

TOWN OF SUTTON
Planning Board
Pillsbury Memorial Hall
Meeting Minutes
July 14, 2015

Present: Planning Board Members: Carrie Thomas, Chairperson; Bob DeFelice, Julie McCarthy, and Carole O'Connell, members; and Lisa Hogarty, Alternate; and Dan Sundquist, Ex-Officio; (Roger Wells, and Peter Blakeman, members; and Jim Lowe, Alternate, were absent); and Laurie Hayward, Land Use Coordinator (LUC).

The meeting was called to order at 7:53 PM, by Carrie Thomas, Chairperson.

Administrative:

The Board agreed to table the minutes and any other business until the next meeting. The LUC told members that she would move everything from tonight's packet to the packet for the next meeting. The LUC told members that she did hope that they will take up Anne Yates' request for voluntary merger of two lots. The Board agreed to do that.

New Business: PB 2015-04 Voluntary Merger – Yates, Lots 07-850,275 and 07-874,293

The LUC explained that Yates came in regarding a lot merger. Yates is placing her property on the market and would like two lots merged. The LUC helped Yates complete the request for Voluntary Merger. The LUC explained to Board members that there are structures on both of the two lots in question and it is important that there be only one lot on which there are multiple structures. Board members reviewed the request and verified tax maps for the location of the two lots. Sundquist asked how many dwellings. The LUC replied that there is only one dwelling. Sundquist asked what the other structures are. The LUC explained that she understands there are a shed and/or barn as well as a dwelling. The Chair asked what the process is on Voluntary Mergers. The LUC explained that there is no public hearing and there are no notices to abutters required. Sundquist moved that the Yates Voluntary Merger be approved; McCarthy seconded and it was voted unanimously to approve the Yates request that Tax Map Lots #07-850,275 and 07-874,293, on Davis Court at/or near the junction with Whiskey Pine Road be merged. The LUC asked members to sign the Merger application.

Old Business: The Chair asked if the Board would like to take up the question of when to schedule the day-long work session. The Board took up the question of the best date and time to hold an "all-day work session" to be used to work on recommended changes to the Zoning Ordinance and the Subdivision and Site Plan Regulations. The LUC explained that, after polling members on best times, she would suggest using a Tuesday meeting and simply posting an agenda that states the change in time and location. She also noted that she'd suggest that they hold the daytime meeting in place of the evening, not in addition. The LUC also explained that after polling members on best days and times, that Mondays or Tuesdays worked best for the larger numbers of members. So, it may be that any Monday or Tuesday in late July or August would work.

Thomas pointed out that anything after August is difficult for her as she works at the college and getting away for an entire weekday is a problem. Sundquist pointed out that Mondays are the day that the Select

Board meets – so they are not good for him. He asked what time of day the Board is considering. The LUC answered that it is her understanding that they are considering meeting early in the morning, maybe at 8:00 AM and breaking for lunch and then going until 3:00. She pointed out that if it was a regular meeting Tuesday that they would not have an evening meeting that day as well. McCarthy asked about Tuesday, July 28th. The LUC agreed that seems to work well. The Chair asked the LUC if that means putting off items tabled until August and whether the LUC thinks that is OK. The LUC suggested they begin the All-day session with administrative items such as minutes and correspondence and then move into the work session- just as they would normally and still start in the morning. The LUC explained further that agendas would be posted that clearly state the changed time and location. There was a brief discussion about re-locating for the daytime meeting so as not to have the constant flow of people through town hall that occurs in a normal weekday and to facilitate working through the process in relative quiet. O’Connell and Thomas agreed that the Cressey House, a Sutton Historical Society site, is the best place.

Members agreed that July 28, 2015 at the Cressey House from 8:00 AM until 3:00 PM works best. The LUC told members that she plans to have copies of the current suggested revisions available for all members as well as copies of regulations and draft change suggestions so that everyone can work from the same documents. The Chair suggested that the LUC prepare in advance a detail schedule of items to be covered and the order in which they might be covered and send that out to members. The LUC asked the Chair if she would prefer to begin with the draft changes to the Zoning Ordinance. It was agreed to do that and the LUC offered that she would have copies that show the “mark-up” draft of language as recommended by the ZBA to date. The Chair explained how much it would help the Board and also the people of Sutton to have the Regulations revised and re-written to make the requirements more clear.

Next meeting is scheduled to be held on July 28, 2015 at 8:00 AM and will be an all-day work session.

All other business having been tabled, the meeting adjourned at 8:20 PM.

Respectfully submitted,

Laurie Hayward
Land Use Coordinator