

Minutes, Planning Board meeting; Monday, 3/11/2024

Attendance: Board members; John Wilson, Travis Nadeau, Paul Belesca, Aaron Julien

- 1) Meeting called to order @ 6:35
- 2) Minutes of 02/12/24 meeting; **Aaron moved for approval, Paul seconded, approved 4-0**
- 3) The Board discussed the CEO's work on I-Worqs; that it was online now, and getting populated with the tax map data, and that GIS corrections were underway.
- 4) The Board reviewed and discussed materials presented by Jim Lunt for a proposed division of family-owned land on Cottage Road. The proposal entailed the owner and neighbors exchanging two small pieces of land making possible two, conforming, separately held 3+ acre lots from a single jointly held parcel. **Aaron moved; "Based on survey materials provided by the Lunts, the Planning Board does not consider the proposed division of lot I01-10 to be a subdivision under state law or require Planning Board approval under the Town's Subdivision Ordinance."** **Travis seconded the motion, and after discussion the Board approved it 4-0.**
- 5) The Board had a discussion regarding the upcoming broadband "central office" pre-application meeting to determine if full site plan review is necessary. The architect involved will meet with the Board at its next scheduled meeting, April 8.
- 6) The Board reviewed the NRPA permitting process regarding armoring of the shore on the Leggs' property. It was realized that the applicants' contractors have yet to provide complete project plans at Town Hall for review by the public. It is expected that such documentation will be provided prior to any public hearing.
- 7) John discussed Select Board March 6 meeting review of the Planning Board's recommendations [Planning Board Ordinance, Comprehensive Plan Update, incorporating LD 2003 in Zoning Ordinance Section 407, Multiplex/Condominium section 406, and state-mandated Floodplain Management Ordinance]. A proposed timeline of public workshop, legal review, Select Board approval for warrant articles, and public hearing was established. The Board discussed making recommendations for, and holding separate workshops on, District & permitted uses realignment along with Performance Standards, a Short Term Rental Ordinance, and Subdivision/Open Space Ordinance revisions after Town Meeting 2024.
- 8) Next meeting April 8<sup>th</sup> @ 6:30 PM at the Rec Center.
- 9) **Aaron moved to adjourn, Trav seconded, approved 4-0, meeting adjourned @ 7:55**