

August 2, 2022
Planning Board

Present were: Regular Members: Chair Lori Langlois, Tom McCue, Dan Whittet; **Ex-Officio Member:** Lise Barrette; **Alternate Members:** Micah Bachner and Lori Korzen.

Excused were: Regular members: Henry Noel, Anthony Valliere, Karen Collins, Jennifer Lazzaro; **Ex-Officio Member:** Lucie Remillard; **Alternate Members:** Jeffrey Quackenbush and Amy George.

Others Present: Pamela Laflamme, Community Development Director and Burke York, York Land Services, LLC

Chair Langlois called the meeting to order. After introductions, Chair Langlois appointed Alternate Members Micah Bachner and Lori Korzen as voting members.

Public Comments

None

Approval of July 2022 minutes

Mr. Bachner made a motion to approve the minutes of the July 6, 2022 meeting as presented. Mr. McCue seconded the motion. All in favor, the motion carried.

Minor Lot Line Adjustment – Roy & Esteves, Tax Map 109, Lots 54 and 53.10

Mr. McCue made a motion to accept the application for Roy and Esteves, Tax Map 109, Lots 54 and 53 as complete. Mr. Bachner seconded it. All in favor, the motion carried.

Mr. York presented the Minor Lot Line Adjustment plan. He explained there was a last-minute small adjustment and pointed out the highlighted red and green lines delineating where the lot line adjustment will be.

Chair Langlois recessed the Planning Board meeting and opened the Public meeting at 6:38pm. There were no public comments. Chair Langlois closed the Public meeting to resume the Planning Board meeting.

Mr. Whittet made a motion to approve the Minor Lot Line Adjustment between Roy and Esteves, Map 109, Lots 54 and 53.10 with the condition that Ms. Laflamme received the amended mylar for signature. Mr. Bachner seconded it. All in favor, the motion carried.

Mr. McCue made a motion for Chair Langlois to sign the mylar plan for recording. Mr. Bachner seconded it. All in favor, the motion carried.

Planning Board Rules & Responsibilities

Ms. Laflamme explained that she will hold off on this until the September meeting.

Mr. McCue shared sections of the House Bill 1661 that pertains to Land Use Boards. Part of it pertains to training for the Planning and Zoning Boards members. Another section which was discussed in further detail was the requirement for a written decision to an application. Ms. Laflamme outlined her current process with written decisions.

Mr. McCue reminded everyone about the August 10th webinar for Local Land Use Boards which will be discussing the new laws in detail.

Mr. McCue pointed out that Ms. Laflamme's email that was sent to members had some very good links with lots of information. There was discussion about the Planning Board Handbook which can be accessed online.

Other: Lot Merger, Map 104 Lots 9, 10, 11

Robert and Denise Anderson have filed an application to merge their three lots along Jericho Road. Their house is on Lot 9, Lot 10 is vacant and Lot 11 had a house that was demolished. Their new frontage along Jericho Road will be a total of 314.3 feet. The address for the house is 175 Jericho Road. Mr. Bachner made a motion to approve the lot merger as presented. Ms. Korzen seconded it. Mr. Whittet shared his concerns about whether this merger is conducive to the Master Plan and whether it can ever become a commercial property. Ms. Laflamme reviewed the requirements needed for the Planning Board to approve lots mergers. All in favor to approve the lot merger, motion carried.

Other: Lot Merger, Map 119 Lots 279 and 280

David and Donna Fortier had recently purchased a tax deeded property, Map 119 Lot 280, which sits behind their house on Lot 279. As part of the sales agreement they tore down the house on Lot 280 and are now requesting to merge the two lots. Ms. Barrette made a motion to approve the lots merger as presented. Mr. Whittet seconded it. All in favor, motion carried.

Public Comments

None

Member Comments

Mr. Whittet brought up the Energy Committee which is made up of several Planning Board members. There was discussion around the implementation of the Master Plan energy related goals and their Energy Committee. Mr. McCue discussed the differences of the Planning Board Sub-Committee which will be in charge of implementing the Master Plan vs. the Energy Committee which Mr. Whittet was part of. There are Roles and Responsibilities involving government related boards and committees which need to be followed. There is still the possibility that the Energy Committee can be under the North Country Council which is a Regional Planning Division. Mr. McCue suggested that the Energy Committee needs to develop their internal organization. Chair Langlois suggested not using the word Committee in their title to not confuse it with a government related organization. Something to the effect of Friends for Energy or Interested Citizens can be used.

Mr. Bachner asked if there was a way to creatively guide people from one park to another throughout the City. Can there be some sort of painted markers for people to follow? Ms. Laflamme will look into it.

Mr. Bachner asked if there could be something done to the lot abutting the river next to the old court house. He'd like to see it cleaned up and some posts put up for hammocks. It's a nice lot right next to the river. Ms. Laflamme said this would take a lot of work and it's something that would need to go before the council.

Ms. Langlois asked if anything has been heard concerning the grant for the downtown reconstruction project. Ms. Laflamme says she has not heard anything as of yet.

Planner Comments and Project Updates

None

Adjournment

There being no further business to come before the board, Mr. Bachner made a motion to adjourn, seconded by Mr. McCue. All in favor, the motion carried.

The meeting ended at 7:35 pm.

Respectfully submitted,

Lise Barrette

* Note: These minutes are unofficial until they have been accepted by the Planning Board by motion.