

DRAFT—NO LEGAL VALUE

Minutes

Planning Board Meeting

October 5, 2017

Members of the Planning Board in attendance were Charles Moreno, Chairman, Donald Clifford, Terry Hyland, and Scott Young. The Chairman opened the meeting at 7:35 PM and announced the members present. Donald Coker was designated as a voting member due to absences. The closing date for applications to appear on the agenda for the November 2017 regular meeting is 5 p.m., Tuesday, October 10, 2017. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM and that the meeting will adjourn by 11:00 PM. Board members turned to the minutes of the September meeting. Don Clifford made a motion to accept the minutes as presented. Terry Hyland seconded the motion, there was no further discussion, and the motion was approved by unanimous vote in the affirmative.

The first item of continuing business was the application of CECIL C. ABELS II for Non-Residential Site Plan Review for a Concert and Outdoor Event Venue to be located at his property at 664 First Crown Point Road (Tax Map 19, Lot 73A). Cecil Abels has contacted the Board and requested a postponement of further review to the November meeting. The application has not yet been accepted as complete, so no formal extension is needed.

The Chairman then called on Bernard Coté of Géomètres Blue Hills, who had requested an opportunity to meet with the Board regarding possible subdivision of land located on Strafford Road and Second Crown Point Road (Tax Map 16, Lot 30). Mr. Coté was accompanied by Alan Williams, who is considering purchasing the land. He is interested in developing lots off the Second Crown Point Road end of the property and conserving the remainder of the parcel, which abuts the power lines and other conserved lands. They have spoken with the Road Agent, who agreed that shared driveways off Second Crown Point Road would be approvable. There was some conversation about the front field and other conservation values of the property, which has recently been logged. It was agreed that a conservation development might make sense for this parcel, and the potential developer noted that conservation development would reduce new impervious surface and would not create new town roads. Board members advised Mr. Coté and Mr. Williams about the process for applying for conservation subdivision.

Finally, Board members noted that the Payne conservation subdivision approval and extension will expire next month. There is no news about the project; Board members will review the files at the next meeting. There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:30 PM.