

I - Call to Order

PC Members attending: Dennis Casey- Chair, Norm Cota, Hugh Johnson, and Dan Nugent. Others attending: Dave Wetmore.

7:00 PM –Chair Dennis Casey called the PC meeting to order.

II- Addition and Deletions

None

III - Review of Minutes

Review of 12/18/2014 and 1/15/2015 minutes- No quorum present. Will review and approve next meeting

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

Section 354- MDRC and LDRC District- PC reviewed amendments made by Brandy dated 2/4/2015- OK as drafted.

355.B- PC reviewed amendments made by Brandy dated 2/4/2015- Ok as drafted. Norm asked if the zoning draft still includes the ability to extend 30-ft into the abutting district? Dennis and Dave did not remember seeing that provision.

.C- Ok as amended by PC 1/15/2015.

.D- Ok as amended by PC 1/15/2015.

.D(1)- OK as drafted

(2)- Add “recreation” to maple production, timber harvesting, wildlife habitat, recreation and other forest uses.

(3)- Amend as follows- “Locate and consider building envelopes and lot lines to retain contiguous blocks of forestland and critical wildlife habitat. Consideration should be given to wildlife travel corridors that connect similar resources on adjoining properties”.

(4)- Ok as drafted

(5)- Ok as drafted- Dennis and Dave noted that Town Plan supports this.

(6)- Remove, seems to be redundant

(7) and (8)- Ok as drafted

356- Easements

.A and .B- OK as drafted

357- Marking Property Lines

.A- Ok as drafted

.B- Strike “may” after DRB. Ok as drafted.

PC discussed the acreage within the road ROW, specifically the Town road. Should the acreage in the ROW count toward the entire parcel acreage? The PC felt as long as there is not any reason not too, the

Board noted that this acreage should be counted. Currently the Bylaws are silent on this. Should the Bylaws state this Brandy?

358- Owners' Association
.A and .B- Ok as drafted

359- Planned Unit Development
.A- Ok as drafted
.B- "Forestry" should be "forest".
.C-.F- Ok as drafted
.G(1) and (2)- Ok as drafted
(3)- Reference citing "358.H" should be "359.H"
(4)- Ok as drafted

359.H(1)-(6)- Ok as drafted

359.I- Ok as drafted

400- Administration

401.A-.D- Ok as drafted

402.A-I- Ok as drafted
.J- PC agrees that applicants should be allowed 30 months from DRB approval. Applicant shall submit a zoning permit for ZA approval within 6 months of DRB approval giving applicant 30 months to be deemed substantially complete.
.K- Ok as drafted

VI- Future agenda items

Continue final review of draft zoning beginning with section 403.

VII- Other business/ public comments

Please note- Next meeting– February 19, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Norm moved to adjourn at 9:25 PM, Dan 2nds. Motion carried 4-yes and 0-no