

Present: Patty Chaffee – Chair; Alan Putnam – Vice Chair; Keith Weed; Richard Carter

Alternates: Rosie Smith-Hull

Absent: Bill Rescsanski; Alissa Bascom; Gabe Bailey; and Lenny Ostasiewski

Staff: Liz Emerson

Members of the Public: Jim Fowler and Dick Holmes

Patty Chaffee called the meeting to order at 7:01pm.

Ms. Chaffee seated Ms. Smith-Hull as a regular member for this meeting.

Approval of minutes of 10/18/2022:

Motion by Mr. Weed to accept the October 18, 2022 minutes as submitted, seconded by Mr. Putnam. 4-0-1, motion approved [R. Smith-Hull abstaining].

Agenda Review: none

Applications: none

Continued Business: None

New Business: None

Administration:

Communications:

a) Board – Master Plan Discussion

Ms. Chaffee explained that the Board has been requested to review the Master Plan for any contradictions between the Natural Resources, Land Use and Housing chapters. She invited Mr. Lincourt to attend, as he was vital to the Land Use and Housing chapters, but he was unable to attend. She suggested that the Board review the Master Plan for items that could be considered at a future meeting. These items include to assure best management practices are followed, to maintain and improve water quality, to eradicate invasive species, to protect and preserve wetlands, to manage new builds in the floodplain, to protect and preserve groundwater resources through a mitigation plan, to preserve and protect plantings on Main Street, to conserve agricultural lands, and to protect and preserve wildlife habitats. She stated that she is unclear what the Planning Board's purview is over some of these items but noted that the Board is willing to help move them forward however it best can.

Ms. Emerson noted that one of the questions is how the Board can help encourage development while preserving and protecting open space areas.

Ms. Chaffee stated that the plan noted that undeveloped forested land lies in Zones D&E. There is a recommendation to modify the zoning ordinance for Zone D to allow multifamily housing by special exception and explicitly allow multifamily in Zone E. It appears at the time this was created that the Land Use group looked at Zone D as a target area for a lot of future development, as that is where most of the Town's undeveloped land is. She noted that she does not believe the Land Use group would have tried to create conflicts with Natural Resources Chapter.

There was discussion regarding wildlife corridors and protecting these areas. Ms. Chaffee suggested that there be additional information regarding how this would impact these areas. There may need to be a compromise that some areas need to be kept clear, with an understanding that proposals would need to be located around them. Mr. Putnam agreed that proper places to develop and preserve need to be better detailed.

Ms. Chaffee asked Board members to review the Implementation Chapter to see if other items could also be considered for zoning changes.

The next meeting is tentatively scheduled for December 6, 2022. A public hearing is scheduled for December 20, 2022, regarding the proposed zoning amendments.

b) Public Participation: none

Motion by Mr. Weed to adjourn at 7:40pm, seconded by Ms. Smith-Hull.
5-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary