

## CITIZEN PLANNING COMMITTEE

August 20, 2018 Minutes

Meeting Called to Order: 6:33 pm

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

CPC member absent: Steve Lindsey

CPC Planning Consultants in attendance: Steve Whitman

PB Alternate: Ray Blake

Visitor: Ted France

The Chair opened the meeting at asking members to review the July 9 minutes. Following review, the Committee approved the amended July 9 minutes.

The items discussed included:

1. Renewable Energy/Forestry District – Members further considered other businesses that might be suitable including storage facilities, science/learning center, woodworking shop, log homebuilder, nursery/landscape, retreat center, artist colony, partnerships with Plymouth State University and/or the ski area.

Steve Whitman also raised the possibility that general language could be written to define the types of businesses that would be acceptable without needing to name specific enterprises.

It was decided to delay any decision pending the tour of the wind farm that had been requested by Steve Lindsey and scheduled for August 24.

2. The committee then moved on to discussions of conservation subdivisions recognizing that the Town's Conservation Commission had voiced opposition to encouraging them. Other than expressing concern over "shared sewer" use the commission had not offered any other reason for their position.

Steve Whitman explained how Conservation Subdivisions work – a developer wanting to build 4 dwellings could cluster them on one minimum required 50 acres but he would have to have 200 acres to do that and be required to place a significant amount of that land under conservation easement (open space with no future development rights). The CPC confirmed that this would help conserve open land and also provide small communities for those who prefer neighborhood living with fewer acres to maintain.

3. The CPC members ended the evening with a brief discussion on riparian buffers. Steve Whitman was asked for additional information to enable the CPC to have a full understanding.

Pam confirmed the next meeting date as August 27 and the meeting closed at 8:30 pm.

Submitted,  
Deb Johnson