

I - Call to Order

PC Members attending: Dennis Casey- Chair, Jason Barnard, Norm Cota, Hugh Johnson, and Kelly Norris. 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 2/19/2015 minutes- Norm moved as corrected, Jason 2nds. Minutes approved 5-yes, 0-no.

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

425- Site Plan review

.A-.D (1-9 and 11) - OK as drafted. PC supports some definition of “undue adverse”. This term is used often and DRB and applicants need to know what the measure will be.

(10)- Norm moved to strike entire section, Kelly 2nds. Approved 5-yes, 0-no

425.E- Ok as drafted.

426- Conditional Use review

.A-.D(1)-(7)- OK as drafted.

427- Subdivision review

.A-.D (1 and 2)- OK as drafted.

(3)- Strike, remove

(5 and 6)- OK as drafted.

.E(1 and 2)- Ok as drafted.

(3)- Strike the following portion of the 2nd sentence; “The proposed subdivision ~~will not reduce the privacy of neighboring landowner, and~~ will create or retain appropriate transitions from public ... and adjoining properties”.

(4-8)- OK as drafted.

472.F- Minor SD review

1st sentence- Correct, replace “major” with “minor”. OK with correction.

427.G and .H- OK as drafted.

428- PUD review

.A-.C- OK as drafted. Reference in .C to specific section needs to be filled in.

.D(1 and 2) – OK as drafted.

(3)- Amend last sentence as follows “ The proposed SD will not cause undue adverse impacts on the safety and privacy of neighboring ...”.

(4-8)- OK as drafted.

428.E-428.F- OK as drafted.

429- Material changes to approved plans

.A- Reference needs to be filled in.

.B- Ok as drafted.

500- Definitions- Board will review. PC noted that additional terms need to be defined. Dave should note them when the final proposed draft goes to Brandy. Dennis commented up the following;

“Rural Character”- Dave should see where this term is used. PC concerned that this stresses agricultural and forestry uses when in reality there are other primary uses interspersed.

“Setback”- add “exempted”(“... to structure or exempted site development”).

“Wood processing”- PC concerned that this would limit ones ability to process and add value to their own wood products. Dave stressed that like agriculture, forest products are also exempted. PC suggests strengthening that forest uses are also exempted.

VI- Future agenda items

Pc will not meet on March 19, 2015. Hopefully Brandy can make to final changes by April 2nd meeting. When received the PC asked for paper copies. PC expects that this next draft will be made available to public in preparation for public hearing.

VII- Other business/ public comments

Please note- Next meeting– April 2, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Jason moved to adjourn at 8:45 PM, Hugh 2nds. Motion carried 5-yes and 0-no