

PPLANNING BOARD
THURSDAY, APRIL 13, 2023
RESOURCE ROOM

Attendance: Vice chair Jake Schultzberg, Aaron Socrat, Meg Schlesman, Ernie Marks, Mike Greco, Matt Benoit Community Development Director

Absent: Chair Tracy Sharkey, Mike Zwicker

Vice chair Jake Schultzberg called the meeting to order at 7:00 PM.

1. (7:00 PM) (0:20 TS) Accessory Apartments Extension – 174 South Street (Skinner/Beckwith) – Possible Votes
Mr. Benoit stated that this is set to expire this month and it still meets all the criteria for the town.
(7:01 PM) (1:00 TS) Motion to grant the accessory apartment extension made by Ernie Marks, 2nd by Aaron Socrat. The vote passed unanimously.
2. (7:01 PM) (1:30 TS) BVLC – Bond Estimate Review – Possible Votes
Mr. Benoit stated that they do not have feedback from the peer review consultant on this matter yet.
3. (7:01 PM) (1:40 TS) Letter from Open Space Committee – Possible Votes
The Open Space Committee submitted its open space and recreation plan to the state for approval and the committee is just looking for a letter of support from the town boards and commissions. The committee is required to have a letter of support from the Selectboard, and the Planning Board and the deadline is May 4th. The Board will review the letter and put it on the agenda for the next meeting to vote.
4. (7:05 PM) (5:50 TS) 61A Letter for 34 Hemlock Street – Possible Votes
This property is in private ownership right now and is approximately 50 acres and this is transferring out of 61A and onto the regular tax roll so state law says the town gets the first right of refusal to purchase this property. Mr. Benoit showed the Board a picture of the location of the property, so this is up to the Board to recommend the town purchase or not purchase this property. The town is not required to have a certain percentage of open space land the town just must have the inventory in the open space plan, and the state forest is considered open space. For the record Mr. Benoit stated that there is no town water or sewer in this area, if the town were to consider this for any recreation purpose it's going to need a water tank or well for irrigation. The Board is going to put this off until there is full Board to vote.
5. (7:12 PM) (12:15 TS) Subdivision Regulations
The Board will hold this item until all members are present to discuss it.
6. (7:13 PM) (13:00 TS) 93 Davis Street (SPR-200428) – Letter from Ken Frasier
The Boards take on Mr. Frasier's letter is that he doesn't see any public safety issues, but he did see that the catch basin is not working as designed without the topcoat, and stated he doesn't have jurisdiction over the stormwater piece and just wanted to bring it to the Boards attention. Mr. Benoit's opinion is that this is only a burden on the property owner and any abutting owners but is a civil matter. The Board is going to leave this item on the agenda for the next meeting so that Mr. Zwicker and Ms. Sharkey are present to give their input. The applicant's engineer is starting to survey for the drive through. The town does not have a bond so there is no recourse they can take to make them do the topcoat.

Upcoming Meetings: April 27, 2023 & May 11, 2023

(7:21 PM) (21:10 TS) Motion to adjourn the meeting made by Aaron Socrat, 2nd by Ernie Marks. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin