

Dalton Planning Board

Minutes of May 7, 2014

Present: Bill Howe, Ann Craxton, Carl Lindquist, Erik Nilsen, Terri Parks and (ex-officio) Nancy McVetty.

Meeting called to order at 7:00 PM.

Reading of the minutes from Wednesday, March 05, 2014 and April 2, 2014, Ann Craxton motioned, Carl Lindquist 2nd and all agreed to accept the minutes as written.

Planning Board welcomed Terri Parks as new alternate to the Planning Board.

Discussion on the Mountain View seminar from Ann Craxton and Bill Howe, who were in attendance. Learned of the importance of Zoning 101 that is needed for the Town of Dalton. Having a master plan and keeping it updated.

Nancy McVetty spoke on her meeting of a week ago that included information on roads and will get the information to the Planning Board.

Discussion on Hunter Farm Road and its condition and classification. Need to go to LGC for clarification on statute of limitations on roads abandoned.

Bill Howe discussed Big Houses, Small Households presented at the Spring Planning and Zoning conference. Discussed the "Right to Know Law" and all that the Planning Board should be aware of in this regards. Passed out pamphlets. Discussion on the "Right to Know Law."

Discussion on various definitions of meetings, public proceedings and communications in person, on telephone, or electronic communication such as e-mail and video conferencing.

John Trumbull submitted a question via electronic submission. The question is the lot grandfathered as a buildable site on Map 201 Lot 46?

Planning Board reviewed and discussed. Requested secretary to respond via e-mail it is a buildable site, and provide the Planning Board's recommendations as follows:

Setbacks and recommendations from the Dalton Planning Board

- - - fifty (50) feet frontage
- - - twenty (20) feet side
- - - thirty (30) feet for rear
- - - Notifying abutters
- - - Shoreline protection
- - - State Regulations
- - - State septic approval
- - - Driveway permit

Note that these recommendations are suggestions from the Planning Board.

Carl Lindquist motioned that Erik Nilsen, alternate member becomes a voting member of the Planning Board, Ann Craxton 2nd the motion. All agreed, Erik Nilsen becomes a voting member.

Merger application received, reviewed, and discussed. A motion to approve contingent on acknowledgement of a mortgage or lien, providing all documents if there is one, and application payment is received. Once contingencies are met, Planning Board Chairman may sign the approval. Carl Lindquist motioned, Erik Nilsen 2nd, all in favor two (2), all apposed one (1), passed (2, 1). (Ann Craxton agreed with the merger, but not the procedure for allowing the merger) Motion passed.

Review of the meeting in July will be scheduled to July 9th at 7:00 PM. Notice will be placed on the website, along with posting within the municipal building.

Adjourned at 8:30 PM

Next meeting is Wednesday, June 04, 2014 at 7:00 PM.