

Planning Board Meeting Minutes
January 14, 2016

Board Present: Maria Pease, John Mountainland, Robin Milliken, Gerald Brooks and Dale Flint.

Absent: Laura Curtis and Glenn Taylor.

Also Present: CEO Grant Watmough.

1. **Call Meeting to Order:** by Chair at 6:30PM.
2. **Accept Minutes of 01/14/2016:** Motion Dale Flint to approve 01/19/2015. Second Gerald Brooks. Unanimous.
3. **Request from new owners (Mike & Julie Waller) of Map 11 Lots 41-4 and 41-5 which is a previously approved subdivision to combine the two lots:** Grant explained there was no need for the owners to be here since this application was an approved subdivision application in 2006. The owners now want to change it back to a one lot property. The property is rectangular in shape and there are no set back issues.

Motion Gerald Brooks to approve the proposal. Seconded John Mountainland. Unanimous.

4. **Request from William and Marsha Sawdon to allow an accessory building (barn) in Resource Protection. See Page 103 #16 and Page 105 4.15.2 Principal and Accessory Structures:** Grant explained this property is in Resource Protection and is an allowed use with Planning Board approval. The setback allowed under **4.15.2 Principal and Accessory Structures** shall be set back at least one hundred (100) feet, from the normal high-water line of ponds and rivers that flow to great ponds and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland. In the Resource Protection District the setback requirement shall be 250 feet allowed in that district. The accessory structure is well back from the setback requirement. The Planning Board was very appreciative the Sawdon's brought this to the Town's attention because this minor encroachment might never have been noticed.

Motion Dale Flint to approve application as submitted. Seconded Gerald Brooks. Unanimous.

5. **Any other business by the Board:** there was none.
6. **Adjourn:** Motion Gerald Brooks to adjourn at 7PM. Seconded John Mountainland.
Unanimous.

These minutes were approved on April 28, 2016 with the following amendments.