

**PLANNING BOARD MEETING MINUTES
JULY 11, 2022**

MEMBERS PRESENT

**JAMES ANDERSON, CHAIRMAN
VINCENT GRASSI, VICE-CHAIRMAN
DAVID BURROWS
SUSAN DURST
RUSSELL FRANK
SCOTT HERRICK
SEVEN SIEGEL**

STAFF PRESENT

**THOMAS POIRIER, DIRECTOR OF
COMMUNITY DEVELOPMENT
CAROL EYERMAN, TOWN PLANNER**

Chairman James Anderson called the meeting to order at 7:00 p.m. The roll was called, noting that Scott Herrick has joined the Planning Board.

APPROVAL OF THE JUNE 6, 2022 AND JUNE 13, 2022 MEETING MINUTES

Vincent Grassi MOVED and Susan Durst SECONDED a motion to approve the minutes of the June 6 and June 13, 2022 meeting minutes. Motion CARRIED, 6 ayes (Scott Herrick abstaining as not having been a Board member for the June meetings).

CHAIRMAN'S REPORT: Mr. Anderson said there was no Chairman's Report.

COMMITTEE REPORTS

A. Ordinance Review Committee

Ms. Durst reported that this Committee had not met.

B. Comprehensive Plan Implementation Committee

Russell Frank reported a review to clarify terminology.

ADMINISTRATIVE REVIEW REPORT

Ms. Eyerman reported that the following projects are under review:

FLJ, LLC – 36 Middle Jam Road - after-the-fact approval for site clearing of over one acre at 36 Middle Jam Road, zoned SR, Map 97, Lot 37.

Rustic Holdings, LLC – 184 Brackett Road – a request for approval to rehabilitate a residence, construct a barn for a 1st floor commercial kitchen space and 2nd floor residential use, as well as reconstruction of a greenhouse, on property located at 184 Brackett Road, zoned R, Map 7, Lot 29.

Devine, Sonja and Tim – 135 Dingley Spring Road – a request for after-the-fact approval to add storage trailers and a Quonset Hut to store equipment on property located at 135 Dingle Spring Road, zoned SR, Map 76, Lot 35.

CONSENT AGENDA

- A. Subdivision Amendment – Gregory McCormack** – a request to amend lot 6 to reduce the lot size in the approved Deerfield Drive and Maplewood subdivision. The remainder of the lot will be deeded to the applicants' abutting lot, zoned UR, Map 104, Lot 23, 10-3, 30.

Ms. Eyerman said this is a lot line adjustment, with lot 6 still complying with lot frontage and size.

Susan Durst MOVED and Vincent Grassi SECONDED a motion to approve Consent Agenda Item A. Motion CARRIED, 7 ayes.

- B. Site Plan – Leaf Labs, LLC** – a request for approval of a 40,900 square foot warehouse and grow facility with associated parking, located at 65 Olde Canal Way, zoned OCI, Map 34, Lot 3-3.

Susan Durst MOVED and Russell Frank SECONDED a motion to approve Consent Agenda Item B. Motion CARRIED, 6 ayes, 1 abstain (Scott Herrick).

ITEM 1 Public Hearing – Land Use and Development Code – Mobile Vending – a proposed amendment to the Land Use and Development Code to allow for mobile vendors to operate in the Little Falls Area.

Mr. Poirier told the Board that the Council is looking to allow food trucks in the Little Falls area. Currently food trucks are allowed in the Industrial, Roadside Commercial, and Olde Canal Business Districts. The Board forwarded the item at its May meeting to the Board's Ordinance Review Committee, which reviewed the proposed amendment on May 16 and June 13, 2022. The Committee found that the easiest way to deal with defining the proposed allowed area was with adding a map to the performance standards for food trucks, with a new provision 8 that mobile vending units are also permitted in the Little Falls area, identified as a mobile vending overlay district as shown on the proposed map. That map will be added to the mobile vending unit performance standards. Mr. Poirier said that none of the performance standards are proposed to change.

