

Planning Board Minutes
October 12, 2016

Members present: Peter Kassen, Charles Fletcher, John Twomey, Roy Antaki, Bob Delio, Karin Look, Bernice Nadler. Code Enforcement Officer: Bob Temple.

Bob Temple updated us on changes to the state mandated Shoreland Zoning Ordinance from the existing ordinance in regards to expansions of nonconforming structures, setbacks and timber harvesting. Bob recommends that we opt out of overseeing timber harvesting, thereby leaving it up to the Bureau of Forestry. Once we decide how we want to proceed with this we will need to hold a public hearing, then eventually have the members of the town vote on it.

Hidden Valley Camp is replacing an existing structure. Bob Temple has looked into this and said it does not meet the criteria to require Site Plan Review. It also falls outside the Shoreland Zone, so it is not subject to this ordinance either.

The secretary was not present at the April meeting and no minutes were taken. We are re-electing officers so it is recorded. The Chair is Peter Kassen, Vice Chair is Bob Delio and Bernice Nadler is secretary.

Respectfully submitted by,

Bernice Nadler

Planning Board Minutes
November 9, 2016

Members present: Peter Kassen, John Twomey, Karin Look, Andrew Marshall, Roy Antaki, Charles Fletcher, Greg McDaniel, Bob Delio.

Meeting commenced at 7:10 P.M.

Approval of minutes is being postponed until meeting on December 14.

Discussion of possible changes to the Shoreland Zoning Ordinance (SZO).

Peter made a motion to amend the SZO (exact language to be published later.) Seconded and passed unanimously.

Peter made a motion to hold a Public Hearing at 7 P.M. On December 14, 2016 to present changes to the SZO. Seconded and passed unanimously.

Meeting adjourned at 7:45 P.M.

Respectfully submitted by,

Peter Kassen

Planning Board Minutes
December 14, 2016

Board members present: Peter Kassen, Karin Look, Greg McDaniel, Bob Delio, Bernice Nadler, John Twomey, Andrew Marshall, Charles Fletcher. Members of the public present: Bonnie Hrichak, Kate Campbell. Code Enforcement Officer: Bob Temple.

Public Hearing convened at 7:03.

The state has recommended amendments to the Shoreland Zoning Ordinance (SZO), which we discussed.

At 7:15, Public Hearing temporarily adjourned until CEO, Bob Temple, arrives.

Planning Board meeting commenced at 7:15.

Motion to accept the minutes for our meetings in October and November was seconded and passed unanimously.

General discussion of the enforcement of the SZO.

The Planning Board will ask the Select Board to include in the Town Warrant the below amendments to the SZO.

Public Hearing re-commenced at 7:40 with the arrival of Bob Temple.

The source of these proposed recommendations was the Department of Environmental Protection (DEP). Bob Temple shared background information on the SZO.

Public Hearing adjourned again at 7:58.

Planning Board meeting re-convened at 7:58.

Peter proposed that we amend the SZO and send the proposed amendments to the Select Board. They are as follows:

- 1) The date of adoption.
- 2) Section 12, part C.
- 3) Section 15, part O.

Motion was seconded. Vote approved and passed by 5 members, with 1 opposed and 1 abstention.

We will meet again in March, prior to Town Meeting. Meeting adjourned at 8:44.

Respectfully submitted by,

Bernice Nadler