

PLANNING BOARD MINUTES

NELSON TOWN OFFICE

September 12, 2013

Meeting called to order at 7:04 pm by Eric Sandberg, PB Chairman

PB members present: Eric S., Mike Ledoux, David Upton, David Bower and Donna Kidd.

August minutes to be approved next month

New Business: None

Old Business:

Board members continued discussion concerning review of intent and language used in Zoning Board ordinances. Additions or changes to the regulations would be included in next Town Warrant and require voter approval.

Members reviewed the Planning Board provisions of the nearby communities of Hancock, Dublin, Sullivan as well as the Stoddard Standards and Waterfront Development Regulations. For example, in the town of Hancock's General Provisions, Section 3:1 it states: "All uses permitted in any district are enumerated in this ordinance. Any use which is not expressly permitted in hereby prohibited".

Nelson PB members all agreed that a specific simple statement clarifies any document. It is important to maintain that any prohibited uses may receive special exception from the Nelson Zoning Board of Adjustment.

The Chairman requested that PB members carefully review all Zoning Board ordinances, particularly Article 6, and consider need for possible changes, and/or additions.

Discussion continued regarding possible "funnel development" on Lake Nubanusit which is currently permitted. Dave Upton proposed town adds lake front development regulations similar to those in effect in Stoddard.

Dave Bower noted recent example of resident making a housing change on property. He feels it is important to clearly inform applicants of the Planning Board process and encourage folks to pursue avenues available via the ZBA

Meeting adjourn at 8:05 PM

Minutes were taken by Donna Kidd in the absence of the clerk

Respectfully submitted,

Julia Lennon
Planning Board

Date signed: _____

Eric Sandberg, Chairman _____

Mike Ledoux _____

David Bower _____

Donna Kidd _____

David Upton _____