Mr. Siegel asked for clarification about the one-day exemption. Mr. Poirier replied that every lot in the Town of Gorham is allowed a food truck for one day such as for a birthday event. Mr. Siegel asked if the large outdoor event license and the mass gathering permit are the same. Mr. Poirier said that is existing language and is not proposed to be changed. Ms. Eyerman suggested checking in with the Town Clerk's office to find out what the answer is. Mr. Poirier said if the language needs to be changed, the Planning Board can make that recommendation.

David Burroughs MOVED and Susan Durst SECONDED a motion to recommend adoption by the Town Council of the amendment to the Land Use and Development Code to allow mobile vendors to operate in the Little Falls Area as drafted by the

Planning Board. Motion CARRIED, 7 ayes.

ITEM 2 Public Hearing – Land Use and Development Code – Outdoor Dining – a proposed amendment to the Land Use and Development Code to make certain COVID 19 exemptions permanent in relation to outdoor dining.

Ms. Eyerman advised the Board that staff created a set of policies that overrode some ordinances to allow restaurants to have outdoor dining. She explained some of the changes involving fencing, barriers, use of parking areas for dining, exterior string lighting, and temporary tents and structures.

PUBLIC COMMENT PERIOD OPENED: None offered.
PUBLIC COMMENT PERIOD ENDED.

Mr. Grassi asked if a restaurant can use all of its interior and exterior seating at one time, and said perhaps there should be some language regarding use of plumbing facilities. Ms. Eyerman replied that a restaurant is limited by its State permit, so the Town's ordinance does not need to include anything like that. Ms. Durst confirmed that the permit is based on the number of patrons, whether inside or outside. Ms. Eyerman advised Mr. Siegel that temporary toilet facilities are not permitted to augment that allowed by the State permit.

Mr. Grassi asked if there should be some definition between the dining area in a parking lot and the parking itself. Ms. Eyerman referred to the proposed fencing and barriers language.

Susan Durst MOVED and Russell Frank SECONDED a motion to recommend adoption by the Town Council of the amendment to the Land Use and Development Code, Sections 1-9, 1-10, 2-3, and 2-18, to make certain COVID 19 exemptions permanent in relation to outdoor dining. Motion CARRIED, 7 ayes.

ITEM 3 Public Hearing – Land Use and Development Code Amendment – a proposed amendment to the Land Use and Development Code to allow heavy machinery sales and service in the Industrial and Roadside Commercial Zoning districts

Mr. Poirier advised the Board that when the Olde Canal Business District was rezoned, a permitted use for heavy equipment retail sales and service was created. By doing so, it inadvertently made it an illegal use in the Roadside Commercial and Industrial zoning districts, where it had formerly been allowed. This proposed amendment is to allow the use as a permitted use in each of those two districts.

PUBLIC COMMENT PERIOD OPENED: None offered.
PUBLIC COMMENT PERIOD ENDED.

Mr. Anderson noted that the proposed amendment seems fairly straightforward to correct the inadvertent omission of the use in the Industrial and Roadside Commercial zones.

David Burroughs MOVED and Vincent Grassi SECONDED a motion to recommend adoption by the Town Council of the amendment to the Land Use and Development Code, Sections 1-11 and 1-12, to allow heavy machinery sales and services. Motion CARRIED, 7 ayes.

ITEM 4 Preliminary and Final Subdivision – Ricky Jones – a request for approval of a 4-lot conventional residential subdivision at 36 Middle Jam Road, zoned SR and Shoreland, on Map 97, Lot 37.

Ms. Eyerman advised the Board that the applicant has been before the Board to discuss the clustered suburban residential option. It was determined that the conventional method of development would be more appropriate because the creation of open space in the clustered form of development would not be beneficial in this area. The applicant has therefore submitted a conventional application of 4 lots, with a possible duplex on one of the lots.

