

Public Hearing
January 15, 2020

The Public Hearing for proposed Subdivision Ordinance changes was called to order at 6:30 p.m. PB members in attendance were Bruce Sanborn, Charles Tarbell, Ted Gerber, Recording Secretary Cindy Kimball, and Chairman Colin Holme along with Code Enforcement Office Bill Haynes.

Since no one showed up for the public hearing, Colin reviewed the proposed changes. Some minor changes were made and Colin and Bill will determine how the ordinance changes will be presented to the town on the warrant.

Brenda Bigonski, Town Clerk, arrived and swore in Charles Tarbell, Ted Gerber and Colin Holme to their positions for the Planning Board.

Ted made a motion to adjourn the public hearing at 6:45 p.m. Charles seconded the motion and the vote was 4-0 in favor.

Planning Board
January 15, 2020

The January Planning Board meeting was called to order at 7:00 p.m. In attendance were Bruce Sanborn, Charles Tarbell, Ted Gerber, Recording Secretary Cindy Kimball, and Chairman Colin Holme along with Code Enforcement Officer Bill Haynes.

The first item on the agenda was a review of the December minutes. Bruce made a motion to accept them as written. Ted seconded the motion and the vote was 4-0 in favor.

The second item on the agenda was Brian and Julie Sullivan of Bear Mountain Inn who came for approval of a pub at the inn. The pub will be opened Saturdays and Sundays from 1-6 p.m. in the off season of weddings and events, and will offer beer, wine and liquors along with a limited food menu. They hope to have snowmobilers, seasonal people, and locals come to enjoy the pub. The PB members reviewed the existing use of the property, a bed and breakfast, and determined the pub isn't a significant change of use since the same area used during the warmer months will be used with no

expansion or changes. Bruce made a motion to allow Brian and Julie to operate a pub at the Bear Mountain Inn as a continuation of an existing use. Ted seconded the motion and the vote was 4-0 in favor.

The next item on the agenda was Kevin Corbett of Solar Raise and Rick Barnes, Engineer, presenting a plan for a solar field off Bisbee Town Road in North Waterford. The property is 53 acres with the developed area being 20 acres on the highest portion of the land. They are currently in the preliminary stages of surveying and identifying property lines and the topography. A 7' chain link fence will surround the property for safety purposes, and the property will be monitored remotely 24 hours a day 7 days a week. The solar panels will be 3' high at the lowest point and 9' high at the highest point with meadow and wildflowers covering much of the land surface under them. They are reviewing its visibility from surrounding areas and noted that a natural buffer will be kept between the developed property and current neighboring houses. Clipped energy, which is excess energy produced by the panels, will be stored in batteries and discharged as needed during darkness or energy-use peaks. The PB discussed that a full application will be needed as well as a site walk and public hearing. Rick noted they are working on the details and they will return with the application.

Next on the agenda was Ben Calileo who would like to purchase, fix, and resell automobiles from his house on Mill Hill Road. He indicated that he will need a state license and a recycling permit to buy salvage vehicles and resell them. His house sits back from the main road and he doesn't plan to buy and sell more than 12 autos per year at this time. He stated that he would only be working on one or two cars at a time and he would not have cars out for sale similar to a dealership. Colin read the home occupation standards and the PB determined this meets the criteria. Bruce made a motion that Ben Calileo's proposal to purchase, fix and resell automobiles at his house on Mill Hill Road in Waterford meets the criteria for a home occupation. Charles seconded the motion and the vote was 4-0 in favor.

The proposed ordinance changes were next on the agenda. Colin and Bill will rewrite and determine how they will be presented at the town meeting for the public to vote on.

Next on the agenda was Charles' changes to the dock permit application. He provided more detail in the dock length, setbacks and number of docks allowable on a piece of property. They discussed the November 1st rule that docks should be out of the water and decided it is in the best interest of dock owners to adhere to the rule. Charles will write a letter to let the lakes associations in town know about the new dock permit application and will bring it to a future meeting.

Bruce made a motion to adjourn the meeting at 7:52 p.m. Ted seconded the motion and the vote was 4-0 in favor.

Respectfully submitted,

Cindy Kimball