

**TOWN OF SUTTON
Planning Board
Pillsbury Memorial Hall
Meeting Minutes
January 15, 2013**

Present: Planning Board Members: (Dan Sundquist, Chair; Peter Blakeman David Burnham; Bob DeFelice; Julie McCarthy; Carrie Thomas; and Wally Baker: Ex-Officio; and Roger Wells, alternate; and Zoning Board of Adjustment Members: Derek Lick. Ed Canane, and Sue Reel, alternate; and Laurie Hayward, Land Use Coordinator. Kevin Fadden and Betsy Forsham were the only members of the public in attendance.

The meeting was called to order at 7:10 PM, by Dan Sundquist, Chairman of the Board of Planning.

Dan Sundquist explained that the meeting was a special joint meeting of the Planning Board and the Zoning Board of Adjustment to review Zoning Ordinance Amendments and to take any public input. He explained that ZBA did the hard work and drafted the amendments to the Zoning Ordinance. He recognized that there were only two members of the public in attendance. He recognized Betsy Forsham who is the Chair of the Conservation Commission. The second person in attendance identified himself as Kevin Fadden. Kevin explained that he is not a citizen of the Town of Sutton. He works for Industrial Communications and expects to submit an application for a zoning variance to allow a cell tower to be erected in Sutton. Asked if he had any specific questions regarding the proposed Zoning Ordinance changes, he said “no”, that he was simply at the meeting to listen.

Dan Sundquist then addressed Betsy Forsham and asked if she had read the revised Ordinance. Betsy said that she had and that she had only two specific questions.

Betsy questioned Amendment 8 and the language regarding “evidence of use”. The amendment reads: “This amendment covers two changes to Article VII, Nonconforming Uses, by adding language to Section A.1 to provide that automatic discontinuance shall take place after a use is discontinued for one year “with evidence of intent to abandon the non-conforming use,” and by adding a new Section D “Conforming to Nonconforming Lot Changes with Annexation”. Derek Lick explained that this was a clarification and that an example might be a business that was closed, is used as a residence for a year and the business clearly and the building converted for more than a year could not simply be opened as a business again without seeking a new variance. The second question was for a definition of what is meant by a “Small Wind Energy System”, Laurie Hayward explained that within the Article on Wind energy Systems, there are limitations on height and noise levels. The Board asked her to research the heights of traditional rural farm windmills and on suburban and rural noise levels. That research was incorporated in the new Ordinance Article, limiting height to 100’, which is the height of a tall traditional windmill, and the noise decibel level to 50 decibels at the property line which is a noise level common to most rural areas.

The Chair made a last call for questions or comments on the proposed Zoning Ordinance revision.

There being no further questions from the public, Ed Canane moved and Julie McCarthy seconded and it was voted unanimously to close the meeting.

There being no further business, the Public Hearing on the revised Zoning Ordinance was adjourned at 7: 40 PM.

Respectfully submitted,

Approved 2/12/13

Laurie Hayward
Land Use Coordinator