Jason Haskell, DM Roma Consulting Engineers, appeared on behalf of Fielding's Oil and Propane and Ricky Jones. Mr. Haskell described the proposed configuration of the 4 lots, explaining that the 4th lot could have a duplex, depending on what a potential buyer would want to do with the property. Due to sight distance constraints, a shared driveway is proposed between lots 2 and 3, lot 1 will utilize the existing driveway, and a driveway is shown off Middle Jam Road for lot 4. Utilities will be on-site septic and wells, and overhead utilities. The closest public water supply is in Windham, some 4,600 feet away, and since the property is more than 3,000 feet away and in the suburban residential zoning district, they did not perform the water calculations. Public sewer is some 33,000 feet away, well above the 500 feet required by the ordinance to extend public sewer. The existing meadow wetland on site will be avoided; there are no wetlands of special significance or streams on the property, and no potential vernal pools on site.

Mr. Haskell said a stormwater model was prepared as part of the application to confirm that there will no flooding issues downstream, as shown by a possible lot development plan. Two detention basins are proposed to deal with peak runoff, the construction responsibility being that of the applicant.

Mr. Haskell said they are asking for a waiver of the requirement for a Class A High Intensity Soil Survey, noting that the Class B provided was confirmed by the passing test pits of the site. In addition, Mr. Haskell is asking this evening for a waiver of the requirement to provide a nitrate plume analysis, inasmuch as it is difficult to anticipate the flows and location of the plumes from the houses that will be built on the lots, whether single family or duplex. He said they should be relatively short plumes, and if they are set back as shown should be low on abutting properties to the east.

Mr. Haskell said financial statements have been provided for Fielding's Oil and Propane, indicating sufficient funds to complete the necessary construction items on the site, which will be the two detention basins. The lots will be developed by the home buyers. Mr. Haskell said that

Fielding's Oil is the financial partner and said he hopes that a financial statement from Mr. Jones will not be necessary.

Mr. Haskell asked for both preliminary and final approval this evening.

PUBLIC COMMENT PERIOD OPENED: None offered.
PUBLIC COMMENT PERIOD ENDED

Ms. Durst asked Mr. Haskell to point out the detention basins on the plans, which are on either side of the discharge points from the site. Ms. Durst asked the basins will require maintenance; Mr. Haskell replied that Plan Note 13 on the subdivision plans calls for "Two stormwater detention ponds will be constructed as part of the stormwater infrastructure for the development. The maintenance of these basins shall be the shared responsibility of Lots 1, 2, 3 and 4." Ms. Durst confirmed with Mr. Haskell that lot 4 could have a duplex or just a single family house, depending on the purchaser of the lot. Mr. Haskell said that the lot was designed for stormwater for a duplex. Ms. Durst confirmed that the sight distance location off Middle Jam Road has been reviewed by Public Works.

Mr. Anderson asked why the drive for lot 4 is not proposed to come off Kayla Way. Mr. Haskell replied said if it did, other property owners would need to be contacted about some type of maintenance agreement. Those homeowners do not have a maintenance agreement for Kayla Way.

Mr. Burroughs asked about the regrading of the driveway for lot 4, Mr. Haskell confirming that it will be flattened to match the grades on Kayla Way. Mr. Burroughs asked if any improvements will be made to Middle Jam Road. Mr. Haskell replied that Public Works will assign an impact fee of \$2,500 fee for each lot, or a total of \$10,000, which will go into the Town's general fund for maintenance

Mr. Herrick asked about the ownership of the property. Mr. Haskell replied that Fielding's Oil owns 80% and are on the deed. Mr. Herrick asked if the Army Corps and Maine DEP permits are still required; Mr. Haskell replied that they are not.

In reply to Mr. Anderson, Mr. Haskell said that everyone in the subdivision would be paying for the maintenance of the stormwater. Ms. Eyerman said that a homeowners' agreement will be required before the Board grants final approval. Mr. Herrick suggested expanding the plan note. Ms. Eyerman said there is language in the ordinance that can help out with that.

