

# CITIZEN PLANNING COMMITTEE

April 5, 2018 Minutes

Meeting Called to Order: 6:37 pm

CPC members Present: Pamela Hamel, Chair; Bernard Dauphinais, Vickie Kimball, Bonnie Lane, Vice Chair; Tony Tavares, Deborah Johnson, Planning Board Liaison

Absent: CPC members, Steve Lindsey and Michele Lacroix

Not scheduled to attend CPC Planning Consultant, Steve Whitman

Town resident attendee: Ray Blake

The Committee waived the reading of the March 20 minutes. Following Committee review, the March 20 minutes were approved as amended - to delete Vice Chair following Vickie's name from the committee listing and correction of a font error under the second bullet item, center page.

The Committee then addressed the items on the Agenda.

The Chair reported the Committee consultant, Steve Whitman, emailed questions to promote discussion:

- Will there continue to be one zoning district town-wide or is more than one district necessary?
- Will there be any changes to the permitted uses?
- Can we clarify the role that home businesses play and what is permitted by right?
- What dimensional standards will be established in the ordinance (frontage, setbacks, lot size, etc.)?

During discussion the Chair and several committee members raised the following questions:

- What can we put in zoning to guide business development to the areas we want without district zoning
- If we have a district for commercial/industrial development, and also allow commercial in other areas via special exception can we pose more stringent requirements for a special exception?
- What can we do to encourage agricultural pursuits
- We are interested in establishing setbacks and potentially frontage requirements – will they help?
- What can we do to prevent a quarry or rock crushing
- What is the feasibility to establish a conservation district that will allow limited residential development on large lots only (50+ acres???)
- Yes, we need to clarify the role of home business. Can we require a road maintenance agreement for private roads where a business is located, especially if large trucks or traffic result?
- Yes, establish something regarding development on steep slopes
- Conservation cluster development: ensuring fire protection ?

Time limited the Committee discussion on accessory dwelling units but all agreed they would further consider it.

Committee Assignments:

Continue to consider, and be ready to suggest those planning/zoning tools and options that will protect the land interests of all residents and the community as a whole.

Next meeting was set for April 24, 2018 at 6:30 PM

Meeting Closed at 8:25 PM

Submitted by  
Deb Johnson