PLANNING BOARD **Jan 19, 2023**

MEMORIAL BUILDING **7:00 P.M.**

Board Members Present: Peter Keene (vice chair) acting Chair in the absence of Tim Bray, Ken Jacques, Darrin Patten, Mike Howard, Dan Saulnier, Jen Roberts (alternate) and John Trachy (alternate)
Absent: Ex-Officio Amy Lewis
Also present: Tim Josephson, Poul Heilmann and Whit Smith

Peter asked Jen Roberts to act as a full member in the absence of Tim Bray. She agreed.

Peter opened the Site Plan hearing for Map 8 Lot 803-020 submitted by Mike Hansen of Hansen Bridge. Mike stated that he would like to build a 70'x50' cold storage building to store materials prior to processing. The building originally was going to be 2 sided but with the wind conditions at the location adding a back wall will increase the stability of the building. The orientation of the building is so that trucks may pull up along the road, back up to the gable end to unload and then easily drive back off the property. The building will have interior lighting only.

Peter worked through the Site Plan checklist with the Board, Dan viewed and commented on items shown on the map. The Board requested a narrative be added to the application, the easement with Baptist Pond Trust be shown on the map, the location of the proposed underground electric service to the building. Hearing continued to the February 16th meeting at 7:05.

Minutes of Dec 15th approved with typos corrected. Mike and Jen abstained due to being absent from the meeting.

Whit requested that the map submitted by Kevin and Jen Roberts show the 16'x30' measurements of the newest building they have built. Jen wrote in the measurements and initialed them.

Discussion of Solar Shingles and if they require a Special Exception as other types of solar panels. The Board determined that they do not as they are in essence shingles and not a separate structure. Whit will contact the resident using them on his home and let him know that his Zoning permit fee will be refunded.

Board began discussion of the noise ordinance and if the document was still in their hands or if it had been moved to the Select Board considering the comments by the town attorney. The Select Board is waiting to see what the next step is. Dan asked if the Select Board could present it to the Town with the Planning Board acting as the experts for any questions? Board liked that idea. Packets of information received from Mike Hummel distributed to 6 members for review.

Discussion of the levels of noise and how the Board decided on the numbers they included in the ordinance. Board worked through the document discussing the suggestions made by the Attorney. Dan made changes and will forward to the Select Board for their review.

Discussion of where the Board and Town are with Short Term Rentals. Is it time for the Board to be hearing Site Plan requests from those who have received Special Exceptions and are continuing to operate their businesses? Whit shared that his understanding was that Tim wanted everything to be finalized prior to hearing any requests. The Select Board is still trying to determine the number of nights it feels constitutes a STR. The 185 night or less rule is a State qualifier for collecting Meals & Rooms tax. When dealing with STR's 90 or even 30 nights has been discussed at the State level. The Select Board needs to determine the number of nights and then the documents for moving forward with Site Plan hearings will be finalized.

Meeting adjourned 9:20 p.m.

Respectfully submitted,
Tamara Butcher