

# PLANNING BOARD MINUTES

## May 12, 2008

Present: David Landry, John Carpenter, Jen Corrigan, Heidi Behling, Dave Salisbury - York Land Services, Dave Carlisle - Carlisle Survey Consultants, Jo Carpenter - recording secretary

Chairperson John Carpenter opened the meeting at 7:02 PM.

### Minutes

Jen Corrigan made a motion to approve the minutes as written. This motion was seconded by Heidi Behling and passed unanimously.

### Correspondence

1. Jeffrey Taylor & Associates - planning services available
2. Workshops
  - Managing Stormwater with Low Impact Development in Northern New England - various dates & place
  - North Country Council - Presentation on Historic Preservation tools - May 28th at Franconia Town Hall - 5:30 - 7:30 PM.

### Gomes Subdivision Plat

Dave Salisbury was present with the Gomes Subdivision Plats for signature. The Board reviewed the plat to make sure the wording on fire protection, as approved at the April meeting, had been placed on the plat. It was determined that the correct wording was on the plat. The plat - 3 paper copies and the Mylar - was signed by the Board.

### David Carlisle - Preliminary - 2 Boundary Line Adjustments

#### *Corriveau/Niskanen*

Dave reviewed a possible boundary line adjustment between the Corriveau and Niskanen properties. David said that the Corriveaus are negotiating to purchase 10= acres from the Niskanens. At his time the deal is still in the negotiations stage. Dave showed the Board some possible scenarios. It was noted that further subdivision of the new parcel could be difficult because of access. It was also noted that the adjustment would make the Corriveau's lot partial in the Route 2 District and partially in the Forest District.

Dave also reviewed some of the requirements of subdivision that he would request waivers on. The Board saw no problems with the requests but will act on the requests as part of the application process.

*Stolte/Rodgers*

Jerry Rodgers is proposing to buy acreage from Patty Stolte and build a new home on the larger lot. Dave pointed out the Patty Stolte wants to keep access to the back of her lot near the east end of the lot. The Board said that right of way needs to be a minimum of fifty feet in width.

The Board also stated that the new Rodgers lot needs to be at least 1 acre in size and have 200 feet of frontage. It was also pointed out that the new house will have to meet the current set backs.

Dave also reviewed waivers that he will be requesting. The Board was fine with the requests but they will be acted on as part of the application process.

**Review Letters - 2 Businesses**

The Selectpersons had become aware of 2 businesses being operated in Shelburne that had not been reviewed by the Planning Board. They sent letters to the two individuals asking them to submit information on their businesses to the Planning Board for their review.

*George Corriveau - Meat Cutting*

George Corriveau's letter described his meat cutting venture as mainly for home and personal use. He stated that he has also cut up meat for family and friends. He said that he is not running a commercial meat cutting business and does not intend to. He said that will cut for family friends and neighbors as time allows due to the time constraints of his full-time nursing profession.

After discussion the Board felt that this business does meet the qualifications of a Home Occupation but the Board expressed concern about waste disposal.

David Landry made a motion that George Corriveau's meat cutting business meets the criteria of a Home Occupation and does not require site plan review but the Planning Board will request the Selectpersons to follow up on the question of waste disposal. This motion was seconded by Heidi Behling and passed unanimously.

*Tom Moore - Cabinet Maker*

Tom Moore's letter describing cabinet making operation as occasionally designing and building furniture or cabinets by request. He said that he has a shop that he used when he was building his home and keeps a small inventory of wood on hand. He says at this point he does not advertise or market his products.

It was noted that Tom has a small sign on North Road.

David Landry made a motion the Tom Moore's business as presently defined meets the requirements of a Home Occupation and does not require site plan review, however if a sin permit was not received then Tom must get a permit from the building inspector. This motion was seconded by Jen Corrigan and passed unanimously.

### **Master Plan Proposal from North Country Council**

The Board discussed the various options for work on Shelburne's Master Plan by William Rose from North Country Council.

John Carpenter told the Board that he had given North Country Council to apply for a grant for work on Shelburne's Master Plan.

Member felt that the various options were quite expensive considering the Board only has \$2,000 to work with at this time.

Heidi Behling noted that the Board talked a lot about North Country Council helping with the development of a questionnaire but this only appears in the most expensive option.

The Board asked Jo to check with William Rose about the status of the grant, the survey development, lower cost options or cafeteria options.

### **Election of Officers**

Heidi Behling nominated Jen Corrigan as secretary. This motion was seconded by John Carpenter and passed unanimously.

The Board decided to wait until all members are present before electing the vice-chairperson.

### **Other**

The Board decided to work on Master Plan at the June meeting. If David Carlisle is ready with his Boundary line adjustments they can be scheduled but other new business will be scheduled in July.

### **Next Meeting**

June 9<sup>th</sup> at 7:00 PM at the Town Office.

### **Adjourn**

The meeting was adjourned at 8:30 PM.