

Planning Board Minutes
March 20, 2018

Present: Chairman Pitney, Member Raftery, Vice-Chair Fletcher, Member Talbot, Member Pearce, Member Sauer and Jennifer Carmichael Secretary; absent - Member Slosek.

Chairman Pitney opened the meeting and asked for a motion to approve the March 6th minutes. Vice-Chair Fletcher had a correction regarding the fence at 9 Mahkeenac Road, several members disagreed with the correction and Jennifer will listen to the tape again to determine what was said and the minutes will be looked at again in April.

Chairman Pitney – Yes, Member Raftery – Yes, Vice-Chair Fletcher – Yes, Member Sauer – Yes, Member Talbot – Abstain, Member Pearce – Yes, the motion carried.

Member Pearce, the Clerk, read the notice published in the paper for the special permit. Mark Volk from Foresight Land Services presented the special permit for 20 Main Street and the owners Terry & Susan Moor were also present. The barn has a deck which will be removed and the addition of a screened in porch with a roof along with a breakfast nook will be constructed. Mark went through the LPOD check list, Member Pitney pointed out that the structure would not be any closer to the high-water mark although in the check list it is marked that it will be closer it will actually be further away. This will be corrected in the check list. The coverage in the LPOD will go from 2.3% to 2.6% well under the 15% allowed.

Chairman Pitney read the findings from section 6.3.6 and also section 6.5.5 of the bylaws including that there would be no pesticides used. He asked for a motion and Member Fletcher motioned to accept the addition noting that Mr. & Mrs. Moor agreed that there would be no additional request for a second story made in the future and Member Sauer seconded noting the correction mentioned on the LPOD check list. The vote was: Chairman Pitney – Yes, Member Raftery – Yes, Vice-Chair Fletcher – Yes, Member Sauer – Yes, Member Talbot – Yes, Member Pearce – Yes, the motion carried.

Vice-Chair Fletcher updated the zoning review committee, the weather has delayed meetings and they hope to have one tomorrow from 5-7 and hope to review the cottage era bylaw. The next meeting will be next Thursday. She had information from BRPC on the state level there has been discussion regarding Air B&B.

Chairman Pitney asked for a motion to adjourn and Member Sauer motioned to adjourn and Member Raftery seconded, the vote was Chairman Pitney – Yes, Member Raftery – Yes, Vice-Chair Fletcher – Yes, Member Sauer – Yes, Member Talbot – Yes, Member Pearce – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary