

Planning Board Meeting Minutes March 13, 2023

Members present: Chairman Keith Emery, Scott Warchol, Chris Baldinelli, Craig Lefebvre.

Members absent: Jere Ross.

Meeting minutes: Kelly Willey.

Attendees: Henry Huntley, Cheryl Huntley, Bruce Stedman, Nancy Stedman, Matt Manahan
Gerry Mirabile, Mark Blier, Tony Kieffer, Cliff Thomas.

Public Hearing: Scott Warchol made a motion to open the public hearing regarding proposed zoning amendments; Craig Lefebvre seconded the motion; all were in favor.

Chairman Emery advised that most of the proposed amendments are just clarifying wording; there are a few proposed additions.

Article 2 definitions: The wording will be changed from 'floor space' to 'living space' so hallways, closets and bathrooms are no longer considered in the 500sf maximum of space.

The definition of agriculture will exclude animal husbandry, forest management, timber harvesting and the growing of marijuana.

Article 8: Conditional Use permits will require work to begin within two years instead of one year.

Electrical permits: It is being proposed that electrical permits be required. The town would hire a part-time master electrician who would be paid via the permit fees collected by the town.

Section 10.2 regarding medical marijuana: Tony Kieffer posed several questions regarding proposed changes. CEO McKenna advised the proposed changes only apply to regulating in-home medical marijuana caregivers at this time. Mark Blier discussed the term 'nuisance' and the fact that odor from a facility should not be detected beyond their property line as this is considered a nuisance. Cheryl Huntley asked to have Tony Kieffer re-state his concern. Tony re-stated this his concern was that the proposed language was directed to all medical marijuana caregivers, however it was stated that the proposed language only apply to in-home medical marijuana caregivers. Scott Warchol made a motion to edit title to read: "Performance Standards for Medical Marijuana Caregiver Home Occupation"; Craig Lefebvre seconded the motion; all were in favor.

Section 5.8 regarding permit application and review fees: CEO McKenna summarized by saying we would like to add peer reviews to the ordinance, along with the ability to require peer reviews. We want to make clear that the applicant is responsible for payment of the peer review. Mark Blier asked if we are taking payment up front; Chris Baldinelli advised we are taking 120% of the cost of the peer review and we will reimburse the applicant any money not used for the peer review.

Section 6 regarding Board of Appeals: CEO McKenna advised this section clarifies the wording on the appeals process and right to appeal.

Cliff Thomas commented that he would prefer the town keep the certified mailing process as it currently is so there is proof of mailing and proof of receipt. He also suggested a secret ballot for the proposed changes.

Scott Warchol made a motion to close the public hearing, Craig Lefebvre seconded the motion; all were in favor.

CEO Report: CEO McKenna updated the violations report. She noted that many of the recent violations are people living in campers and rental violations.

Approval of Minutes: Meeting minutes from February 13 and February 27, 2023 reviewed. Chris Baldinelli made a motion to approve the minutes as written, motion seconded by Scott; motion passed with all in favor.

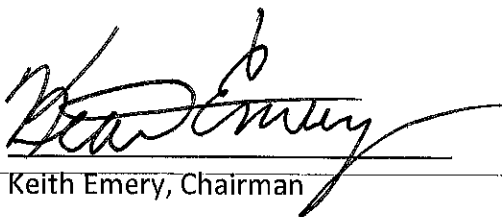
Approval of Bills: None

Communications: Chris Baldinelli mentioned that the planning board meetings are open to anyone at any time and encourages people to attend.

Other Business: None

Attendees may address the board: No attendees wished to address the board.

Adjournment: Scott Warchol made a motion to adjourn the meeting at 8:22pm, Chris Baldinelli seconded the motion; the motion passed with all in favor and the meeting was adjourned at 8:22pm.


Keith Emery, Chairman

4-10-23
Date