

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: February 27, 2023

PRESENT: Joe Fedora, Mike Aron, Ann Kosa, Rob Vogel, Frank Emig, Ray Leonard, Victoria Wuest, Deane Sanville, David Bascom, Clayton Platt, Nick Nash

MINUTES:

1. PB meeting December 27, 2022: Motion AK/RV to approve, passed.
2. PB meeting January 24, 2023: Motion AK/MA to approve, passed.

HEARINGS: None

APPLICATIONS AND GUESTS:

1. Deanne Sanville driveway permit applications for Cold Pond Road were reviewed. DS noted two driveways are needed to avoid stream crossing in accessing the property. RV noted need for fill at one site and a culvert at the second site. Motion MA/FE to approve both with conditions noted, passed.
2. Deanne Sanville merger application reviewed. It was noted the State encourages merger approvals when complete applications are submitted. Motion MA/RV to approve, passed.
3. Clayton Platt presented a preliminary plat for a minor subdivision by David Bascom on Duncan Road. The original lot shows 49+- acres and once subdivided the two subdivided lots show 34 and 14.99 acres. Applicant will submit application and abutter list for a March public hearing and request waiving a second hearing due to the completeness of the preliminary plat.
4. Nick Nash asked whether his property on Black North Road could be subdivided to allow him to construct a new energy efficient home for himself funded by the sale of his existing dwelling. The property shows 300' of road frontage. The Board agreed that although there is sufficient acreage for subdivision, the frontage is insufficient for two lots under Article V, Section B-1 of the Zoning Ordinance and recommended that NN consult the Zoning Board of Adjustment as to whether there could be relief from the frontage requirement. NN was given ZBA chair contact information.

COMMUNICATIONS: None.

CONTINUING BUSINESS: None

NEW BUSINESS:

1. 2024 Master Plan update: AK and MA will research State recommendations for updates.
2. Term renewals: JF will not seek reelection. The Board thanked him for his years of service.
3. Next meeting March 27, 2023.

MEETING ADJOURNED: By consensus; 8:05PM, Respectfully, Kathi Bradt.

COMPLETED ITEMS/RECOMMENDATIONS:

1. Culvert Inventory Project referred to 2023 operating budget: \$5,000
2. Zoning Ordinance sign language update referred to 2023 Town Meeting: Art. 2
3. Zoning Ordinance tiny house and yurt language referred to 2023 Town Meeting: Art. 3

TICKLER:

1. Spring Joint Boards Meeting: Code enforcement is currently being explored by BOS
2. Review Subdivision Regulations vis a vis State statutes