

**PLANNING BOARD  
MEETING  
MAY 11, 2017**

**MINUTES(final)**

Attendees: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Frank Bolton (Planning Board), Chip Meany (Land Use Coordinator), Neal Kurk (Secretary)

Guests: Ryan and Janeen Lentsch

**I. Call to order.**

The meeting was called to order by Mr. Francisco at 7:02pm

**II. Conceptual Review: Design standards for home in Clinton Grove Historical Overlay District at Map 407-70, North Side of Flanders Memorial Road. Applicants are Janeen & Ryan Lentsch.**

Janeen Lentsch handed informational packets to the Board to review that included pictures and details of the house they are proposing to build. They plan for the house to be 300-400 feet from the road which will be visible from the road when there are no leaves on the trees.

Discussion regarding the architectural design of the house. If the house is indeed in the Clinton Grove Village district, the house will need to be comparable to the historic buildings in the surrounding area. Ryan Lentsch is concern with the materials to build the house, he said as long as it looks like it's supposed to, why does the material matter. Mr. Fillmore said that any material is fine as long as it looks like the surrounding homes. Ryan also mentioned about making the siding out of brick instead. Mr. Kurk said as long as it's from the historic times, it could be acceptable. Suggestion was made for the Lentsch's to look at a house in the neighborhood and make their house substantially similar, ex: The Pope house. Pg 28 article 22.9 - Clinton Grove is a designated village district

Mr. Francisco stated that if the Village District is 350 feet from the road and the house is 351 feet from the road, then they would no longer be in the Village District. There was a discussion on if a scaled map existed to see if the house would actually be in the Village District. Mr. Meany plans to visit the site mentioned above on Friday, 5/12/17 to determine what the actual Village District consists of. Once determined, the Lentsch's may not be in the Village District. If they are out of the Village District, Mr. Meany will withdraw their ZBA application and refund their money.

**III. Reviewed Minutes from the 4/13/2017 Planning board meeting.**

Mr. Fillmore made a motion to approve and Mr. Kurk seconded. Motion passed 4-0-0

**IV. Reviewed Minutes of the Site Walk of 4/29/2017**

Mr. Kurk made a motion to accept the minutes from the 4/29/17 site walk as amended and Mr. Fillmore seconded. Motion passed 4-0-0

**V. Reviewed Weare's Subdivision regulations**

Discussion regarding wanting to replace the Subdivision regulations 2.5 dealing with exemptions of future zoning regulations.

Mr. Kurk moved to adjourn and Mr. Fillmore seconded. Motion passed. 4-0-0