

Dalton Planning Board

Minutes of 8/3/22

On Zoom:

In Person: Erik Nilsen, Gal Potashnick, Steve Ordinetz, Carl Lindquist, Jo Beth Dudley, Terri Parks

- Meeting Called to order 7:02pm
- Reviewed/approved previous minutes.
- Ernie Hannaford discussed his plan to put a second mobile home on his property before disposing of their current mobile home. This would take place in 2023. New driveway would be needed so he was encouraged to speak with the Road Agent to make sure the location is acceptable. Also reminded to review setbacks before siting the new mobile home and to follow all state/federal requirements regarding pad, well, septic, etc.
- Mark Vander-Heyden presented a lot line adjustment proposal. Planning Board discussed and did not see any concerns so abutters will be notified and newspapers noticed for the next meeting.
- Kaela/North Country Council-Master Plan Review
 - Kaela will be out of state this winter-she will be remote for any discussion during that time
 - Review of sections that are typically represented in a Master Plan. Items with asterisks are anticipated to be included in the Dalton Master Plan
 - Transportation*-State has 10yr road/bridge plans. Repaving, drainage, blindspots. There is dialog with regional partners that can help increase the scoring (regional as well as overall state) of local projects if Dalton has this documented in our master plan. Regional plan follows overall state plan. Transport Alternative Projects (TAP) include road widening, bike lanes, adding sidewalks
 - Community Facilities
 - Economic Development*-Probably include reference to several other sections. Could add non-prescriptive guidance for interested town residents around business needs for 3 phase power, town water, town sewer.
 - Natural Resources*-Kaela will reach out to Conservation Commission for natural resource inventory data
 - Natural Hazards-flooding, emergency shelters, drought. FEMA is updating all flood maps to account for recent community development as well as climate change. Current doing coastal regions, may be 2-3yrs before they get to our area. Generator for emergency shelter could be considered a hazard mitigation plan. Box culvert could be mitigation plan too.
 - Recreation-reference in Economic Development
 - Utilities and Public Service-separate initiatives for broadband, not here.
 - Cultural Archeological & Historical Resources-old town hall, 3 historic graveyards likely some houses in town.

- Regional Concerns*-shared boundaries, shared resources between towns(already doing some of this)
- Neighborhood Plan-if a particular neighborhood has specific needs different from adjacent areas.
- Community Design-only for places that have specific design/architectural requirements
- Housing* -new housing but also potential for stabilization of current housing stock. Grants like Community Development Block Grants (CDBG) are available which could make money available by age, income level, etc. Homeowners could apply for \$\$ for house repairs. Stabilize existing houses, help seniors to age in place. Regional Housing Needs Assessment is currently in process for Coos, should be available around December. Community by community assessment of income, housing cost as well as age and degradation of existing housing stock.
- Energy
- Kaela will be back next month. When we have a clear schedule of date each section will be discussed more fully, we will post it for the public.

Meeting adjourned 9:08pm

Next meeting 9/7/22 7pm

Other document to be posted with these minutes:

Aug 3 2022 Meeting Guide. North Country Council-Discussion of Plan Sections

Dalton Master Plan PSA Amendment