

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: November 22, 2021

MEETING OPEN: 7:00PM

PRESENT: Mark Girard, Joe Fedora, Ray Leonard, Jim Neidert, Mike Aron, Paul Auger, Stella Herpel

MINUTES:

1. PB meeting October 25, 2021: Motion JN/RL to approve, passed.

HEARINGS, APPLICATIONS, GUESTS:

1. Public hearing Paul Auger minor subdivision, Ball Road: JF opened the hearing at 7:05PM. PA provided a mylar and separately a paper copy showing topo lines. It was noted that the waiving of the frontage requirement was based on the topographic character of the lot and that the topo lines would be needed on the mylar itself. Additionally 3 copies of the corrected mylar would be needed. JF closed the hearing at 7:15PM. Motion MA/JN to accept and approve the subdivision application contingent on receipt of a new mylar showing the topo lines and surveyor stamp plus three paper copies of that mylar all for signing when available, passed.
2. Public hearing for comment on proposed Zoning Ordinance amendments: JF opened the hearing at 7:20PM. SH provided comment on the three proposed amendments:
 - a. Regarding the definition of "Structure" SH was supportive;
 - b. Regarding the exemptions from building permitting SH noted the potential for an owner to build multiple structures within the criteria without permitting and recommended defining a realistic ceiling number;
 - c. Regarding requiring a Zoning Board of Adjustment (ZBA) Special Exception for any proposed uses not listed in the Zoning Ordinance permitted uses SH questioned whether Article IX on Nonconforming Lots and Uses provides adequate context for 'new to the Town' uses. It was noted that ZBA works from its own statutory list of criteria in granting a Special Exception which may provide the desired coverage.
3. Temporary driveway permit, Robert Cunniff, Derry Hill Road: JF viewed site and noted Highway Supervisor Mark McIntire was included in planning. Permit signed as previously voted.

COMMUNICATIONS:

1. BOS referral, Cold Pond Road dog kennel NRSPR: It was noted Mr. Page did not complete the NRSPR process by submitting a noise abatement plan. It was also noted the operation does not meet the statutory level of a commercial kennel making the Department of Agriculture Best Management Practices inapplicable. It was also noted that the NRSPR application stated pet waste would be removed from the premises and it was acknowledged it would likely go to the Transfer Station. There was consensus no further action be taken at this time.

COMMITTEE REPORTS:

1. Site Committee: See Cunniff above.

CONTINUING BUSINESS:

1. CIP:
 - a. There was discussion about the Equipment Table which includes replacement of the Ford 550. An article for its replacement at the Special Town Meeting failed by a small margin. There was consensus keeping "spare" trucks/equipment which require maintenance is not recommendable. MG noted potential for cost saving by implementing multi use such as mounting a static blade on the loader to assist in plowing. JF stressed the importance of continuing to collect truck/equipment data for future replacement decisions.

- b. There was discussion about the Roads Project Table which includes entries for the flood repairs to Derry Hill and Crane Brook as voted at the Special Town Meeting. MG found the projections unsupportable because capital projects are seen to be superseded by flood repairs. JF expressed concern that a distinction between capital costs and repair expenses seemed to be lacking.
- c. It was noted that the 2021 statement added to the CIP Introduction includes reference to the difficulties of the year and the Board's position regarding keeping capital needs in front of the Town while acknowledging the changing nature of financial projections.
- d. Motion JN/MA to accept the current CIP update, passed: 3Yes, 1 No, 1 Absention.

NEW BUSINESS:

1. 2022 PB budget request: The proposed budget was review and the total request is \$100 lower than 2020.
2. Next meeting December 27, 2021: Review ZO amendments recommendations.

MEETING ADJOURNED: Motion MA/JN 9:00PM, Respectfully, Kathi Bradt.