

PLANNING BOARD MEETING

Sept 13, 2012

Meeting called to order at 7:01 pm by Eric Sandberg.

Board Members present: Eric Sandberg and Mike Ledoux

Representative from Select Board present: David Upton

In attendance also was Mare-Anne Jarveia.

Aug 9th minutes were read, amended and approved.

New Business:

Mare-Anne Jarveia of Munsonville asked for an informal discussion about a possible sub-division of her property on Old Town Rd. A discussion followed. It was decided that the Board will check on (1) the legality of subdividing her large lot; whereby one parcel will be one acre and (2) to see if it's possible to combine the 2 remaining lots into one. MJ was then advised of the procedure. ES will be in touch with her.

Old Business:

The Board decided that the current description of "dwelling" on page 19 of the Nelson Zoning Ordinance is sufficient and that there is no need to look for a different definition.

Eric S. discussed his findings of the description of "Protective Clause" that is used by nearby towns that are similar in size and demographics to Nelson, noting that all surrounding towns seem to have such a clause, in one form or another. He requested that the clerk find out who was on the Nelson's Planning Board in 2004, so that we can have more insight into this issue.

After some discussion, the Board decided to focus on formal rules of procedures and zoning regulations instead of the Master Plan. The Planning Board's procedures must have clear and concrete steps, clearly documented and outlined in a checklist format. ES and the clerk will meet to work on this.

Eric S said he would share the current rules of procedure and a sample exemplar from the Southwest Regional Planning Commission with other members of the board.

Meeting was adjourn by ES and seconded by DU at 8:00 pm

Agenda for October 11

Lisa Murphy from Southwest Regional Planning Commission to discuss zoning issues

Respectfully submitted,

Julia Lennon

PB Clerk