the board if they had any additional questions or comments.

VOTE (2016-19) Mr. Fellows, seconded by Mr. Hall moved to approve the Draft Property Maintenance Ordinance as revised and send it to Council. **Order passed - Vote 5-0.**

Mr. Douglass asked for clarification on which copy the board wanted to send to Council.

Mr. Fellows said he would send the clean revised copy and also send the legal and planner's comments separate.

7. **NEW BUSINESS: None.**

8. **OTHER BUSINESS:**

Route 9 - Rural Land Use Discussion

Mrs. Bunker, Contracted Town Planner said that they should start by having a workshop and outline some possible options. The options presented would be to completely rezone Route 9, overlay zoning, and investigating Home Occupations and what commercial uses are allowed. She said they really need to look at what level of activity, traffic, infrastructure, etc. each option would have on Route 9 and Route 196. They need to identify the vision for Route 9 and then talk about some of the options. Once that is

completed the Planning Board can craft a vision outlining the big picture view and provide pictures and collect feedback from the public.

Mr. Fellows asked if there was a way to address this that will not affect the Comprehensive Plan.

Mrs. Bunker said perhaps the only way would be to look at home occupations but they would have to work concurrently with the State Planning Office and AVCOG who have been pushing to keep Route 9 free flowing.

The board discussed holding the public hearing for Route 196 on April 7, 2016 at 7:00 PM. They would like to set a goal of holding a Route 9 Public Workshop on May 26, 2016 and send invitations to the residents of Route 9. It was also mentioned that an online survey may work well for this process.

Comprehensive Plan Update Discussion

Mrs. Bunker said by this summer/fall she would like to see the Planning Board doing updates to the Comprehensive Plan including the inventory pieces, facilities, demographics, and checking off all of the items that have been completed, are outdated, or carry forward items. She said the Comprehensive Plan is a working document and if it is to provide meaningful guidance it is time to start thinking about working this into the timeline.

Mr. Hall mentioned that the Comprehensive Plan refers to a Comprehensive Plan Committee and wanted to know if there still is one.

Mrs. Bunker said that often times there is an Ad-hoc Committee who develops the Plan initially and that often times once it is complete it falls to the Planning Board unless the Council feels it exceeds the scope of what the Planning Board can handle and appoints an Ad-hoc Committee to complete the work.

9. CODE ENFORCEMENT OFFICIAL BUSINESS: None.

10. TOWN PLANNER OFFICIAL BUSINESS:

Mr. Fellows asked when the Yard Sale Ordinance is going into the timeline.

The Board felt because they previously worked on yard sales with the Property Maintenance Ordinance that it wouldn't take much time and would like to add it as a workshop on March 24, 2016.

The Planning Board discussed the April meeting schedule due to scheduling conflicts and proposed the following:

March 24, 2016 - Workshop - Yard sales & Early Route 9 Zoning Re-vision Discussion
April 7, 2016 - Regular Meeting - Route 196 Zoning Public Hearing & Workshop after
April 21, 2016 - Regular Meeting
May 12, 2016 - Regular Meeting
May 26, 2016 - Route 9 Public Workshop

11. ADJOURN:

VOTE (2016-20) Mr. Fellows, seconded by Mr. Lemieux moved to adjourn at 7:52 PM. **Order passed - Vote 5-0.**

Jody Durisko, Administrative Assistant

Date Approved: _____