

Minutes Planning Commission Meeting Feb 24 , 2015

Attending: Matt Tell, , Staley McDermet, Edie Mas, Bennett Grout, Patti Smith, Kate Buttolph
Mary Sargent (Zoning Administrator)

Excused: Tim Segar

Matt called the meeting to order at 5:42 pm.

1. **Minutes**

Motion and second to approve minutes of February 10th, with correction in Kate's name. Approved.

2. **Mail**

Matt reported no mail.

Matt received an email from Diana Todd, who wants to develop a recreation trail through town to connect with Hogback. Suggestion to her would be to contact Hogback trail people as they might be helpful. Brief discussion about trails in town that exist and are quasi-public, but not necessarily known to all in town. Open to whom? Should they connect with neighboring town's trails?

3. **Town representatives to Windham Regional Commission**

Edie has agreed to continue this year; as Emily Kunreuther has resigned, another rep is needed. Edie mentioned that it is very helpful to have both members be part of the PC (Emily was on the PC for many years when she was also WRC rep). That way, there is more communication between Town PC and WRC. Attending the monthly meetings has been problematic recently as they fall on the alternate Tuesday when the PC has also been meeting. Each WRC commissioner is also expected to be part of at least one committee. Kate said she might consider it, but needed to review her current commitments.

4. **Zoning Review: Article III**

Concerning possible new Conservation Priority areas, more people have gotten back, interested in being part of the Conservation district, and will be noted on the draft map. Staley has not met with Jeff yet to discuss Ag/Forest district. Edie also needs to get the Flood/Fluvial map from him. Matt was able to have the Town locate the files on the Town Park, which are now located in the PC file.

Concerning Variable Lot Size, Patti was able to find a description of "Fixed Area Zoning", which is being considered for the Ag/Forest area. There was a consensus that if enacted, the zoning would need to have a requirement that the lots and restrictions be notated in the deeds. The difficulties of enforcing this over time were discussed, and no decision was made whether to include it in the zoning.

5. **Section 340- Definition of Wildlife Road Crossing Overlay District (page 27 of current draft)**

Patti shared her findings concerning the rationale for wildlife overlays. The State's Fish and Wildlife division gave the Conservation Commission(CC) results of bear habitat research that showed that bear need 650 feet (200 meters) to a house (hence 650 feet on each side of a house in the center, plus size of the house = 1500 feet for crossing). Their research also shows that they need a buffer zone ¼ mile from an essential bear habitat (e.g. bear-clawed beech stands). She has not gotten the specific rationale for each crossing the CC gave the PC, which is needed to back up the crossing, but will follow up on this. Suggestion made that each crossing could be numbered, and rationale listed. Edie shared her rendition of the crossings on the large draft zoning map, mentioning that a number of them have houses already in them, and others consist of multiply-owned lots.

The description was reviewed. Staley suggested eliminating "permitted" from Sections 340.2 and 340.3. Approved. He also suggested changes to 340.3, adding they would only apply to existing structures before the zoning was approved. This was not approved for (#1-Alterations to existing structures) and was approved for (#2- New Accessory structures). #3, which talks about fields, pastures, etc., was eliminated.

Discussion stopped at Section 340.4 (#3a).

Meeting adjourned at 7:35 pm. Next meeting on March 10th, at 5:30. Staley is unable to come.

Respectfully submitted, Edie Mas