

Planning Board Meeting Minutes

July 11, 2019



Attendance:

Mackenzie Brisson
Steve Digiovanni
Paul Bourdeau
Roland Simino
Jim Knapp (for Joe Bailey)

Mackenzie: Meeting called to order 6:30 pm July 11, 2019
Pledge of allegiance

Mackenzie: Motion to accept minutes from June 13, 2019
Paul 2nd
All in favor

Merger applications for Christopher Silva and Steven Brewster were reviewed by the board.

Merger checklist:

- proof of payment of taxes
- deeds for lots
- survey if boundaries are unclear

1. Steven Brewster

Tax map 18 lot 18= 9 acres
Tax map 18 lot 17 sub lot 4=103 acres
Tax map 18 lot 17 sub lot 2=7 acres

Ridge road- will equal 119 acres

1. Christopher Silva

Tax Map 4 lot 174
Tax Map 4 lot 174

Elaine Road

Mackenzie: With Elaine Road in the village district does the association have to approve the merger?

Steve: Doesn't believe the association needs to approve. Joe Bailey would know the answer we can check with him.

Mackenzie: Property description is what?

Steve: No survey is required the only reason for a survey would be if you were purchasing the property

Mackenzie: The fee is \$25.00 new checks will need to be written as both were written for \$50.00
Janelle will contact applicants to have checks changed when fees are decided.

Steve: Let's discuss the mergers at the next meeting so we know the merger fee cost

Mackenzie: tried to reach out to Roger by phone no answer

Fee is \$25.00 for merger but is there a fee registry of deed fees as well. Agree to table the merger discussion until the next meeting.

All in Favor

Mackenzie: solar ordinance is still being typed up

Fee updates and Family Compound: Code enforcement is not present to discuss

Jim K.: is familiar with what a family compound is but John M is not present to discuss.

Mackenzie: Family compound difference from Accessory

Jim K: they are in town

Mackenzie: need to define detached accessory dwelling and we also need a discussion with code enforcement regarding swimming pools

Paul: Does insurance dictate if fences are needed for pools

Steve: there are many types some are indoor pools, fenced, covered. As for wiring the pool no one is going to question who wired it. There should be an electrical inspection because a home owner can wire their own pool. There should be an ordinance filed to let people know when installing a pool an electrical inspection will need to be done when the project is finished. It protects the taxpayer.

Mackenzie: Discussion of 2 acre minimum instead of 5 acre to subdivide

Steve: the last 15-20 years it has been 5 acres and it has decreased growth in Middleton. 2 acres is much more attractive to people. With the tax rate being so steep recommend a 2 acre minimum to help growth in Middleton.

Roland: To subdivide the 5 acres it would be 2.5 and 2.5 acres

Mackenzie: huge housing shortage

Steve: Could do condo lots, working off 1 well. It brings growth. We need a store, sub shop, pizza parlor

Roland: Union has all that

Steve: Zoning for commercial stops at 153 Commercial to Governors Road. We need more of 153 zoned for commercial.

Paul Bourdeau excused himself from the meeting.

Jim K.: what do we really have to offer to bring people in?

Steve: we could write articles for this for voting

Roland: working on the tiny houses

Mackenzie: reminder of training nex Thursday 18th OTH 6:30pm

No Public Comments

No further Board Comments

Mackenzie: Entertaining a motion to adjourn the meeting at 7:26 pm

Roland: 2nd

Meeting adjourned 7:26 pm.