

# PLANNING BOARD MINUTES

## October 19, 2009

Present: David Landry, Heidi Behling, John Carpenter, Roger Gagnon, Steve Tasse, Jen Corrigan, Dan Hudnut - Wagner Forest Management, Michael Cormier, Jo Carpenter - recording secretary

Chairperson John Carpenter opened the meeting at 7:07 PM.

### Approval of Minutes

David Landry made a motion to accept the minutes of 9/14/09 & 9/28/09 as amended - various typos. This motion was seconded by Steve Tasse and passed unanimously.

### Correspondence

1. North Country Council
  - Information on Annual Conference of the New England Association of Regional Councils to be held at the Mt. Washington Hotel October 22-24
  - Training Workshop in Colebrook on October 27<sup>th</sup> and Albany on October 29<sup>th</sup>
  - Points North - newsletter
2. PSNH - information on trimming in town - North Road Scenic road - Hearing?? - Most of the line is off the road and a hearing was not necessary.

### Jocelyn & Susan Labonville - Lots Merger

The Board reviewed Labonville's application and noted the location on the tax map.

David Landry Made a motion to approve the merger. This motion was seconded by Heidi Behling and passed unanimously.

### Preliminary Meeting - Dan Hudnut - Wagner Forest Management - new lease

Dan Hudnut and lessee, Michael Cormier were present to discuss the proposal. Dan Hudnut explained that the Cormier have a lease in Gilead just over the border from Shelburne. The camp is accessed from the Breton Field Road. The camp is across Leadmine Brook and the brook has been moving so now the camp keeps getting flooded. Michael Cormier explained that he would like to move his lease and the camp. He said he and Dan Hudnut have found a place in Shelburne that is accessed by the Lary Brook road. The location is about .2 miles north of the Griffin camp. Michael Cormier explained that he would like to lease this spot and he would rebuild the camp using material from the old camp.

John Carpenter pointed out that the location chosen is in the Forest District and lots in this district must be a minimum of 15 acres in size. Dan Hudnut asked if the lot

would have to be surveyed or if the lot could be identified on a topographical map or some other type of plan showing where the lot is located.

John Carpenter said that the Board has never done a leased lot. All leased lots in town existed before subdivision so this will be a learning experience.

John Carpenter pointed out that access over Lary Brook Road is an issue. The rights of way over the road and the ownership of the road are issues that need to be resolved. The Selectpersons have indicated that they do not feel comfortable issuing building permits on this road because of this issue.

John Carpenter pointed out that the criteria for camps are the same as year-round homes.

John Carpenter asked if the Board could have a copy of Wagner's lease. Dan Hudnut said he will e-mail the lease template to Jo and he asked if Jo would e-mail him the tax cards of the possible owners of Lary Brook Road. He said he would be willing to work on the road issues.

## **Master Plan**

### *Vision Statement*

The vision statement as amended with the grammatical changes suggested by Selectperson/English teacher Lucy Evan was reviewed:

*The vision for the Town of Shelburne is to preserve the rural charm, natural resources, scenic vistas, waterways and historic places in a manner that sustains the social fabric and promotes economic stability of our community.*

Jen Corrigan made a motion to accept the draft vision statement to take to public hearing. This motion was seconded by Heidi Behling and passed unanimously.

### *Conservation Commission Report*

The Board will encourage the Conservation Commission to participate in the Master Plan hearings to bring information formally to the Planning Board through the Master Plan process.

### *Maps*

The map done by David Carlisle was reviewed. This is a good start but will be updated through the hearing process.

### *Next Steps*

The possible public hearings were discussed as follows:

Meeting #1 – vision statement, Natural Resources, Agriculture and Land Use –questions 12 & 13

Meeting #2 – vision statement, Community Facilities, Transportation, and Housing & Human Resources – questions #5 & #8

Meeting #3 – vision statement – Economic Development & Historic Resources – questions #4 & # 6

Meeting #4 – vision statement & Goals

John Carpenter said that he will work on the presentation of data. Jo and Jen will send him information. Jen will see if the Board can borrow a projector from the high school.

Meeting dates will be finalized soon – hope fully at the next meeting.

### **Other**

#### 1. Zoning Changes

The Board discussed if there are any zoning changes that need to be brought forward this year. Steve Tassej said he had heard concern about the time period for a building permit. John Carpenter said that the Board needs to look at the Model Ordinance for Wind turbines but he said that he would like to finish work on the Master Plan before dealing with this.

### **Adjourn**

The meeting was adjourned at 8:55 PM.