

PLANNING BOARD MEETING

Aug 9, 2012 Minutes – DRAFT

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

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

Representative from Select Board present: David Upton

In attendance also was John Cucchi and Edward Goodrich, land surveyor representing Rebecca Henderson.

July 12th minutes were read and approved.

Old Business:

- A follow up discussion was held on whether a “Protective Clause” should be added to the zoning ordinances. In summary, the board decided to (a) look at further documentation from towns that are similar to Nelson in size and demographics; (b) acquire a copy of the older Nelson zoning ordinance and (c) arrange to have Lisa Murphy from the Southwest Regional Planning committee to come and speak to the PB.
- The Boundary Line Adjustment for Rebecca Henderson that was presented to the board last month was discussed. Registered letters were sent to all abutters, but no one had requested a public hearing. The Board was thus able to act on the request, in conformity with the Nelson zoning ordinance. Mike L. made a motion that this be approved, it was seconded by Priscilla W. Unanimous vote to accept. The clerk will register this with the County Registrar of Deeds.
- Master Plan Discussion:

The current Master Plan was discussed from the "Vision Statement" to and including "Water and Land". Action Items or suggestions that resulted from this discussion:

- Acquire the 2010 census results for Nelson, a report on the school population and have the town web site updated with new PB board names (JL-clerk)
- Investigate possibility of links on web site for local businesses.
- Updated Master Plan will need some information about the dams at Granite and

Nubanusit Lake; and the Agricultural Commission.

- Need to check on acreage of current use land assessment.

New Business:

- Mike L. read the description of "dwelling" which is on page 19 of the Nelson Zoning Ordinance. There was consensus that the current definition is sufficient. The Board will finalize this decision at its next meeting.
- Priscilla W. commented on the fact that the town of Nelson does not have a Building Code and consequently default to the state's building code.

Motion to adjourn was made by Priscilla W. and seconded by Eric S. Unanimous decision at 8:54 pm

Agenda for next meeting:

Protective Clause

Master Plan

Final decision on description of "dwelling"