

*Planning Board Minutes*  
*April 17, 2018*

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

Chairman Pitney opened the meeting and asked for a motion to approve the April 3<sup>rd</sup> minutes. Member Pearce motioned to approve the April 3<sup>rd</sup> minutes and Member Raftery seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pearce – Yes, Member Talbot and Member Sauer abstained. The motion carried. It was decided to leave approval of the March minutes for the following meeting.

Brent White from White Engineering representing Camp Mahkeenac presented a project which he felt did not require a LPOD special permit. Due to the proximity to the lake he wanted to show their plans to the Planning Board to get their input. There is a failed timber retaining wall which they would like to remove, replace some of the bench seating and add more benches. They had a geotechnical engineer come and look at the area to get a sense of the depth of the ledge along the water front. They want to remove the timber retaining wall and leave the exposed ledge. The benches would be pinned into the ledge. The project would move everything farther away from the lake. The height from the beach to the seating area is 12 feet; the wall itself is 7 to 8 feet in height. Brent felt the work proposed would fall under the exempt activities, mentioning 4 of the 7 exempt activities in the bylaw; ordinary repair or maintenance of existing structure; removal of dead, diseased or dying trees and vegetation; structures under one hundred square feet in foot print; and recreational, municipal or governmental uses that by their nature, must be located within the LPOD. The findings were, that it is an exempt activity and Member Pitney referred to section 6.3.6, required findings. The members also included the section 6.18 regarding the split rail fence to be built around the top of the slope. Chairman Pitney motioned to approve the removal of the retaining wall, moving material back from the retaining wall and exposing the ledge rock face and building more wooden benches with concrete piers and Member Sauer seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pearce – Yes, Member Talbot – Yes Member Sauer – Yes, the motion carried.

The Select Board's request for a public hearing on the sign bylaw. Chairman Pitney read the proposal under article 26 (warrant to go to Town Meeting) the amendment to section 6.8 the town sign bylaws. By deleting from the subsection 6.8.4a and Member Pitney read the amendment. The Select Board wants the Planning Board to take on the responsibility of the sign bylaw to approve any sign that hangs out over a public way but they add that the planning board cannot approve without the Select Board's approval. The Board questioned: what the purpose is and what will the procedure be. The Planning Board needs clarification of the reason for the amendment, it does not seem to solve any problem but rather to create one. This seems to make the sign process more burdensome or cumbersome for the applicant. This could be added to the special town meeting that will come up later in the year. There is not enough time to hold a public hearing before getting clarification and having the amendment at the May Town meeting.

Member Pearce discussed the zoning review committee, they are hoping to hold a public forum June 7<sup>th</sup> from 6-8. This Thursday from 5-7 they will discuss what will be included in the public forum.

Member Pearce asked about the moratorium on marijuana establishments and a timeline for a proposal that the planning board to have our zoning in place. Another memo to the Select Board will be sent asking for their best estimate on when they expect to receive something from Town Counsel concerning the marijuana bylaw. A time line as to how they can see that progressing would also be helpful.

Planning Board would like a procedure to communicate decisions that the other boards and committees in Town make, such as decisions from Conservation and Historic Preservation. Would the Town Administrator be able to disseminate this information to the boards and committees.

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

Respectfully submitted by,

Jennifer Carmichael, Secretary