

Minutes Planning Commission Meeting March 25, 2014

Attending: Matt Tell, Edie Mas, Patti Smith, Francie Marbury, Bennett Grout

Mary Sargent (Zoning Administrator)

Meeting was called to order at 5:15 pm by Matt Tell-Chair. Edie mentioned that the Windham Regional meeting was scheduled for March 25th, and she needed to leave PC meeting at about 6:45 to go as they did not have a quorum at the last WRC meeting so the Town Plan had not been ratified by the WRC.

1. **Minutes**

Motion to approve March 11th minutes. Unanimously approved.

2. **Mail**

AT&T's proposal was discussed at length, as Bennett had walked the site, and Matt had blown up the maps to make it possible to see what they were planning to do. Maps will be in town office for others to review if desired. Edie did post information about proposal and balloon test on "Front Porch" and a couple of people responded. Decision made to hold a town meeting, possibly on April 14th (DRB meets April 15th). Matt will coordinate with Select Board. It will be warned, once it is confirmed by both SB and AT&T, and announcement put into Front Porch. Edie will contact same town representatives etc as before with VTel application. Balloon test still scheduled for April 3, 9 am-1 pm, with backup date April 4th. They will inform Town Clerk day before the test.

3. **Zoning Review**

Article VI: Josh has not yet sent comments, said he would in a week.

Article III: Continued review of "Comparison of Present and Proposed Zoning Districts". Corrections will need to be made in this draft document by Staley.

VII: (Section 306) "s" added to Accessory Uses and Buildings to be consistent with later section. (p. 3). There is a definition of them.

AGR/F: (Section 307) (p. 5). The following changes were made:

1. Move Farmstand back to permitted use. Move Garden, Farm, or Nursery Supply Store back to conditional use. Understanding here is that this is a much larger commercial operation than Farmstand, and needs additional review.
2. Change "Forest Management" to Forestry, as suggested.
3. Change "Renewable Energy Systems" to "Small Wind Energy Systems and Photovoltaic Systems" (delete Small hydro projects as this is subject to State review and permitting). (these terms need definition).

Meeting adjourned at 6:45 pm, when Edie needed to leave. Next meeting will be April 8th, at 5 pm.



Respectfully submitted, Edie Mas