

Wilmington Planning Board
Regular Meeting – 7 p.m.
February 1, 2010

Board members present: Bob Peters, Judi Gould, Marilyn Moncsko Bruce Huntington, Bert Yost, and Glen Gebel.

Public present: Bob Guynup, Steve Corvelli, Bill Skufca and Shirley Lawrence.

CALL TO ORDER at 7:00 pm by Chairman Bob Peters.

OLD BUSINESS

VFE VENTURES

- Preliminary approval was granted at the November 2, 2009 meeting. Based on our timeline Peter Coffrin has six months to complete his task. (May 2, 2010)
- Still outstanding is a letter or form from the State Department or other proper entity, that the HOA has been accepted and granted for use.
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WHITEFACE OVERLOOK-Alan Oppenheim.

*The APA is the lead agency.

*Preliminary approval was granted on July 6 and an extension was granted by the Wilmington Planning Board on January 4, 2010. Based on our timeline Alan Oppenheim has six months to complete his task. (July 4, 2010)

*Alan hopes to have his APA approval in time for the March meeting. He is on the APA agenda for Feb. 11 or 12.

WHITE PINES

***DOUG STONER-100 ACRE SUBDIVISION ON JUNIPER HILL.**

*Presently Doug Stoner is having a meeting with the APA on Feb. 10 before he presents the application.

APPROVAL OF MINUTES

Minutes of the January 4, 2010 meeting were approved with motion made by Judi Gould, seconded by Marilyn Moncsko; carried unanimously.

NEW BUSINESS-Lighthouse Bakery-Conditional Use Permit-Kate Santerre.

*Wishes to operate the business formerly operated by John Levy at the Evening Hatch.

*Septic system is new.

*Will be leasing from Jan Betters.

*She has a permit from Agriculture & Markets.

*There were no issues by this board.

DISCUSSION-AES REVIEW OF THE BOWMAN LANE PROJECT.

*Review #3-Page 9 Items 1,2,5,7 & 8 are the items that the Planning Board will be responsible for.

*February 2nd. There will be a walk through of the property with someone present representing First Columbia.

*There was discussion on the Land Use Code and multiple family dwellings.

*There was concern over setting a precedence.

*Referral has not been received from the ZBA for the First Columbia application.

*The zoning board should clarify with the town attorney his opinion of the density and referral process to the Planning Board.

*The Land Use Code is so unclear, it is hard to understand.

*Bruce Huntington would like a special meeting with the boards and the attorney. Bob Guynup stated that he has a letter of opinion from the attorney.

*Bert Yost suggests to the Zoning Board that they adhere to strict enforcement of the Land Use Code allowing 16 units.

*Judi Gould feels the setting of a precedence (going from 16 allowed units to 27) should be considered.

*Bob Peters suggested the zoning board have legal counsel advise on their opinion.

CORRESPONDENCE

*Zoning laws committee is in progress.

ADJOURNMENT- 8:38 p.m.