



PLANNING BOARD MINUTES
TUESDAY January 10, 2023
HARVEY KELLY MEETING ROOM
6:00 pm

1. CALL TO ORDER

Chair Mark Good called the meeting to order at 6:00 PM.

2. ROLL CALL

A. EXCUSED ABSENCES

B. UNEXCUSED ABSENCES

Present were Mark Good (Chair), Lawson Wulsin (Vice Chair) and Planning Board Members Beth Gott and Brett Whitham. Also present were Code Enforcement Officer/LPI John Larson, applicant representatives and members of the public.

MOTION by Mr. Wulsin to excuse Planning Board Member Geoff Young. Second by Brett Whitham. The motion passed unanimously, 4-0.

3. ADJUSTMENT/ADOPTION OF AGENDA

NONE

4. MINUTES:

Minutes of Regular Planning Board meeting minutes of October 25, 2022

MOTION by Mr. Wulsin to table Planning Board minutes from October 25, 2022, second by Ms. Gott. The motion passed: 4-0.

Minutes of Regular Planning Board meeting minutes of December 13, 2022

MOTION by Mr. Wulsin to approve Planning Board minutes from December 13, 2022 as amended, second by Beth Gott. The motion passed: 3-0-1 with Mr. Whitham abstaining.

5. OLD BUSINESS:

POINTY HEAD CAMPGROUND – FINAL DECISION

MOTION by Mr. Wulsin to deny Site Plan Review application Findings of Fact based on Site Plan Review Ordinance item C. Access into the Site requirement not met. Second by Ms. Gott,

Discussion followed which changed the wording of the original motion.

Motion failed 1-3

MOTION by Mr. Wulsin to deny Site Plan Review application based on C. Access into the Site, item (7) access Ways must be designed and have sufficient capacity to avoid queuing or entering vehicles on any public street, does not meet requirements of Ordinance. Second by Ms. Gott.

Motion passed: 3-1

MOTION by Mr. Wulsin to deny Pointy Head Campground based on requirements of Land Use Ordinance and Site Plan Review Ordinance that have not been met.

Motion passed 3-1

SHORT TERM RENTAL DISCUSSION

The Board had a copy of a petition signed by several residents requesting the board to develop an ordinance to regulate short term rentals. The Chair requested the Selectboard to hire a professional like Noel Musson to review issues.

MOTION by Mr. Good to request a hire a professional like Noel Musson to guide the Board through the process. Second by Mr. Wulsin.

Motion passed 3-1

Motion by Lawson Wulsin, 2nd by Beth Gott to set the next meeting for January 24, 2023. Vote: 4-0

Motion by Lawson Wulsin, 2nd by Beth Gott to adjourn at 7:10pm. Vote: 4-0

Planning Board Chairman: _____ Date: _____