

**PLANNING BOARD MINUTES**  
**December 14, 2009**

Present: John Carpenter, Heidi Behling, David Landry, Steve Tasse, Roger Gagnon, Bert Drouin, Tracy Drouin, Burke York, Jo Carpenter - recording secretary

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

**Approval of 11/9/2009 Minutes**

David Landry made a motion to approve the minutes of 11/9/2009 as written. This motion was seconded by Roger Gagnon and passed unanimously.

**Correspondence**

There was no correspondence to be reviewed.

**Site Plan - Bert & Tracy Drouin - Preliminary Meeting**

Burke York presented a preliminary plat. He said that the Drouins are proposing to add two more storage units at the Good Neighbor Storage Facility. - one in 2010 and one in 2011. Burt said the second one will be identical two the first except it will not have cupolas. He explained that the third unit would use the contour of the land and be two stories. He said that there will be access to this unit on both levels and will have storage for larger vehicles or boats. Burke said the plan is to move back the snow storage area and the boulders blocking access to the back of the lot.

John Carpenter asked what the timetable for this project is.

Bert Drouin said his plan is to build the second unit this summer and the third one in the summer of 2011.

It was agreed that the application will be submitted as soon as the Drouins have the necessary information - i.e. new drainage plan. The Board will plan to hold the meeting on acceptance of the application and hold the public hearing in February or March.

**Petitioned Zoning Amendment**

Jo informed the Board that a petition for a zoning amendment has been received in a timely manner. The Select Board has not accepted the petition yet but they will accept it at their meeting on Wednesday.

The Planning Board reviewed the petition which proposes to change the definition of mini-storage facility and was instigated by Bert and Tracy Drouin.

Bert Drouin said that their purpose was to remove the requirement that the facility can occupy less than 50% of the lot.

The Board questioned other changes in the definition. Bert Drouin said their lawyer had made the changes.

The Planning Board agreed to hold the public hearing on the petitioned amendment at their next meeting on January 12<sup>th</sup> at 7:00 PM. This means that the hearing must be posted and advertised before January 1<sup>st</sup>.

### **Master Plan Meeting**

The Master Plan meeting held on December 3<sup>rd</sup> was discussed. The Board agreed that they were happy with the turn out and pleased that people have volunteered to help.

The Board felt that they need to find out when the Natural Resources group plans to meet and help them get started. Jo said that she has e-mailed Katie Stuart the Natural Resource section of the current Master Plan.

It was agreed that Jo will communicate with the various groups to help them get started.

### **Adjourn**

The meeting was adjourned at 8:06 PM.

**Next Meeting - January 12, 2010 at 7:00 PM**