

**MINUTES *Approved***

**ACWORTH PLANNING BOARD MEETING:** April 25, 2022

**PRESENT:** Joe Fedora, Mark Girard, Ann Kosa, Jim Neidert, Mike Aron, Rob Vogel, Judy Aron

**6:30PM PUBLIC HEARING:** Kelsie Horan, Nonresidential Site Plan Review: JF opened the hearing. KH reintroduced her plan to operate a dog grooming business in her South Acworth residence. The Board noted her application with narrative description and updated map of premises. There were no public questions. Motion MA/JN to close the hearing, passed. Motion AK/MA to approve the NRSPR application, passed.

**7:00PM JOINT BOARDS MEETING:** See JBM Notes attached.

**PB APRIL MEETING:** JF opened the regular meeting

**PRESENT:** Helen Frink, Gail Lavoie, Joel Bishop, Ian/Cold Pond Community Land Trust, Matt Connors

**MINUTES:**

1. PB meeting March 28, 2022: Motion MA/AK to approve, passed.

**HEARINGS, APPLICATIONS, GUESTS:**

1. HF, GL and JB had questions about subdivision of a property in East Acworth and subsequent annexation of the new nonconforming lots to abutting properties. One annexation would take place across a Town right-of-way (road). It was noted there is precedent for this process. The example involved a subdivision/annexation application for nonconforming lots which was denied by PB due to the nonconformity and appealed to the Zoning Board of Adjustment which ruled in favor of the subdivision/annexation. It was also noted that subsequent to that ruling the Town was advised by Legal Services that annexation across a road is not supported in statute although such a reference has not been found and the question of annexing across a road needs further research.
2. Subdivision preliminary consultation, Cold Pond Community Land Trust: A preliminary sketch for a minor subdivision on Cold Pond Road was described. Survey work scheduled for this summer. Frontage and acreage described is adequate. Applicant will advise when a draft plan will be available for a first public hearing.

**COMMUNICATIONS:**

1. None.

**COMMITTEE REPORTS:**

1. Site Committee: None.

**CONTINUING BUSINESS:**

1. Capital Improvement Plan (CIP): An updated version of Table 1, Highway Equipment Replacement with major machine maintenance costs tracking was reviewed with request to pull costs from previous year.
2. Zoning Ordinance updating: File information for the most recent Board work on a sign ordinance was provided.
3. Master Plan updating: No recommendations at this time.

**NEW BUSINESS:**

1. Next meeting May 23, 2022.

**MEETING ADJOURNED:** Motion AK/MA 8:35PM, Respectfully, Kathi Bradt.