Mr. Frank asked if any material and equipment will be available on hand to keep Middle Jam Road from deteriorating during project construction. Mr. Haskell asked how that has been addressed in the past. Ms. Eyerman replied that a note on the plan can be added saying that any damage to Middle Jam Road, Kayla Way or any other road will be repaired to its original condition.

Regarding the applicant's waiver request for a Class B soils survey instead of the required Class A, Mr. Anderson commented that with the larger lots and well exclusions zones, a Class B soils

survey would be appropriate. Ms. Durst agreed.

Seven Siegel MOVED and Vincent Grassi SECONDED a motion to approve the request waiver from Chapter 3, Section 3.3, B. 11, to waive the requirements of a Class A Soils Survey and allow a Class B Soils Survey. Motion CARRIED, 7 ayes

Mr. Anderson, regarding the nitrate plume analysis waiver request, commented that he believes that the well exclusions zones, along with the soils types, justifies granting the waiver. At Mr. Anderson's request, Mr. Haskell explained to the Board that a nitrate plume analysis involves a geologist studying the types of soils on site, the septic field size, the design flow going to that field, and calculating the amount of nitrate flowing into a water supply in a certain distance, which is about 100 or 120 feet before it gets into a safe drinking water supply. Mr. Herrick asked about the distance to the existing farm house, saying the well on lot 2 is close to that and asking if it is at least 100 feet away; Mr. Haskell said he can find the information of the existing septic on that.

Mr. Burroughs confirmed that a homeowner could develop a lot without a nitrate plume analysis.

Mr. Anderson asked if the Board would want to see a plume analysis done. Mr. Siegel referred to public concerns about distance to the wells, and suggested that having the plume analysis done could mitigate those concerns. Mr. Haskell said he will confirm that the existing septic for the farmhouse is 100 feet from the well. Ms. Eyerman said it would be helpful to know how far away it is from the well, but not necessarily add any information about the nitrate plume itself. Mr. Herrick asked if knowing the location of the existing septic will change anything, and if the plume analysis were done, would it change anything. Ms. Durst said that farm house is very old, there is a good chance that the septic system is not operational anyway, and she would like to know that the system is still working. Mr. Eyerman said the farmhouse property is owned by the same applicant, but the location of the septic is not known. Mr. Anderson asked if the location needs to be determined; Mr. Haskell replied that they will determine where the septic field is and when it was installed. In reply to Mr. Anderson, Ms. Eyerman said that if there is a septic field, it would be useful to know what kind it is, where it is and if it is actually functioning. If it is not functioning, the area should be tested to find out where good soils would be to put in a septic system.

Mr. Anderson said that under the circumstances of the questions surrounding the farmhouse lot's septic, he does not believe waiving the nitrate plume analysis is recommended at this time. Mr. Herrick said he believes it makes sense to find out where the septic field is before considering the waiver. Ms. Eyerman said it would be helpful to know about that septic system in order to determine that a nitrate plume analysis would not be needed. Mr. Herrick asked if the nitrate plume analysis waiver could be tabled. Mr. Anderson concurred.

In reply to Mr. Anderson, Ms. Eyerman said it is up to the Board to decide if the financial capacity of Fielding's Oil is sufficient, or if it wants to see financial capacity from Mr. Jones as well. The Board agreed that what has been submitted about Fielding's Oil is sufficient.

Mr. Haskell asked if the Board would consider both preliminary and final approval at this

meeting. Mr. Anderson said still to be submitted is the farmhouse septic information. Ms. Durst concurred. Mr. Haskell said he will provide that information for the Board's next meeting.

