

PLANNING BOARD MINUTES

February 23, 2012

6:30 PM

CALL TO ORDER: Meeting was called to order at 6:30 pm by Tom Vanchieri.

ROLL CALL: Members present: Tom Vanchieri, Henry Hodges, Susan Dunham Shane, Gretchen Heldmann, Frank Higgins, Michael Shephard, Craig Knight, Charles Norburg, CEO and Town Manager Russell Smith.

MINUTES: Motion to accept the minutes of February 9, 2012 as printed.
Frank Higgins/Susan Dunham-Shane 2nd. All in favor.

UNFINISHED BUSINESS: The Board continued their discussion of minor issues of the Zoning and Subdivision Ordinances. The following items were revisited:

Denise had emailed everyone about adding the titles “Zoning District” and “Use by District” to Sections 606 and 607 of the Zoning Ordinance. It was agreed to add these titles.

Charles Norburg had questions regarding the definition of De novo hearing. It was determined that de novo hearing was not mentioned in the Ordinance, other than the definitions. Susan will email Charles Gilbert to ask if something should be in the Appeals Section referring to de novo hearings or if it should be removed from the definitions.

Gretchen was complimented for her work on the final draft of the Zoning Map.

Gretchen explained that the Shoreland Zoning Map information needs to be sent to the State. We need to figure out what areas have been added to the Resource Protection area and everyone should be notified by certified mail a required number of days before the Public Hearing on the changes. Russell will check into the process for notification to homeowners in regards to the changes in the Shoreland Zone Ordinance. We also need to verify the rules as to whether a Special Town Meeting is needed after the Public Hearing. The Board would like Charles Norburg to make a list of residents in the Resource Protection area so they can be notified.

Gretchen will double check the Limited Residential Sections noted on the map. The Board agreed to leave the Shoreland information on the Zoning map for reference.

In regards to the map, if a person owns a piece of property that is mostly one color, their property would be that zone.

We will need an article for the Town Report for the Zoning Ordinance and Zoning Map, with an explanation that the Shoreland map references are for informational purposes only, and an article for the Subdivision Ordinance.

The Selectmen Public Hearings for the Warrant Articles will be March 6th and 13th. The Planning Board should be represented.

The Town Meeting will be March 20, 2012 at 7:00 pm at the Eddington School.

The Board would like to see notices on the website and the sign out from of the office to notify the residents.

Susan will write the Planning Board Report for the Town Report by next Friday, March 2, 2012.

Russell explained that the work on the intersection of Rt. 9 and Rt. 178 would go out for bid in December for the work to be done in 2013.

NEW BUSINESS:

STAFF REPORTS: .

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: None

NEXT MEETING: The next meeting will be Thursday, March 8, 2012.

ADJOURNMENT: Motion to adjourn at 7:22 pm.
G. Heldmann/ S. Dunham-Shane 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles,
Secretary