

**Planning Board Minutes
October 18, 2018**

Planning Board Members Present: Fred Fink, Daniel Compton, Fran Overmoyer, Matt Rogers, Michael Donohoe, Steve Lester, Mike Woodruff (Alternate member)
Absent: Julie Pellett

Others Present: Jim Kier (Code Enforcement Officer) Kimberly Rayburn (Secretary)

Fink opened the meeting at 7:30 pm.

I. Fink discussed the Greenspark / Pooler application it has been withdrawn until further notice as the utility has said no at this time. A brief discussion was held on the construction hours for Abundant Solar, it was determined that the hours of 7 am to 7 pm Monday thru Saturday are reasonable construction hours.

II. The Board reviewed some topics for further discussion and review as listed below:

- **Lot Coverage-** the addition of driveways (impervious surface) into the percentage allowed
A discussion was held on a separate percentage for buildings vs driveways, and including the new percentage in the Commercial and Industrial districts rather than residential. In addition, a brief conversation was held on driveway of the property previously discussed, the Town Engineer reviewed the plan and stated the plan was designed for a hard-packed surface, although he felt the culvert under the driveway may be undersized. The culvert size was determined by the Town Highway Superintendent at the time and is not the responsibility of the property owner.
- **In-Law apartments and Air B&B's**
- **Used car sales lots** and the allowed number of vehicles for sale at any one given time
- **Special Use Permits and Use Variance's** – The Board would like to go through the existing special use permits and use variances to determine if they are 1. Still in use and 2. Following the regulations and stipulations of their approval. Letters will be sent to property owners as well to make sure they are complying.

III. Discussion:

Woodruff updated the Board on the comprehensive plan committee's third meeting, He stated it is moving along nicely. They hope to have the plan to John Steinmetz for his review before the end of the year. They plan on suggesting eliminating the light industrial district and making it general industrial. Another suggestion will be to re-zone land that is currently labeled as light industrial as the land use is either agricultural or residential. The industrial park is being considered for a change as well to loosen up the zoning to allow mixed uses such as commercial and residential. The committee would like to make the process easier to potential business and residents to relocate to our town.

IV. Minutes from October 4, 2018

Donohoe made a motion and Overmoyer seconded the motion to approve the minutes of October 4, 2018
All board members present voted Aye, Vote was carried unanimously.

V. Meeting Adjourned

Overmoyer made a motion and Donohoe seconded the motion to close the meeting at 8:30 pm.
All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary