

**Present:** Terry Spilsbury - Chair; Doug Neill - Vice Chair; Jeff Lessels - Ex Officio; Sharon Francis; Dick Lincourt; Gabe Bailey; Alan Putnam

**Alternates:** Rosie Smith-Hull; Patty Chaffee;

**Public:** Scott Wade; Phil Turner; Joe Cobb; Jeremy Wood; Peter Plunkett

**Zoom:** Carol Clarke; Aare Ilves; Albert St Pierre

Terry Spilsbury called the meeting to order at 7pm and asked for any persons on Zoom to identify themselves.

Terry Spilsbury confirmed that he had recently been outside of New England for a family funeral and was not aware of the quarantine regulations at the time: having worn a mask at all times when out in public he felt that he did not pose a risk and offered to leave the meeting if anyone felt strongly that he should, no objections were raised.

There are no applications on the agenda tonight.

**Minutes of the meeting of September 15<sup>th</sup>:** amendments: Terry Spilsbury: p.1, para. 2 insert “topic of” between “the” and “Task”; p. 3, para. 11, line 2 add “as an accessory to a primary residence” after “property”; p. 3, para. 11, line 4 insert “up to” before “45”; Sharon Francis: p. 1, para. 7, line 3 changer “chapter by chapter” to “section by section”; p. 3, para. 9, line 2 change “pulled” to “approved”; Dick Lincourt: p. 1, para. 11, line 2 delete “but are beyond the scope of the town”; p. 2, para. 14, line 2 insert “costs of communities’ services” after “various”.

**Motion by Dick Lincourt:** to approve the minutes of the meeting of September 15th as amended, seconded by Sharon Francis. All in favor with the exception of Doug Neill, Jeff Lessels and Gabe Bailey who were not present. Motion approved.

**Land Use and Housing:** Dick Lincourt confirmed that the sticking point right now is the break-even point calculation which is proving troublesome.

**Energy, Utilities and Public Services:** Patty Chaffee confirmed that her goal is to finish the outline this week. This Task Force will present at the first Planning Board Meeting of November.

**Recreation:** Gabe Bailey confirmed that a meeting for this Task Force is scheduled for this week.

**Education:** Alan Putnam confirmed that the Task Force attended the local Site Base meeting and had good contact with the local school principals.

**Regional Concerns:** Jeff Lessels confirmed that there is nothing new to report at this point: the Task Force is waiting for data from other Task Forces.

**Population:** Liz Emerson confirmed that the statistics in this chapter have been updated with the latest available; the 1970 data has been retained to more clearly illustrate the changes. Terry Spilsbury spoke about population growth in the 1960s to 1980s and the related pressures and challenges in the town. A discussion ensued on various developments in town: mobile home parks - their change to accepting families; business development and worker migration to area businesses including in Springfield, VT.

Sharon Francis suggested that Covid 19 and climate change should both be mentioned in the “Population Issues” section of the chapter.

**Economic Development:** Phil Turner presented the 4th draft of this chapter.

Phil Turner will reach out to Ceda to invite the board to attend an upcoming Planning Board Meeting.

A discussion took place on the relative merits of the strategic objectives with pros and cons and different perspectives.

**Questions:** Sharon Francis spoke about the Federal relicense for the local hydropower company which warrants investigation. She further stated that there should be maps in the town office relating to land ownership along the river.

Patty Chaffee confirmed that any proposed changes for the Fort at #4 must be in line with their mission.

Planning and Zoning Board Regulations: Joe Cobb and Jerney Wood expressed the need for clear, specific and concise regulations which can be easily followed and applied by applicants as well as Board Members.

**Break even analysis group:** Terry Spilsbury, Dick Lincourt, Bill Rescsanski and Phil Turner will schedule a meeting to settle on an appropriate methodology.

**Communities, Facilities and Utilities:** this presentation was postponed until October 20th.

Liz Emerson provided Board Members with a summary of the latest actions and activities in town.

Doug Neill mentioned the development at Hastings Court: as at this point there is nothing that the Planning Board can enforce; if anything can be enforced it will be. Liz Emerson confirmed that she has spoken with the property owner who has confirmed that the area is his hangout area and he is aware that if there are any commercial plans there will be a requirement to present to the Planning Board.

Comment from Sharon Francis at the meeting of 10/19: a criterion for a site plan review in our regulation is that there be a "change of use".

Sharon Francis asked for recommendations from the Planning Board Administrator to be sent as official memos: Terry Spilsbury agreed.

Terry Spilsbury called for a motion to adjourn at 9.20: motion by Rosie Smith-Hull, seconded by Doug Neill, meeting adjourned.

Sarah Davis  
Secretary