

Minutes – DRAFT

JOINT PLANNING BOARD AND SELECT BOARD MEETING

October 11, 2012

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

PB members present: ES, Priscilla Williams, Mike Ledoux and Dennis Dellagrecia (Alternate)

Select Board members present: David Upton, Maury Collins and Susan Hansel.

Presenter: Lisa Murphy from Southwest Regional Planning Commission.

Sept 13th minutes were read and approved.

New Business:

Lisa Murphy opened the discussion on zoning regulations and Planning Board procedures. The following topics were covered:

- Background on the term “Grandfathering”. She gave examples of general and specific situations. She also passed out an Article VI from Peterborough’s PB Policies on non-conforming uses.
- Spoke about her organization whose mission is to help towns that don’t have professional planners at their disposal.
- LM suggested that towns keep informative records of decisions on non-conforming properties, in order to create a paper trail for the future. She also suggested that zoning regulations should contain specific language, especially in regards to “grandfathering”. At the same time, the property owner has the responsibility to document uses and structures.

DU brought up the topic of “lot of record” concerning lake properties that were purchased before zoning regulations were put in place. LM suggested calling the Local Government Center.

A General discussion concerning the concept of Permissive Uses.

Further suggestions from LM:

- Be very specific when writing ordinances. Have an index, table of contents and dates.
- Keep a thorough record of thought process, reasons for denying and approving.

- To help boards and applicants, it is important to have written waivers detailing the reason why this action was taken.
- Checklist and templates should be updated every 5 years along with site plan reviews and sub-division and zoning ordinances.

Joint Session for Planning Board & Select Board:

David Upton presented a request for a building permit on a lot accessed via Miller Road, a private road. Since the request involved a private road, the Select Board requested review and comment from the Planning Board. The Planning Board commented that the waiver of Liability (Harmless Agreement) presented by the requester seemed to fit the requirement.

A motion to conclude the meeting was made by ML at 8:20 pm and 2nd by DD.

The Planning Board Meeting was adjourn. The Select Board continued in session to consider the building application itself.

Agenda for Nov 8, 2012

Rules of Procedure

Respectfully submitted,

Julia Lennon
Planning Board Clerk
