

Planning Board Minutes June 16, 2022

Board Members Present: Benjamin Pendleton, Andrea Perley, Patricia Jennings (arrived at 7:03), John Bowers (Alternate), Jessica Westhaver (Alternate)

Absent: Andrew Poland

Also Present: Joe Rose (Code Enforcement Officer), Erin Reeves (Staff Liaison), Eric Harrington, Michelle Rose, Jason Masters

Meeting called to order at 7:00.

The Board noted new alternate Jessica Westhaver has been approved by Select Board.

Eric Harrington presented information on behalf of Michelle Rose and Jason Masters' property at 1403 State Rt 32, Round Pond for discussion of properties set back from the road. The house dates from 1820(?) and is set back from the road 41 ft. The owners plan to do major renovations to the interior (because of deferred maintenance on the home), but no work on the foundation or major work on the exterior. Because of the work does the home need to be moved from its current spot to meet the 50ft requirement?

The current ordinance requires new buildings be set back 50 from the road and after discussion the Board found that this remodel does not meet the requirements for review under the Land Use Ordinance, so no vote was needed for the project. Building permits will be required.

Note for September meeting to address "lot creation language".

Joe Rose informed the Board that 35 Building permits have been issued so far this year and 112 from April 2021 to April 2022.

The next meeting was set for 7/21.

Meeting adjourned 7:26