

PLANNING BOARD

August 24, 2017 - Draft Minutes

Attendees: Craig Francisco(Chair), Bruce Fillmore (Vice Chair), John van Loendersloot, Neal Kurk, Tom Clow, Chip Meany (Land use Coordinator), Jennifer Scoledge (Minute Taker)

Meeting called to order at 7:04pm by Mr. Francisco

Guests: Art Siciliano, John Knox

Mr. Francisco appointed Mr. van Loendersloot as a voting member.

I. Lot Line Adjustment: John R & Rodalyn N Knox 132 Cross Road, Map 406-32 & 33 in a Commercial and Rural Conservation Zone

Mr. Francisco reviewed the application and stated there are waivers for wetlands and topo and state that everything else seems to be there. Mr. Kurk moves that the waivers for the wetlands and topography be granted and Mr. Clow seconded. 5-0-0

Mr. Kurk moves that the application to be accepted as complete and Mr. Clow seconded 5-0-0

Mr. Siciliano representing John & Rodalyn Knox. Lot line adjustment between lots 32 ad 33 on Map 406 on the south side of Cross Road which he will correct the location sketch and add the missing information. Lot 32 is currently 1.75 acres and Lot 33 is currently 6.8 acres neither in the flood hazard zone or the aquifer protection area. Lot 32 is in the rural conservation district, with an existing house, garage and driveway with a well over by the wall to the east. The other parcel, Lot 33, has existing shop and shed and warehouse and is zoned commercial. Proposing to add Parcel A from 33 to go to 32 . Lot 33 will be 5.03 acres and lot 32 will be 3.52 after adjustment. There is a lot of frontage for each lot and he has a few monuments to set. The purpose of this is that parcel A is a pasture and it has animals with it and would like to keep it with the house.

Mr. Kurk asked Mr. Francisco if there is an issue with fact that the two existing sheds are too close to the property line? Does it create a problem? Mr. Francisco said it does not create a problem. If lots were to be sold, then someone would have an issue with the red shed being over the property line, but the way it currently shows, he does not see it being a problem.

Mr. Kurk moves that the application be approved subject to the condition that the five monuments be set and the locus map be fixed prior to being signed off on the mylar. Mr. Fillmore seconded. 5-0-0

II. OTHER BUSINESS

Reviewed 8/10/17 minutes Mr. Kurk moved that the minutes be approved as amended with section IV to be changed to read One of the Select board members and to change all areas that state PBC to read Planning Board, Mr. van Loendersloot seconded 5-0-0

Mr. Clow moves to cancel the Planning Board work session on Thursday, 9/14/2017 and Mr. Fillmore seconded 5-0-0

III. New Business:

Mr. van Loendersloot started a discussion regarding the recent legislation that allows Keno to pay for full time Kindergarten and cities to be voting on this in the near future. Do we want to make any changes to the zoning regulations as to where such activities would be allowed and in what zone? Mr. Francisco states that only businesses with a liquor license can allow Keno. Mr. Francisco also stated he read a brief conversation that the cities of Rochester and Dover asked the same question and the consensus was that they were not going to do anything, that if you are allowed to sell liquor, then you can sell Keno. Mr. Meany stated that he heard that Dover will be putting it up to a vote. Mr. van Loendersloot asked if we need to be proactive and think about it and have a plan, in case it goes to the Selectmen? Mr. Kurk asked Mr. van Loendersloot to stay tuned and keep the Planning Board informed. Mr. Kurk stated that no zoning regulation would need to be changed. If the towns allow it, then whomever holds a liquor license and wishes to sell Keno, they can. Mr. Kurk says that regardless if the town says yay or nay to allow Keno, the town still gets its share of Keno for full day kindergarten.

Mr. Kurk moved to adjourn at 7:24pm and **Mr. van Loendersloot** seconded 5-0-0

Respectfully, Jennifer Scoledge (minute taker)