Scott Herrick MOVED and Vincent Grassi SECONDED a motion to grant preliminary subdivision approval for Middle Jam Road Subdivision, located on Map 97, Lot 37 in the Suburban Residential (SR) zoning district based on Findings of Fact and Conditions of Approval as written by the Town Planner. 7 ayes

ITEM 5 Subdivision Amendment – Julie Colpitts – a request to amend the approved Blueberry Ridge Subdivision to reduce the number of lots from 29 to 5, zoned R, Map 54, Lots 4-8 through 4-29.

Ms. Eyerman said this subdivision was approved in 2010 for 29 lots. This application is asking for a reduction of the lots, which needs to be confirmed by the applicant, as some of the lots are in Buxton and only 2 are in Gorham. Some of the lots have been sold, which means legally they must go before the Town Council to have the roads vacated or discontinued. Proposed is that they could through the process concurrently. Ms. Eyerman said that the question is whether or not the Board can actually approve this request or if the request should be tabled, pending an opinion by the Town Attorney and the action of the Council on the roads.

Julie Colpitts came to the podium, advising that she owns 23 of the lots, with the other lots owned by Susan and Jake Lucas, who own the farmhouse and 5 lots. Ms. Colpitts said she has been asked by Andy Morrell of BH2M to explain the request. She said the subdivision was the brainchild of her former husband, and in the course of a divorce, he was awarded half of the family land. About a year ago it became possible for her to buy out his interest. Because she was not originally in favor of the development, she contacted the Lucases, who bought the farmhouse and 5 of the lots which had originally been sold to a developer who then went bankrupt. She and they decided they wanted to dissolve the subdivision and have the land revert to its natural state. She said conversations were held with Tom Poirier, Ms. Eyerman and Peter Gordon in Buxton about dissolving the subdivision completely; however, it was Gorham's opinion that was not possible, that the subdivision had to be amended, which is what is before the Board. The goal for the land from her perspective and that of her husband Bill Jefferson is that they want to build a house in Buxton and keep the rest of the land open and undeveloped. An agreement has been signed with the Lucases that the land will not be developed.

Andrew Morrell, BH2M, told the Board that this is a 77 acre parcel originally approved as a subdivision for 29 lots, 22 in Gorham and 7 lots in Buxton, with road systems originally both in Gorham and Buxton. The subdivision was originally approved by both towns in 2010 and by both towns in 2015. The subdivision was never built, and phase 1 of the project, consisting of lots 1, 2, 3, 4 and 16 were sold to a developer who went bankrupt. Lot 1 was sold to a family member. The project went to auction and bought by another large company who looked at possibly developing phase 1, minus lot 1, and decided not to. The only work done on site has been some minor tree clearing for the right-of-way as part of phase 1.

Mr. Morrell said that Jake and Susan Lucas purchased lot 5, the existing farmhouse on the original subdivision plan. They currently reside there and went into negotiations with the large company that had owned phase 1 and the owner of lot 1 and have since purchased lot 1 and what was phase 1 of the subdivision, the intent to being to preserve the land in its natural state.

Mr. Morrell said that it is the intention of Julie Colpitts and her husband Bill Jefferson to build a house on one lot in Buxton, a 9 and a half acre parcel of Churchill Road in Buxton. The remaining parcels of land in Gorham have been shown on the plan in two lots, one lot labelled as Gorham lot 2 and the remaining land of those parcels. The intent of those parcels is to provide lots for Julie's daughters if they would like to move back to Maine; there is no intention to do anything on those lots at this time.

Both towns need to review this project. They have submitted an application to Buxton and will be on their Planning Board agenda on August 8. On advice of the Town Attorney, a revocation of the subdivision is not an option and the subdivision must be amended. In addition, the Town Attorney has advised that in order to vacate the roadways within the subdivision, the applicant must go before the Town Council to do so. Public Works had comments about sight distances for Gorham lot 2 and remaining land in Gorham with a request for driveway locations, which will be provided moving forward.

