

*Planning Board Minutes*  
*November 7, 2017*

Present: Chairman Pitney, Member Slosek, Member Raftery, Member Pearce, and Jennifer Carmichael Secretary. Absent: Vice-Chairman Fletcher, Member Talbot, Member Sauer  
Also at the meeting were: Sarah Gabinski from S-K Design Group, Ronald Brouker, Sally Underwood-Miller, Tom LaBelle, George Shippey, Louise Gachet, Sean Ferry and a few others who did not sign in.

Chairman Pitney opened the meeting and asked for a motion to approve the October 17th minutes. Member Raftery moved to accept the minutes and Member Slosek seconded, the vote was: Chairman Pitney – Yes, Member Slosek – Yes, Member Raftery – Yes, Member Pearce – Yes, the motion carried.

Continuation of the special permit presented by Sarah Gabinski from S-K Design Group for Laura Richman at 3 Oak Street. Removal of material from the site under the LPOD bylaws is prohibited. She and the contractor and owner looked at ways to use the material on site. Sarah presented an exhibit with 6 pictures each showing a separate option to deposit the ledge on the property. They anticipate 35 to 45 cubic yards of material and the options presented all combined to use 50 to 80 cubic yards so there is plenty of room. Gary went through each of the pictures, explaining where on the property each picture showed ledge could be deposited. Several members did not like option 2 where a retaining wall would be put on the east side of the lawn. Member Pearce felt the wall would infringe on Section 6.5.9(a) of the bylaw and be too close to the water. Chairman Pitney asked for a motion to approve or deny the special permit. Member Pearce moved to approve the special permit with options 1, 3,4,5 and 6 and deny option 2 Member Raftery seconded and the vote was: Chairman Pitney – Yes, Member Slosek – Yes, Member Raftery – Yes, Member Pearce – Yes, the motion carried

Next was a discussion with conservation, Ron Brouker explained they would like a procedure in place for people to get permits and not have to come back two or three times because they needed to come in front of another board first. What is the order that they should come to each board, if one board changes something how do the other boards know this has happened. Depending on the project who needs to see it or hear it also needs to be made clear. It is not clear who makes the decisions as to which projects go where. Tom LaBelle went through the Town and Zoning bylaws and did a write up to start a type of directional brochure. Possible signoff by each board could occur. A type of flow chart or decision tree with yes and no answers a very simple process or a vetting process where someone explains which boards a person needs to go to. Write up a summary of what we have in mind before going to the Town Administrator. Member Pearce will draft a short document explaining what the point is and what we are suggesting we want to do.

The next zoning review will be Monday, November 13<sup>th</sup>. The last meeting each board member described what their board or commission did. Then they started going through the definitions and many were not clear. A suggestion from the audience was to annotate when bylaws were changed. They will continue looking at the definitions.

Chairman Pitney asked for a motion to adjourn, Member Pearce moved to adjourn and Member Slosek seconded the vote was Chairman Pitney – Yes, Member Slosek – Yes, Member Raftery – Yes, Member Pearce – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary