

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: May 23, 2022

PRESENT: Joe Fedora, Mark Girard, Ann Kosa, Jim Neidert, Mike Aron, Rob Vogel, John Balla, Bill Cossaboom, Ian and Hunter/CPCLT

MINUTES:

1. PB meeting April 25, 2022: Motion RV/JN to approve, passed.

HEARINGS, APPLICATIONS, GUESTS:

1. John Balla inquired about second principal use of the commercially assessed Mill property by a prospective buyer who wishes to build a residence there. There was discussion about the Zoning Ordinance criteria requiring subdivision approval for a second principal use on lot. It was noted the Mill lot does not have adequate road frontage to subdivide. There was consensus that a variance from the Zoning Board of Adjustment allowing a second principal use/subdivision would be the best way forward and that a variance obtained by the seller and would travel with the land to a buyer. There was also discussion about a sand pit on the property. It was unconfirmed whether the pit is considered preexisting regarding State permitting.
2. Bill Cossaboom discussed his 2003 annexation which was not recorded by our assessors until 2021 and then resulted in a substantial tax increase. PB reviewed Legal Services advice that a ZBA ruling on a new subdivision was preferable to PB reversing the 19 year old annexation because subdivision would result in a nonconforming lot. Motion MA/AK to refer subdividing the 2003 annexation to ZBA, passed.
3. Ian/Cold Pond Community Land Trust spoke to a driveway installation already in place and pending application. The application will be reviewed next meeting. It was noted to copy Highway.
4. Bascom Maple Farm driveway permit application: RV reported on site. Motion RV/AK to approve, passed. It was also noted to copy Highway.

COMMUNICATIONS:

1. BOS referral: Tiny House/ADU application recommendation. Motion MG/MA Recommend application be rejected because it does not meet the definition of an ADU in being undersize, passed. It was noted BOS could consider as a guest RV.
2. BOS referral: Culvert Inventory Project referred for CIP and needing additional technical information from Upper Valley. There was consensus to include the Project in the CIP and MG will contact UV for further information. Revisit in June.

COMMITTEE REPORTS:

1. Site Committee: None.

CONTINUING BUSINESS:

1. Capital Improvement Plan (CIP): Additional truck maintenance expenses reviewed. There was consensus expenses do not align with meeting reports on truck conditions. Need Ray Leonard input on physical state of trucks.
2. Zoning Ordinance updating: Consider treatment for unconventional dwellings such as tiny houses and yurts.
3. Master Plan updating: No recommendations at this time.

NEW BUSINESS:

1. Next meeting June 27, 2022.
2. Planning books distributed.

MEETING ADJOURNED: Motion JN/MA 9:15PM, Respectfully, Kathi Bradt.