

Planning Board Meeting Minutes

Date: July 24, 2019

Time: 7:33 pm

x	J. Hargraves	x	A. Pease
	J. Lindquist	x	T. Foster
x	T. Cantor		W. Stacy (associate)

Also Attending:

- None

Where's Jeanie?

Meeting Opened at 7:33pm.

Meeting Minutes

- Alan moved to approve the meeting minutes from June 26th; Jim seconded; all were in favor; Tricia abstained

ANR

- None

Zoning Bylaw definition of marijuana manufacture is entitled

- Update the definition of 41) of Manufacture; needs to include the term "marijuana" as part of the definition to clarify specifically what the manufacturing applies to
- Debated whether we needed clarification as to whether a marijuana site could include both an indoor or outdoor site; it was the intention of the Planning Board to allow for that to occur, as long as the other restrictions previously defined for the site was maintained

Natural Resource Protection Zoning goals and timeline.

- Define a minimum contiguous open space
 - Define the % of the lot size
 - Would the definition be tied to usable land only; i.e., if a 100 acre lot had 20 acres of wetlands, would the % be based off the remaining 80%
 - Minimum open space is 50-60% of a lot; the open space could be contiguous; preference to include wetlands, vernal pools, critical terrestrial habitat, and forested areas
 - Non-motorized use of the undeveloped; no other restrictions or suggestions at this time

- Consider impact of road standards, consider drainage requirements; consider keeping the roads private
 - Roads must meet safety standards (need to consider width for safety equipment, such as 20' to support fire trucks and ambulances); should also consider the number of homes potentially
 - Surface drainage should meet some basic requirements
 - Must consider grade requirements for the road (consider 1 grade, such as 6% grade)
 - Flexible on materials used for the road

Community Development Plan update, next steps

- Review of the existing 2004 CDP, specifically, the summary section
- Identify whether the goals remain the same as well as the overall character of the town
- Include any meetings, presentations, surveys that have been conducted since this CDP
- The goals to be updated include:
 - Executive Summary
 - Natural Resources and Open Space Preservation
 - Housing
 - Housing Development Goals and Strategies (including affordable Housing Goals and Strategies)
 - Economic Development

Items not anticipated by the chairman.

- Grants should be tracked appropriately through the Planning Board if the Board is assigned the grant
- Alan brought in the copies of the LUA contract; Terri filed the signed copy
- (Terri) Start a running list of items so that we can track later, starting with:
 - Update the marijuana definition (from 7/24/19 meeting; for later this year)
 - Jeanie to contact Harald to see if he'd be willing to share the concept or talk to the Board on the concept (from 7/10/19 meeting; for our next meeting)

Meeting adjourned at 9:05pm.

Submitted by:
Terri Cantor