

Planning Board Meeting

December 3, 2009

Members of the Planning Board in attendance were Charles Moreno, Chairman, Paul Eaton, James Graham, and Lynn Sweet.

The Chairman called the public meeting to order at 7:38 PM and announced the members present. The closing date for applications to appear on the agenda for the January 7, 2010 regular meeting will be 5 p.m., Tuesday, December 15, 2009. The Chairman reminded the audience 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.

There was no formal business before the Board. The Chairman then called on Jay Gagnon and his father of Crown Point Campground, who had requested an opportunity to meet with the Board regarding a proposal to construct several camping cabins for rental at the campground. They hope to begin with two or three sites. The 1988 revisions to the Special Exception allowing the operation of the campground prohibit permanent roofed dwellings. There was some discussion of whether the cabins would qualify. It was generally agreed that the Gagnons would need to work with the Board of Adjustment to revise the Special Exception language to accommodate updates and changes and to clarify the situation. Planning Board members agreed that they would recommend that the Gagnons work with the Planning Board to complete a site plan for the campground as part of the process of revising the Special Exception. It was agreed that the recent septic plans and a 1994 perimeter survey of the campground property provide a lot of information that could be compiled into a single site plan. It was agreed that a new site plan should include the property perimeter, setback lines, buildings and structures on site, roads, septic locations, and the pond and watercourses. It was agreed that wetlands delineations would not be needed since the septic systems have been recently redesigned and constructed. More detailed information for the sites proposed for the cabins would also be helpful. It was suggested that the two Boards could get together for a joint site review to help coordinate the application process.

Board members then met with Harmony Anderson of the Managed Growth Committee, a committee formed during the NROC community planning program several years ago. The Committee has continued to meet and to research ideas for land use planning and managing future development in our community. One of their projects has focused on agricultural lands. They hope to develop tools to preserve the town's highest value farm soils for agricultural use by encouraging development in other areas. Board members agreed that preserving farm land is an important goal and is a key component to maintaining local community identity and reinforcing our agricultural and residential zoning. Various ideas were suggested and it was agreed that the Board could use updated maps showing prime agricultural soils and soils of statewide and local importance for a baseline. The priorities for the project were discussed, and it was agreed that the Board and the Committee should work together to define goals, to define the criteria, to develop a catch phrase and educate the townspeople, to determine where changes to the current zoning and regulations might be made, and to promote the proposal. There was general agreement that the Conservation Development Ordinance might be an appropriate starting point. Proposing a 'productive soils overlay district' was also suggested. Further discussion will take place at future meetings and work sessions.

Board members then reviewed recent correspondence. There being no further business before the Board, it was moved, seconded and voted to adjourn at 10:15 pm.