



PLANNING BOARD MINUTES  
June 13, 2023  
HARVEY KELLY MEETING ROOM

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Chair Mark Good, Lawson Wulsin, Brett Witham, and Beth Gott were in attendance.

*A. EXCUSED ABSENCES*

Mr. Witham moved, with Mr. Wulsin seconding, to excuse Member Geoffrey Young's absence.

Motion approved 4-0.

*B. UNEXCUSED ABSENCES*

There were no unexcused absences.

**3. ADJUSTMENT/ADOPTION OF AGENDA**

Agenda was accepted as presented with no adjustments.

**4. MINUTES:**

*Minutes May 23, 2023*

Mr. Witham moved, with Ms. Gott seconding, approval of the May 23, 2023 Minutes as presented.

Motion approved 3-0-1 (Wulsin in Abstention).

**5. OLD BUSINESS:**

*A. Noel Musson- Continuation of Short Term Rental Information*

Mr. Musson presented a revised Short-Term rental ordinance draft and reviewed the changes made.

MOTION: Mr. Wulsin moved, with Ms. Gott seconding, to schedule a Public Meeting on July 25, 2023 at 6:00PM in the Kelley Room to discuss the Short-Term Rental Licensing Ordinance language.

Motion approved 4-0.

*B. Open Public Hearing*

Chair Good opened the Public Hearing on the Spruce Woods Subdivision Plan at 6:21PM.

Mr. Wulsin recused himself from the discussion, as he was not in attendance during

previous discussion.

Chair Good requested any questions or comments from the Public. There were none.

Chair Good closed the Public Hearing at 6:22 PM.

*C. Brendan O'Keefe & Candace O'Keefe Final Subdivision Plan- The Spruce Woods Tax Map 11 Lot 47C*

*Findings of Fact*

Findings of Fact for the Spruce Woods Subdivision Plan:

Pollution:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the proposed subdivision will not have an undue effect on water or air pollution based on the fact that this is a relocation of the lot line. The wells and septic systems are existing.

Motion approved 3-0.

Sufficient Water:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the subdivision will not have any effect on water because this is a relocation of the lot line.

Motion approved 3-0.

Municipal Water Supply:

Mr. Witham moved, with Ms. Gott seconding, to find the condition is Not Applicable; there is no public water supply available.

Motion approved 3-0.

Erosion:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met based on the fact that this is a lot line relocation and no clearing or excavation is proposed, and therefore no soil erosion will be caused.

Motion approved 3-0.

Traffic:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the proposed subdivision will not cause unreasonable highway or public road congestion because this is a lot line relocation.

Motion approved 3-0.

Sewage Disposal:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the test pit information was provided and made part of the application and met the requirements.

Motion approved 3-0.

Municipal Solid Waste Disposal:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the proposed will not affect the disposal of solid waste.

Motion approved 3-0.

Aesthetic, Cultural, and Natural Values:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met based on the fact that this is a lot line relocation and will not have adverse impact on aesthetics or historic sites or anything within the condition set.

Motion approved 3-0.

Conformity with Local Ordinances and Plans:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met because this is a relocation of a lot line and conforms with the Ordinance.

Motion approved 3-0.

Financial and Technical Capacity:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met because this is a relocation of lot lines and no roads or additional development have been proposed.

Motion approved 3-0.

Surface Waters, Outstanding River Segments:

Mr. Witham moved, with Ms. Gott seconding, to find the condition is Not Applicable. No portion of this proposed subdivision is within the watershed of any pond or lake.

Motion approved 3-0.

Groundwater:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the proposed subdivision will not affect the quality of the groundwater; the existing single family residence will not adversely affect groundwater.

Motion approved 3-0.

Flood Areas:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; there is no proposal for any principal structures being built within the flood zone.

Motion approved 3-0.

Freshwater Wetlands:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; all freshwater wetlands have been identified on the plan and submitted as part of the application and it has been addressed as part of the Planning Board's review.

Motion approved 3-0.

River, Stream or Brook:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; no stream has been identified on the plan submitted as part of the application.

Motion approved 3-0.

Stormwater:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the proposed subdivision will follow best practices for adequate stormwater management for any future development and at this time no development is proposed.

Motion approved 3-0.

Spaghetti Lots Prohibited:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; as proposed, none of the lots created have a depth-to-shore-frontage ratio greater than 5:1.

Motion approved 3-0.

Lake Phosphorous Condition:

Mr. Witham moved, with Ms. Gott seconding, to find the condition is Not Applicable; no portion of the proposed amendment in the subdivision application is located near a great pond.

Motion approved 3-0.

Impact on Adjoining Municipality:

Mr. Witham moved, with Ms. Gott seconding, to find the condition is Not Applicable; no portion of the subdivision crosses Municipal boundaries.

Motion approved 3-0.

Land Subject to Liquidation Harvesting:

Mr. Witham moved, with Ms. Gott seconding, to find the condition has been met; the Application does not propose any timber harvesting on the parcel.

Motion approved 3-0.

Mr. Witham moved, with Ms. Gott seconding, to approve the Subdivision Application for the Spruce Wood Subdivision, Tax Map Number 011-047C.

Motion approved 3-0.

**6. NEW BUSINESS:**

None

**7. OTHER:**

*Community Resilience Plan- Discussion with A Climate to Thrive to get Feedback on the plan*

A Climate to Thrive representative Johannah Blackman discussed the Community Resiliency Plan with the Board. She updated them on the work being done and the progress made so far. Ms. Blackman requested some feedback.

The drafting of the Resiliency Plan is expected to be done and ready for review in the fall. Ms. Blackman hopes to have a final draft ready for the Town in March. The Policy will

have to be approved at the Town Meeting.

**8. SET DATE FOR NEXT MEETING: SUGGESTED *June 27, 2023***

Mr. Wulsin moved, with Ms. Gott seconding, to schedule the next meeting for June 27, 2023, 6:00PM.

Motion approved 4-0.

**9. ADJOURN**

Ms. Gott moved, with Ms. Wulsin seconding, to adjourn the meeting.

Motion approved 4-0.

The Meeting adjourned at 6:56PM.

\_\_\_\_\_  
Planning Board Chair

\_\_\_\_\_  
Date