

Minutes January 30, 2024, Planning Board Workshop

Board Members Present: Joanne Richards, Chair; Kim Matthews, Vice Chair; Virginia Blanchard, Will Eustis, Richard Kortright, Claudia Rosti, 1st Alternate.

Others Present: Lindsey Judkins; Daryl Hahn, Comp Plan Ad Hoc Committee Co-Chair; Peggy McCrea Comp Plan Ad Hoc Committee Co-Chair; Peter McCrea, Cindy Bertocci

The Workshop was called to order at 6:00 pm by the Chair.

Cindy Bertocci presented the Comprehensive Plan Ad Hoc Committee request for LUO Amendments. A very good discussion of the pros and cons of each was held. The board approved the following changes:

Conditional Use 704.1.5

c) Standards for a Conditional Use Permit

The Planning Board may vote to grant a Conditional Use with such conditions and safeguards as are appropriate under this Ordinance and the purpose of the District in which it is proposed, or to deny such Conditional Use when not consistent with this Ordinance and the purpose and intent of said District. A conditional use may be granted by the Planning Board only in the event that the applicant has established to the satisfaction of the Board that the following criteria have been met:

- 1.) That the proposed use is consistent with the stated purpose of the District in which it is to be located.
- 2.) i. the size and visual compatibility of the proposed use compared with surrounding uses;
ii. the potential impact on natural, historic and/or scenic resources;

e) Conditions of Approval

When approving a conditional use permit, the Board shall identify in writing the conditions upon which the permit is approved. These conditions may include, but are not limited to, such requirements as:

- 1) modification of size and visual compatibility of structure or requirements of operation;

The members did not approve the Comprehensive Plan Committee proposed amendments for Section 706 Amendments. 706.2 Procedure

Joanne will write out the approved amendments and bring back to the board for final approval.

Kirk Rouge, Dunbar Road presented the issues inherent upon the closure of Dunbar Road and his desire to have a future camp group on his property there. After much discussion by board members and Mr. Rouge the Chair advised he go to the Town Manager and ask to be put on the Select Board agenda as the Planning Board does not have preview over roads within the town but only when it is a new subdivision coming for approval.

The meeting was adjourned at 8:00 pm.

Jan. 30, 2024

Respectfully submitted Joanne Richards, Chair

Date

Approved as Amended February 20, 2024 Moved Kim Matthews 2nd Richard Kortright Vote 5-0