
**Planning Board Minutes
September 1, 2022**

Planning Board Members Present, Steve Lester, Daniel Compton, Julie Pellett, Matt Rogers, Dan Morley, **Absent:** Mike Woodruff

Others Present Kimberly Rayburn (Building & Zoning), Christel Daggett (Secretary) Tom Wilson (owner) Peter Sarkis (Marks Engineering)

Lester opened the meeting at 7:34 pm.

I. Site plan, SPLM5-22 Owner David Spencer Property located at 7203 State Route 5 & 20
Tax map # 80.00-1-31.000 addition of a pole barn between existing business and storage buildings.

Sarkis from Marks Engineering spoke on Spencer's behalf. Spencer is proposing to erect a 3,200 sq ft pole barn behind his existing building. It will sit back over 100 ft from Oakmount Road. He may have to cut a little bit out of the hill to the south, and will also add additional drainage. The Board reviewed the maps provided. Lester had some concerns regarding the placement of the barn to overhead transmission lines for the adjacent utility property. A discussion was held on items being stored across the property line on the West side. This property is owned by the Town.

A discussion was held on open items from the approval of the special use permit for the storage buildings. Boulders were supposed to be added to the slope and arborvitae that were requested to be planted behind the storage buildings to the South have not yet been done. Compton stated there does not appear to be any run off issues at this point. Discussion was held on whether the stone on the slope and the arborvitae are necessary. Rayburn stated there is a natural hedgerow at the property line, the Board will leave it up to her discretion as to whether the stone and arborvitae will be required. Compton asked about the height of both the existing building and new structure. Sarkis stated he would have to get to them with accurate numbers. Also discussed was lot coverage.

The Board needed to decide if a public hearing is necessary. Lester motioned and Compton seconded to hold a public hearing at the next Planning Board meeting.

Record of Vote:

Lester Aye Compton Aye Duvall Aye Pellett Aye Rogers Nay Morley Nay
All Board members present voted Aye, with the exception of Rogers and Morley, Vote was carried.

The Board discussed the additional information and reviews that will be required at the public hearing. Things required will be:

- Existing building height
- Exact height of new structure
- Have CEO make a determination on stones on the slope and arborvitae buffer
- Have Highway Superintendent Kimball review existing and new drainage plan

II. Area Variance, TV8-22 Owner Tom Wilson Property located at 7514 Eddy Rd
Tax map #67.00-1-20.420 requesting variance to rear lot line for placement of barn.

Wilson is requesting a 30 ft variance to erect a pole barn that will be inline with his existing structure. The existing structure was built in the 80's. A discussion was held on the topography of his lot. This location would allow him to utilize the existing driveway, utilities and will be the most cost effective due to the slope of his property.

A discussion was held on the location of the barn. Wilson would like to keep a space between the two buildings to store trailers and other items to be kept out of sight. Behind him is a hedgerow and then a farm field. The Board stated the request is over 50% of the required setback but the new barn fits in with the existing structure.

Rogers motioned Pellett seconded to forward to the ZBA the Area Variance, TV8-22 Owner Tom Wilson Property located at 7514 Eddy Rd Tax map #67.00-1-20.420 requesting variance to rear lot line for placement of barn.

Record of Vote:

Lester Aye Compton Aye Duvall Aye Pellett Aye Rogers Aye Morley Aye
All Board members present voted Aye. Vote was carried.

III. Discussion:

Rayburn informed the Board that she and Woodruff will continue to work on proposed zoning changes for Board review at the next Planning Board meeting.

Topics for future review

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified

IV. Minutes

Minutes of June 2, 2022

Morley motioned Pellett seconded to approve the minutes of 6/2/2022

All board members present at the 6/2/2022 meeting voted Aye, **Absent; Rogers, Lester**

Minutes of August 4, 2022

Lester motioned Duvall seconded to approve the minutes of 8/4/2022

All board members present at the 8/4/2022 meeting voted Aye, **Absent Rogers, Morley**

Minutes of August 18, 2022

Lester motioned Rogers seconded to approve the minutes of 8/18/2022

All board members present at the 8/18/2022 meeting voted Aye, **Absent Duvall**

V. Meeting Adjourned

Rogers motioned Pellett seconded to adjourn @ 8:26 pm.
All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary