

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: August 23, 2021

MEETING OPEN: 7:00PM

PRESENT: Mark Girard, Joe Fedora, Mike Aron, Rob Vogel, Ray Leonard, Jim Neidert, Matt Connors, Glenn Elsesser, Dean Gowen, Paul Auger

MINUTES:

1. PB meeting July 26, 2021: Motion RV/MG to approve, passed.

HEARINGS, APPLICATIONS, GUESTS:

1. Public hearing, Gowen NRSPR: JF opened the hearing. DG described their effort to reopen the B&B which is also the residence of Dean and Wendy Gowen. The barn is being restored as an event space. State licensing is in place and consultation with AVFR is pending. JF and MA made a site visit. With no questions JF closed the hearing. Motion MG/MA to approve the NRSPR application, passed.
2. Public hearing, Gowen Lot Line Adjustment: JF opened the hearing. DG described the adjustment as restoring the field across the road from the B&B to the Newton Farm historic boundaries. The field was annexed to abutting Gowen Farm property in recent years; this reverses that annexation. JF closed the hearing. Motion MA/RV to accept the application, passed.
3. Paul Auger, subdivision consultation continued: PA requested waiving the 300' frontage requirement for one of the lots in his proposed two lot subdivision so that the boundary could follow an existing stone wall. There was consensus within the Board that this would be possible based on Subdivision Regulation 2.2 which allows the Planning Board to waive criteria and 2.2.1 which allows a waiver when it "arises out of a unique physical condition which exists". In this case those conditions would be the stone wall which forms a natural boundary and topographic changes at the wall from steeply wooded to workable agricultural land.

COMMUNICATIONS: None

COMMITTEE REPORTS:

1. Site Review: JF and MA to Gowen B&B: See above.

CONTINUING BUSINESS:

1. CIP: There was discussion about the impact of the recent flood response on the CIP with consensus that the spending levels are still valid. The Road and Bridge table may need to be noted as dependent on flood response prioritizing and engineering. A draft could be reviewed in September with plans to meet with Selectmen in October when more flood response information will be available.
2. Zoning Ordinance amendments review: No action taken.

NEW BUSINESS:

1. Smith 2021 Annexation: Pursuant to an inquiry from Anna and Richard Smith, there was discussion about the Smith 2021 Subdivision & Annexation and the Fullerton 2003 Annexation-Subdivision. The Board found the Annexations to be similar in outcome as far as the Planning Board's role is concerned. Any difference concerning resulting property values was considered to be an assessing issue and not within the Planning Board's purview.

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