In reply to Mr. Anderson, Ms. Eyerman said the Town Attorney needs to advise whether the Board can vote to approve the application without having the roads dealt with first. She said there are a few minor items that could be dealt with so that the application could go on a future Consent Agenda once the Town Attorney's advice has been obtained and the Council has dealt with the road issue. Mr. Anderson commented that the process before the Council could be a lengthy one.

Seven Siegel asked if those present already own the land, can't they just not do anything with it and achieve the same purpose. Mr. Morrell said they cannot because a subdivision was approved on the parcel and this is the process needed to eliminate the subdivision.

Ms. Colpitts replied that in order to build the house they want in Buxton, everything must be built out before anything can be built.

Mr. Herrick said that his concern is whether there is any existing lot that doesn't have access. Mr. Morrell lot 1 and phase 1 were purchased from 2 different entities, so the Lucases now own both lot 1 and phase 1. Mr. Herrick suggested that this be shown on the plans.

Mr. Frank asked if a house could be built on the Buxton lot, or is the Town of Buxton required to vacate the parts of the two roads in Buxton. Ms. Colpitts said that they spoke to Peter Gorham of Buxton who said he would consider allowing them to build because he knew their intentions, but because it was combined with Gorham, he was not comfortable moving ahead until Gorham was comfortable with that happening.

In reply to Mr. Anderson, Ms. Eyerman recommended tabling the item to a future Consent Agenda, as yet undetermined until after Town Council action. Mr. Herrick suggested that as a

Consent Agenda item, Buxton's actions should be incorporated in the approval.

David Burroughs MOVED and Russell Frank SECONDED a motion to place subdivision amendment approval on a future Consent Agenda when all materials have been completed and reviewed by the Town Planner, peer review engineers, Town Attorney and Town staff, as applicable. CARRIED, 7 ayes.

ITEM 6 Subdivision Amendment and Private Way – Peter Moore – a request to amend the approved Tannery Brook Subdivision to extend the right-of-way and approve a private way to access Lot 14 in the Tannery Brook Subdivision, zoned SR, Map 47, Lot 26.

Ms. Eyerman told the Board that the Tannery Brook subdivision was constructed in the past two years, with Lot 14 to the west of what has been constructed. That lot has been sold and to gain road frontage on the lot, a private right-of-way needs to be created off of an existing right-of-way.

Owens McCullough, Sebago Technics, appeared on behalf of the applicant Peter Moore and introduced Parker Brown, SB Enterprises, who sold the property to Mr. Moore. Mr. McCullough described the 24.66 acre parcel designated as Lot 14 in the Tannery Brook Subdivision, which had a right-of-way reserved to the parcel with the intent of providing access to it. Shaw Brothers has built the private way with a hammerhead turnaround tail needed at the end, which will be finished upon approval. Mr. McCullough said Mr. Moore would like to build a single family house for his personal use. Mr. McCullough said the items noted as needed in the staff notes will be addressed.

In reply to Mr. Siegel, Ms. Eyerman explained that every lot is required to have frontage on a road, depending on the zoning district for the number of feet required. In Gorham's case, a way to achieve required frontage is through the use of a private way. Ms. Eyerman said that many of the private way requests could be reviewed at staff level.

Vincent Grassi Durst MOVED and Russell Frank SECONDED a motion to grant Peter Moore's request to amend the approved Tannery Brook Subdivision to extend the right-of-way and approve a private way to access Lot 14 in the Tannery Brook Subdivision with Findings of Fact and Conditions of Approval as created by the Town Planner, zoned SR, Map 47, Lot 26. Motion CARRIED, 7 ayes.

