

Planning Board Minutes

Date: March 29, 2017

Time: 7:30

Present:

X	J. Hargraves	X	A. Pease
X	J. Lindquist	X	W. Stacy
	A. Leonard		

Also attending: Mark Archambault, Land Use Agent and many citizens

Documents:

Minutes:

AP moved to accept the minutes of March 22. JH 2nd. Unanimously approved

Marijuana Bylaw: Mark reported that he went to the CTPC training session on the topic of marijuana permitting. The presenters recommend that Towns institute a moratorium while the State figures out and sets up regulations. Also, already established medical marijuana facilities will get first dibs on recreational marijuana production and sales. Mark provided a draft of a model moratorium Bylaw. **JL moved to pull the article** off the warrant for this Town Meeting. WS 2nd. Unanimously approved. AP will ask Selectmen and Town Counsel to advise us regarding who should submit a moratorium bylaw.

Compact Development Bylaw: Alan made some changes to the bylaw for us to approve. Specifically substituting “dwelling” for “unit” throughout, and clarifying the frontage requirement in 9.10.4.4. **AP moved to accept** the changes to the Bylaw dated 3/27/17. JH 2nd. Unanimously approved.

We then moved on to a fairly extensive discussion in response to Derek Saari’s letter and presentation. One particular concern was on the details of how to determine acceptable density in 9.1.4.6. Mark offered to correct the density wording. AP disagreed that the wording needed to be changed. Moving right along, we discovered other words that needed to be clarified. Elsewhere in 9.10.4.6, **AP moved to change** the word ‘Net Acreage Calculation’ to ‘Net Square Foot Calculation’. JL 2nd. Unanimously approved.

AP moved to add a Step D to 9.10.4.6 that states; “D) Divide the resulting area calculation (in sq.ft.) by the residential lot size in the underlying zoning district to obtain the number of dwelling units. Partial numbers are rounded up or down with number with a decimal below point five (.5) being rounded down to the nearest whole number; and numbers with a decimal point equal to or greater than point five (.5) being rounded up to the nearest whole number.” JH 2nd. Unanimously approved.

JL moved to place the following article on the warrant: “4.7 Associate Planning Board Member - The position of Associate Planning Board member is hereby established providing for one associate member to be appointed by the Board of Selectmen with the recommendation of the Planning Board for a period of three years.” AP 2nd. Unanimously approved.

The Hearing for this article will be scheduled for April 26, 2017. Alan will advertise on April 11 and 18.

Adjourn: 9:35

Submitted by Jeanie Lindquist, Executive Secretary