

Planning Board
April 21, 2021

The April Planning Board meeting was called to order at 7:02 p.m. In attendance were Ted Gerber, Charles Tarbell, Nick Archer, Recording Secretary Cindy Kimball, and Chairman Colin Holme along with Code Enforcement Officer John Bell. Ray Merrill joined at 7:12 p.m.

The first item on the agenda was a review of the March minutes. Hearing no discussion, Charles made a motion to accept as written. Ted seconded the motion and the vote was 4-0 in favor.

The second item on the agenda was a SLZ application from Nick Archer. He was asked to abstain from voting as it would be a conflict. The application requests a small replacement of an existing deck on an existing camp. His check for application has been submitted. Charles made a motion to approve the application. Ted seconded the motion and the vote was 3-0 in favor of.

The third item on the agenda was a request for a 2 year extension to an existing SLZ application. Tom Murch would like an extension due to hardship of finding a reliable contractor, COVID restrictions and the pandemic. John Bell requested counsel from MMA and in response the PB was advised it could not grant an extension under current criteria. The previous extension was granted outside of the legal time window and even if that extension was valid, Tom has not meet the 30% building progress required to request another extension. The PB does not have the authority to grant an extension and Tom was advised to seek legal counsel or move forward through the Appeals Board. Although there was some agreement that the gas station and convenience store would be beneficial to the town, there was no way the PB could grant an extension.

The next item on the agenda was Kerry Hewson with an application for a lot subdivision within the Camp Joseph Subdivision on McWain Pond. One lot would be on waterfront with the thought to sell it in the future, the other lot she would like to build on. Kerry noted she has emailed all abutters but Colin noted she will need to include everyone in the McWain Pond subdivision then all replies will need to be forwarded to the PB. Charlie noted that section 8 of the General Requirements would need to be waived for approval.

John also noted he has not received the application fee. Charles made a motion to accept the lot subdivision application contingent upon all landowners in the subdivision are notified and approve, the fee is received, and section 8 of the General Requirements are waived. Ray seconded the motion and the vote was 5-0 in favor. Charles said he will draft the Findings of Fact and they will be at the Town Office for everyone to sign. They will be reviewed at the next monthly meeting. Kerry noted she will submit the fee at the Town Office this week.

The last item of the meeting was a discussion of possible planning issues the board may want to address. At the previous meeting, each member was asked to bring 3-5 future items to discuss.

The following is a summary:

- Ted:
- 1) abandoned property
 - 2) junk yard vs. littered property
 - 3) taxation on future solar projects
- Nick:
- 1) Waterford Flat village area
 - 2) historical section protection, role of the Lake House in Flat
 - 3) gas station P&K in North Waterford
- Charles:
- 1) protection for village/historical district
 - 2) conservation land - promote donations and easements
 - 3) commercial zoning
 - 4) bulk water extractions
 - 5) key elements to keep town vibrant
- Ray:
- 1) building conditions/temporary structures
 - 2) old vehicles in yards
 - 3) junk yards/clutter
- Colin:
- 1) bulk commercial water extraction
 - 2) siting solar projects to minimize environmental impacts
 - 3) waterfront common areas - are standards needed in SZ?
 - 4) franchises - will they impact the rural character of the town?
 - 5) storage facilities - aesthetic and environmental impacts

The PB discussed each item and noted these work items should include other town organizations, including but not limited to the KLA, the Library and the

Historical Society. Priorities need to be set, involve the town counsel, and town organizations and groups. These will take time and commitment.

Colin talked about the Comprehensive Plan. The original CP included zones for historic districts, rural areas, etc. It was worked on by a committee and AVCOG but when an actual ordinance based on the Comprehensive Plan went before the people of the town at the annual town meeting, it was defeated. In order for the town to approve a new CP, there should be a new CP committee.

Nick discussed the Lake House and his desire to find out what is in store for its future. John noted the current owner is not planning to repair the building at this time. He said there may be state level grants available to help restore the building and keep it from deteriorating further.

Some of the items will be less time consuming than others. Water extraction, solar project land siting, and storage facilities would like require zoning changes and model language developed. These may be more appropriate to be worked on first. The PB will try to work on one item after the regular agenda at each monthly meeting. Suggestions for the next meeting were water extraction, solar project land siting, and commercial storage facilities. Some of the other issues like policies to keep the town vibrant, junkyards and the historic village district should be discussed first with the Select Board. A joint meeting after the pandemic restrictions lift was thought to be the best approach.

Nick made a motion to adjourn the meeting at 8:20 p.m. Charles seconded the motion and the vote was 5-0 in favor.

Respectfully submitted,

Cindy Kimball