

Planning Board Meeting  
October 18, 2016

Present: Chair Sean Leary, Selectman Rep. Mike Darcy, Dorianne Almann, Dwight Smith, Zeb Hildreth, Morris Klein, Stefan Zielonko, Alternates Megan Bassett & Tom Woodbury, and CDC Kathryn Lynch were present. The applicant and two members of the public were present.

6:30 pm: Chair Leary called the meeting to order and explained to the Alternate members that we have a full board tonight, you are welcome to sit at the table but you cannot vote. Chair Leary read the Public Notice for an Application for Minor Site Plan Development Review submitted by Timothy Haliday, tax map 19, lot 19, l/o Brattleboro Rd., in the Roadside Commercial & Rural Agricultural District, applicant proposes to extract gravel and sell.

Selectman Rep. Darcy made a motion to accept the application. He was seconded by Mr. Smith. The motion passed unanimously.

George Nelson, abutter, had a few questions. He was wondering why the signs have been taken down at the pit. (The signs were taken down and repainted stating "land for sale"). He asked how many acres are due to be excavated at one time. (Two acres can be open at one time and then would need to be reclaimed before more acres could be excavated. Also no land by wetlands can be disturbed per Site Plan). Chair Leary read the conditions on the gravel permit and explained that this is just a renewal of the three year excavation permit.

Tim Halliday explained that he would be cutting some brush around the edge of the pit. He has tried to advertise the pit in many fashions.

Mr. Nelson asked if a permit is required for the work being done at the pit. CDC Lynch explained that if Mr. Halliday removed timber he would need a timber permit, if gravel is removed an excavation permit would be necessary but to cut brush around the property, no permit is required. Mr. Halliday explained that he is only cutting brush. He would not be stumping or removing the brush or use any excavation equipment to do so. Mr. Halliday also explained that he would not be asking for an addition land to be excavated at this time, two acres is sufficient.

Hearing no further questions or comments Chair Leary closed the public portion of the meeting.

Mr. Smith made a motion to approve Three Year Excavation Permit with previous conditions. He was seconded by Mr. Zielonko. The motion passed unanimously.

Board Business:

The Board discussed Regulatory Review with SWRPC Rep. Lisa Murphy. Ms. Murphy passed out information to the Board and they went through it in detail. It was discussed that the Board should focus on the items that will require a warrant article votes this year. The items listed to be discussed were the existing Planned Unit Development, Open Space Requirements and the Aquifer Protection Plan. The next meeting is scheduled for November 15<sup>th</sup> at 6:30 p.m. A letter informing the public will be mailed to all residents. There will be refreshments offered.

Selectman's Rep. Darcy made a motion to approve the minutes dated 9-20-16 as amended. He was seconded by Mr. Zielonko. The motion passed unanimously.

Mr. Smith explained that he would be resigning from the Planning Board due to circumstances beyond his control. Selectman Rep. Darcy made a motion to accept Mr. Smith's resignation, with regret. He was seconded by Ms. Almann. The motion passed unanimously.

With an opening on the Board Selectman Rep. Darcy made a motion to appoint Megan Bassett as a full member until elections in March. He was seconded by Mr. Zielonko. The motion passed unanimously. Ms. Almann made a motion to appoint Zeb Hildreth as Vice Chair. She was seconded by Mr. Zielonko. The motion passed unanimously.

With no other business to discuss, Selectman Rep. Darcy made a motion to adjourn. He was seconded by Dorianne Almann. The motion passed unanimously and the meeting ended at 7:35 pm.

Respectfully submitted,

Kathryn Lynch