

Planning Board
Board Room, Municipal Building, 7:30pm
April 28, 2009

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Judith Esmay (Chair), Jim Hornig, Bill Dietrich

Alternates: Mike Hingston

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

Connolly announced that Joan Garipay has been appointed to the Planning Board as a full member. She will need to report to the Town Clerk to be sworn in.

1. Discussion of existing and future uses and services in residential areas-

ESMAY noted that the Board's goal is to approve the map, with its areas outlined, and the charts (matrix) as to the categories listed and their content, with the ultimate goal to fashion a zoning ordinance.

Vicki Smith went over the recent changes made to the matrix and explained that the matrix and the map were created in conjunction with each other.

There was some discussion surrounding different categories on the matrix and Vicki will be making some additions to it, including those mentioned in a letter from Doug McIlroy. He stated his concerns over lack of community wide natural values.

Joan Garipay arrived to take her seat on the Board.

Winifred Stearns expressed her concern over lack of height restrictions and trees. She would like the Board to think "preservation".

Jim Kennedy expressed a concern over the terminology and clarifications used in agriculture. He has offered to help with this to be sure to use the correct terms in relation to state definitions.

Jonathan went on to explain the updated map. It was made clear that sidewalks are not part of the Rural Residential Project, but belong to the Capital Improvement Plan.

ESMAY is interested to know if there is any way to assess how many people would walk more if they could. Jonathan thought maybe the census would help.

The Board decided the map is complete.

Bill Baschnagel would like the Board to understand it can decide what characteristics can apply to what areas and what direction each area should take.

Jonathan would like to see the Board ponder residential policies and qualities and how to organize the future approach to this project.

2. Elections-

Vice Chair:

CONNOLLY nominated DIETRICH with HORNIG seconding. MAYOR made a motion to close the nominations with FAULKNER seconding. The vote was unanimous in favor of the nomination. The voting members were: Mayor, Garipay, Hornig, Faulkner, Esmay and Connolly, with Dietrich abstaining.

Clerk: Traditionally, the newest board member is “awarded” the role of clerk. CONNOLLY nominated GARIPAY, with MAYOR seconding. DIETRICH made a motion to close the nominations with HORNIG seconding. The vote was unanimous in favor of the nomination with GARIPAY abstaining.

3. Other business-

A. HORNIG expressed concern over the decision by the Selectboard to present a proposal at town meeting, without some prior discussion with the Planning Board, regarding the Water Company property. CONNOLLY described the proposal to the Board. HORNIG would like the Planning Board to discuss, should the vote go through, how the land should be used in the future.

BASCHNAGEL asked that the Board make recommendations to the Selectboard concerning thoughts and suggestions on how the property should be handled in regards to preparing the proposal and also possible process suggestions for the dispersal of the property in the future.

B. Free breakfast by the Housing Coalition will take place May 8th at 7:30 am at the Fireside Inn & Suites in West Lebanon.

C. Erica Alders will be joining the staff office, in early June, while mentoring with our own town attorney, Walter Mitchell. She comes to us from Ropes and Gray.

D. There is a proposal coming from the Regional Planning committee regarding the Geographic Information System.

4. Adjourn- The meeting adjourned at 10:06pm

Respectfully submitted,
Denise D. Shibles
Recording Secretary