

Planning Board Meeting Minutes

Date: June 26, 2019

Time: 7:36pm

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

Also Attending:

- None

*Hope Trish is having fun and not working!*

**Meeting Opened at 7:36pm.**

**Meeting Minutes:**

- Alan moved to approve the minutes of June 12, 2019; Jim seconded; Jeanie abstained; all others were in favor

**ANR:**

- Building permits (Bruce Adams):
  - Allen Rd, lot 2, map 12, parcel 69 (69.2)
    - Single house to be added to the lot and accessed common driveway will be used from 69.3
    - Owners: Brian and Elizabeth Pomerleau
  - 290 Deer Bay Road
    - Non-conforming lot (not enough frontage); ZBA signed off on the lot
    - The special conditions from the ZBA is to build according to the plan
    - New lot is a combination of; maintaining a single building by removing the existing building on one lot and rebuilding the existing building on the second lot on the same foundation

**Land Use Agent FY2020 contract final review:**

- Alan moved to sign the contract for FY2020; Jeanie seconded; all were in favor; none opposed

**Natural Resource Protection ongoing goals and timeline:**

- Start drafting a plan to target Fall 2019 to determine if there is an appetite for this type of plan
- Consider flexible options such as % of buildable to open space areas

- Identify parameters for each of the different bullets identified from the 06/12/19 meeting discussion; start with items 2 and 3 (revisit #1 at a later time)
  - The number of plots that a developer wishes versus what the town wants
  - Location and use of open space in the development plan;
    - Would the town want public access, trails, etc
    - Consider what the property owners in that development would also want in addition to what the town is looking for
  - Size of the lot compared to the size of the house (4k house on 15k lot)
  - Define a minimum contiguous open space, limited by sewer requirements
  - Consider impact of road standards, whether it would be lowered to support the land plan; consider drainage requirements; consider keeping the roads private
  - Density bonus could be considered for things like more open space, affordable units, senior housing, increasing units with increased open space
  - Base requirements on buildable lots (upland versus wetland)

**Community Development Plan approach and schedule for public outreach:**

- Read **and** review the existing plan and determine next steps
- Everyone should come back with a next step for the next meeting convened
- The items called for in the [current plan](#) include:
  - Natural Resource and Open Space Protection
  - Housing and Residential Development
  - Economic Development
  - Land Use Plan and Action Plan
- Several of these activities have already been started

**Items not anticipated by the chairman**

- None

Meeting adjourned at 8:46pm.

Submitted by:  
Terri Cantor