

# Town of Washington

## Planning Board Summary

October 10, 2023

Attendance: Micah Nelson (Chair), Seth Anderson, Steve Ocean (Alt.), Will Cassis, Samuel Collins

Absent: Kristie Grant (VC/S), Erick Anderson (Alt.), Corey Fortin (CEO)

Public Attendees: Wayne Kirkpatrick, Wesley Daniel, Keith Reilly

Meeting opens at 7:00 p.m.

Will Cassis motions to accept the August summary, Micah Nelson 2<sup>nd</sup>. All in favor the August summary is approved.

Lot Subdivision:

Keith Reilly owns a 4.3-acre lot and is interested in subdividing and selling 2 acres to a neighbor. The neighbor operates an orchard and would use the property to expand. Mr. Reilly has submitted the paperwork to code enforcement. There is a condition in the deed of the property that requires any changes to be presented and approved by the Planning Board. Sam Collins noted that the condition was added during a subdivision in 1983. Mr. Reilly asked the Board if he was required to have the property surveyed. Micah Nelson answers that for the sale it probably needs to be done to protect both parties in the event of disputes. The changes must be registered with the Knox County Registry of Deeds.

Micah Nelson motions to approve the subdivision for the expressed purpose presented. Steve Ocean 2<sup>nd</sup>, all in favor, the request has been approved.

Change of Use Application: Wayne Kirkpatrick

Mr. Kirkpatrick is moving his tractor dealership from Union to the former Paul's Performance location on Augusta Rd./Rt. 17. He is requesting that in addition to the current use approved for the property (auto service and repair) to include tractor and auto sales and equipment rental. Mr. Kirkpatrick has expressed interest in further clearing of the property but has agreed to return for any changes. Steve Ocean asked whether the lot has enough space compared to the current location. Mr. Kirkpatrick says the new location would be able to accommodate the inventory.

Steve Ocean motions to add used tractor and auto sales, equipment rentals in addition to the existing auto service. Micah Nelson 2<sup>nd</sup> with the condition that the current working footprint remains unchanged. All votes in favor, the change of use is approved.

Apartment Moratorium:

The Planning Board had requested the Selectmen to review whether there was a need to update the ordinances regarding multi-unit housing and the effects on the community if a large-scale project is approved. Wes Daniel stated that they would need to find volunteers for a research committee on the topic but that the Selectboard was working with Peter Drum to draft the documents. Micah Nelson will look into posting the committee openings at the town office. Steve Ocean mentioned to post in the Courier as well. The committee would need to research and then present findings to both the Planning Board and Selectboard before presenting them to the public in January. They would need to determine where this development could occur, if a limit needs to be considered to reduce community obligations, define the differences between the multi-unit structures and regulations, ( in-law unit, apartment building) and to review and update the current cluster housing ordinance to reflect their findings.

Will Cassis comments that the State now allows tiny homes. Micah Nelson adds the new State laws must also be followed when updating the changes to eventually present to the public for review before potentially voting.

Marijuana ordinance review:

Micah Nelson reports that no contact from the McDowell Rd project has occurred since the last meeting in August on the matter. Chairman proposes two options at this time. 1) to ignore the complaint as no other action has been taken and 2) move ahead to change the ordinance regarding the sprinkler system requirement in a marijuana greenhouse which the Fire Chief opposes. Will Cassis said that it seems premature to change a requirement that the Fire Chief supports for a single type of business in the town. After discussion it was determined to keep the ordinance as it is and address challenges when presented.

Meeting adjourns at 7:45 p.m.

Respectfully submitted,  
Kelly Hassanein