ITEM 7 Pre-Application Discussion – Megan and Gary Jordan - a request for approval of a 5-lot subdivision and 670 foot private way off Old Orchard Road, zoned R, Map 57, Lot 19,

Ms. Eyerman told the Board that this is the second time the applicant has been before the Board, the first time back in July of 2021. She said the applicant has the option of doing a clustered residential development or a conventional subdivision in the area. Wetlands and vernal pools

have been found on site/

Andrew Morrell, BH2M Engineers, introduced the applicant, Gary Jordan. Mr. Morrell described the 24 acre parcel off Old Orchard Road in the Rural zoning district and said the applicant is looking to construct a five-lot conventional subdivision. The applicant wants to build his own residence on lot 3. The subdivision will be served by a private way built to the 2 to 6 lot private way standards; the lots will be served by drilled wells, subsurface waste water and underground electric. Mainely Soils has done the soils work on site and one man-made Army Corps jurisdiction significant vernal pool was found in the southern limits of the parcel.

Mr. Morrell confirmed to Mr. Anderson that calculations on providing public water and sewer and associated costs will be submitted as part of the application. Mr. Morrell said the applicant would probably want to waive the sidewalk requirement as well, so that information will be provided. Mr. Anderson also asked that Mr. Morrell provide the Board with well exclusions and home locations zones on the plans.

Ms. Durst asked for an explanation of the abutter's concerns about the roads.

Gary Jordan, applicant, came to the podium and explained that Old Orchard Road is an abandoned road off Ossipee Trail. When the Town abandoned a portion of Old Orchard Road, it violated E911 requirements so a portion of the road had to be renamed. Old Orchard Road runs directly into Phoebe Road. The abutter was probably concerned that they intended to use Phoebe Road for access, but they will not do so.

Mr. Herrick asked Mr. Morrell about the access of lot 3 being off the end of the hammerhead. Mr. Morrell replied that they will discuss the drive location with the Fire Chief.

Mr. Burroughs asked if a clustered subdivision was considered. Mr. Morrell said the applicant is not interested in a clustered subdivision and prefers the conventional layout.

Mr. Morrell said he has received the direction he was looking for, particularly regarding any potential waivers. Ms. Eyerman commented that the Rural zoning district is the only one that does not require sidewalks.

ITEM 8 Discussion – Land Use and Development Code and Zoning Map Amendment – South Gorham Commercial Corridor – proposed amendments to the Land Use and Development Code and Zoning Map for the area of South Gorham.

Ms. Eyerman said this zone is adjacent to the other South Gorham district under review now in the Comprehensive Plan Implementation Committee. This amendment is for the corridor running in front of Cumberland Farms and O'Donal's as it abuts Scarborough and Westbrook. The Comprehensive Plan recommends changing that zoning to include more uses and a somewhat different density. Ms. Eyerman recommended that the Board move the item for discussion to one of its committees.

The Board concurred that the CPIC should review the item.

ITEM 9 Planning Board Zoom Policy

Ms. Eyerman advised the Board that in the latest version of this policy, sections involving hybrid meeting possibilities have been eliminated because the technical capacity is not available to support them. Executive session language has been removed, as well as information about other town boards and committees. In its present form, the policy will allow remote meetings via zoom, similar to the meetings done in 2019 and 2020; allowed meetings could occur during a pandemic, snow storm, or other type of emergency.

Seven Siegel MOVED and Susan Durst SECONDED a motion to adopt the Planning Board Zoom Policy as edited. Motion CARRIED, 7 ayes.

OTHER BUSINESS None

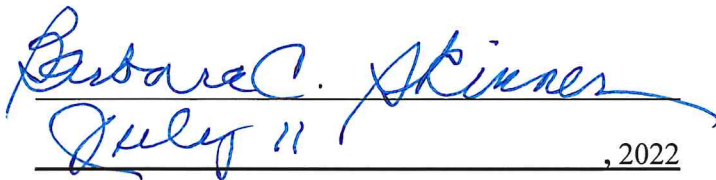
ANNOUNCEMENTS None

ADJOURNMENT

Scott Herrick MOVED and Seven Siegel SECONDED a motion to adjourn. Motion CARRIED, 7 ayes. [9:23 p.m.]

Respectfully submitted,

Barbara C. Skinner, Clerk of the Planning Board


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