

## PLANNING BOARD MEETING

July 12, 2012 MINUTES

Meeting called to order at 7:00 pm by Eric Sandberg

Board Members present: Eric Sandberg, chair; Priscilla Williams; Mike Ledoux; David Upton and Dennis Dellagrecia – alternate

In attendance also was David Bower and Edward Goodrich.

June 12th minutes were read and approved.

### New Business:

Ed Goodrich, a land surveyor, then presented Rebecca Henderson's request for a Boundary Line Adjustment. This was followed by a discussion over how best to proceed. Since the adjustment appeared to be of such a nature as unlikely to affect the interests of abutters, the board agreed, in accordance with Nelson rules, to send registered letters to the abutters, informing them of the proposed boundary line adjustment. If there is no request from an abutter for a public hearing within ten days of receipt of the registered letters, the board will proceed to act on the request at its next meeting. The clerk was instructed to send out letters to the abutters within the week.

David Bower, who is interested in becoming a Planning Board member gave a brief description of his background and his interest in serving on the board. Mike Ledoux made a motion to accept David Bower as a new member of the Planning Board, to fill the spot left vacant due to the resignation of a member. David Bower will serve until Town Meeting next March, when a new member will be elected by the Town. Priscilla Williams seconded the motion. He was voted in unanimously.

### Old Business:

Short discussion on the purpose of narrowing down the definition of a "dwelling". Mike Ledoux will provide us with a write up on "dwelling" for the next meeting.

Eric Sandburg opened up the discussion of the Master Plan. It was agreed upon that the following groups will each have a PB contact person: The Harris Center – Mike Ledoux; Monadnock Conservancy – Eric Sandberg; Southwest Regional Planning Board – Priscilla Williams; Nelson Conservation Group - ?

Other topics discussed were (1) to explore regulations for wind farms, (2) the preservation of Open Space and (3) the future of the Nelson school. There was discussion as to whether the Master Plan should include something about the future of the school. ES proposed that the Planning Board go through the master plan in more detail while giving consideration to proposing any changes.

It was discussed that the Priority Conservation Plan should be online.

Eric updated the group on the Town Buildings Workshop.

David Upton mentioned that some constituents would like to see a "Protective Clause" added to the zoning ordinances. Such a clause would "grandfather" property owners when the zoning ordinances are changed. PW will do some research on how other towns deal with this issue. ES also said that he would look into this.

Move to adjourn at 8:29 PM

Proposed agenda for the Aug 9, 2012 meeting:

The Master Plan

Report from Regional Groups

Working description of "Dwelling"

Protective Clause

Respectfully Submitted,

Julia Lennon, Clerk