

Planning Board Minutes

Date: January 11, 2017

Time: 7:02

Present:

X	J. Hargraves	X	A. Pease
X	J. Lindquist		W. Stacy
X	A. Leonard		

Also attending: Mark Archambault, Land Use Agent, and a motley assortment of residents.

Documents:

Letter dated December 29, 2016 from Hancock Associates presenting a revised definitive 4-lot subdivision plan.

Minutes:

Opened the continued hearing for the subdivision on Old Northfield Rd. Hancock Associates presented a definitive plan for a 4-lot conventional subdivision. Discussion ensued. A resident asked about the title issue that was brought up at an earlier meeting. Steve Breitmeier reported that his attorney believes that the title is clear. It would be up to the aggrieved party to pursue this, the Planning Board does not have jurisdiction to do so. The Board is waiting for the peer review report from MacKenzie Engineering before taking action on the Plan. We expect to hear from them on Friday. The owner was asked how long the project would take to complete and we were told that he hasn't decided how far he will take the construction. He may only put in the road and wait to see what is happening with the local housing market before proceeding further.

At 7:45 AP moved to continue the hearing to January 25 at 7:00. AL 2nd. Unanimously approved.

AP moved to approve the minutes of December 14, 2016. JH 2nd. Unanimously approved.

Infrastructure Planning Inventory: (formerly called an Assessment, BTW) Discussed the findings document provided to us by the LUA and included with these minutes.

Planned Residential Development bylaw: Discussed a number of the details of the draft proposal from Harald and Beth Ann Scheid. There is much to consider with a plan of this sort and the potential for abuse, or at least over use. The Board will continue working on the concept.

Proposed Marijuana bylaw: Decided to proceed with this version for Annual Town Meeting: "In section 6.1.2 add the word "marijuana," following the word "sporting goods," and in section 7.2.12 remove the word "(deleted)" and add "Indoor cultivation of marijuana."

Adjourn: 9:25

Submitted by Jeanie Lindquist, Executive Secretary