

## Minutes Planning Commission Meeting September 8<sup>th</sup> , 2015

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

Matt called the meeting to order at 5:05 pm.

1. **Minutes**

Motion and second to approve minutes of August 25<sup>th</sup> . Approved unanimously.

2. **Communications:**

- a. The National Business Institute will have a conference on Easements December 3<sup>rd</sup> in Burlington. Kate may possibly attend.
- b. Notice from Select Board to PC of road site inspection on Gilbert Road Thursday Oct 8<sup>th</sup>, 3 pm. There will be a hearing afterwards at 4:30 at the Town Office. Question is whether it should be a Class 3 road.
- c. Forrest and Staley have reviewed Town Permit Fee Schedule. There are some format issues and some content issues. Mary also added that there also are some things missing, such as no charge for a site review, no accessory building charge. Mary will make changes, go over with Forrest, and bring back to the PC.

3. **Zoning Bylaw Revisions**

Section 470: Renewable Energy Systems

- a. Staley needs to check with a couple more people before presenting his suggestions for review. With the Public Service Board, an application for 15 kW is a quick review (ten days); 150 is another review marker, then 500 kW.
- b. Edie mentioned she has gotten clarification on term “producer”. GMP and the State have defined it very specifically: it means any system over 150 and sold directly to GMP.

Section 360 Shoreland Regulations

Started at 360.1.

Question as to what is “natural”. Take out “*as classified as shorelands and include*”. Add North Pond wetland.

360.2. Take out “*high*”. It should read: “...lands within 250 feet of mean water level measured on a horizontal plain of the water bodies identified...” etc as written. Change “setback from (*delete normal*) mean (*delete high*) water mark...Veggie buffer shall extend from “mean” (*not high*) water level of 100 feet. Change preexisting *activities* to “land use”.

Section 370 Surface Water Buffer Overlay District

370.1. Patti suggested defining the shoreline by order of stream as opposed to naming the stream or section of a stream. She referred to New Hampshire Guidelines. The buffer would vary between 50 to 350 (on each side of the stream), using study by Jeff Nugent of WRC. Discussion about whether a 700 foot width was doable.

370.2 Agreement to remove references to “after 2005” as we are changing this section altogether and can’t go retroactive on it.

370. 3. No changes.

Patti mentioned that George Leoniak will be able to come to the next meeting to discuss justifications for each suggested wildlife crossing.

Meeting adjourned at 7:00 pm. Next meeting on September 22<sup>nd</sup> , the regularly scheduled time, at 5:00 pm.

Respectfully submitted, Edie Mas