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- 00;00;12;20 Good evening and welcome to the Wednesday, September 9th, 2020 planning board meeting for the town of Raymond. The planning board will come to what are the board does have acquirement. We will start by holding roll call. Let's start there with, um, probably adding to the best so I can keep everything in order here. You're still muted here. Okay. Here, right here
- 00;00;47;26 in Woodbury, Kevin Woodbury and where Bruce Sanford there's hear me. Yup. Got you now. Okay. All right. This is a public proceeding and it's about public late, uh, specifically votes to go into executive session. You have the right to hear everything that's being said. And to look at all the exhibits that are presented, please notify the chair. If you're unable,
- 00;01;13;02 unable to see or hear at the board works from the public's agenda and we'll be continuing types. I don't send the following order. You have a tabled application from Jeffery Buckley, and then we have a review of the finding of facts with the final vote for the high wire hydroponics. In each instance is upon the applicant to demonstrate compliance with the provisions of the applicable ordinances, where state law, after the board votes on the merit of each application, it will prepare a written notice of decision because the notice of decision may substantially affect any
- 00;01;45;14 appeals rights. And also as a matter of courtesy, the board asked that those attending the meeting with regard to specific application, not leave until the board has completed its discussion appeals from adverse decisions must be filed with the superior court or as otherwise within 45 days of this board's decision. Also to be certain that you preserve your individual rights to file any such appeal, you must be certain that the board's records evidences your appearances evening in opposition as in the basis of
- 00;02;15;07 your opposition.
- 00;02;18;02 Alright, so we left off with eight with a, the tabled application then, um, just to kind of brief and Jim and Alex gonna jump in, if what I'm saying is wrong for a kind of a brief, um, the applicant was requesting a waiver for a backlight drive driveway. Um, however, no
- 00;02;49;13 backlot, um, application has been submitted. Um, so the, the, uh, the boy tabled was kind of communications he brought the best to do was to table the application, but during that process, um, and according to the ordinance, the planning board assumed the, um, approval authority for the application. So what honestly, what I was expecting this evening was to be looking at a backlot application because the plenty board cannot grant a
- 00;03;21;05 waiver to a nonexisting application. We have to have something that we are reviewing an application to grant the waiver. So when I propose that we do this

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evening is that the tabled application be withdrawn. Um, and we insert a pre-application meaning tonight in that pre-application meeting, we can discuss the waiver, um, Jeffrey and, and Rick you'll get a flavor for the,

00;03;50;22 whether or not the board, um, is going to approve that waiver enough, but there will be no vote. Um, then you can submit the application, um, formally request the waiver to put that application and we can then act on that application. Um, does that sound acceptable to the board? Yeah. Okay. Yeah. I'm acceptable with that, Greg. I missed you. I'm sorry.

00;04;22;19 You okay? Yup. Kevin. Yes. Yep. Okay. Um, so it's two Jeffery and Rick, are you willing to withdraw the application and recent, and then we'll consider this as a pre-application meeting? Yes, yes, we would. We, we agreed to do that and I think that makes a lot of sense, which you're proposing. Okay. All right. So what we have, and tonight is we are, um, the table

00;04;49;22 application is being withdrawn. Um, and we are going to review a backlight driveway application as a pre-application meeting. There'll be no, there will be no vote, but you'll get a feeling for what the board is looking at. So to that, then I'll turn it over to Jim. If you can kind of give us a rundown of things that have changed since the last meeting, I'll do my best.

00;05;14;00 I, Rick, I know you'll back me up here. If I, if I run a file here, but I, I believe what we've done. We've done a couple things. One we've given the information to the town's attorney who has given us, uh, some feedback. And we've also received from the Apple 10, a little bit of the title history involved with this, to understand how we got to the location that we've literally got to here with this, uh, driveway. So I think the way I'll go about it is give you a little bit of the history from

00;05;44;12 what I can tell the law that is now Griffiths and Miller and Buckley was all under the ownership of Miller at one point. And I believe it was 2008 or sometime around then Miller cutoff if front lot or what is now, Griffith's, it may not have been Griffiths at the time, but it is now. And through that creation, he created a, a legitimate lot with frontage, but what happened is then it took away from the Miller lot, which is

00;06;17;01 technically in the rear away from his legal frontage, but he created a right of way to his property. Um, and then also created, uh, another division of property in the back, which is now the buck we lot and divided that lawn off all fine and good, except that he kind of messed up in the town, kind of messed up by issuing a building permit. It basically gave Miller in the back standing as a nonconforming lot because he didn't

00;06;46;29 technically have the legal fundage because the backlog driveway was never approved for Miller. He kind of created that when he cut off the front lot. So it's what I call it. Reverse backlog in that backlog was really created first. And then the front lawn came along and kind of stole the frontage from the backlog.

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- 00;07;06;10 With that said a conversation with the town's attorney was the best way to probably clear this up is to make this driveway a backlog driveway, such that Miller, uh, gains his necessary frontage, and luckily can gain his necessary frontage by the creation of this backlog. We understand that there's some criteria we have to go through here with regards to where this backlog driveway is, but essentially it's already can
- 00;07;40;02 say already, it's a, it's a nonconforming situation that was never approved by the town essentially. And so to make everything just clear titles and everything he was recommended, this is what we should look at because in part everybody's kind of made some mistakes along the way here, Miller maybe with no intention, you know, basically cut off his own road, frontage and the town by issuing the permit to, I don't know, can't remember the
- 00;08;05;06 name at the time, but the Griffis lot created a nonconformity for the back. So everybody's got a little finger in the pie here and we're just trying to make it right. Um, I understand that, you know, the board should have some concerns because of the proximity of the pedis and the Griffith law as it compared to this driveway lot. However, I would like to point out that, um, you know, one, I don't believe that one more residential lot is going to tip the Apple cart as far as safety goes in here. But if you know, um, this
- 00;08;42;27 will become a private road and there were several more lots in here in the future. Then we might have a situation where we really need to look at all of these driveways. Um, I think Alex and I agree with the town's attorney that we should do our best to make this work and limit the, um, number of lots coming off this backlog driveway under the backlog revision when we're
- 00;09;07;05 allowed to backlot.
- 00;09;08;11 So technically if you do approve the backlot luckily slot would be the last lot allowed under that scenario. Any further development in that property would have to come back and convert the backlog to a private way and depending on how that is done, um, you know, it would, uh, they would determine the size of the road and the number of loss in there and everything like that. I think if, if the board is amenable, I think that is the correct way to go about this. Um, I do understand you need to consider
- 00;09;40;17 the safety because of the proximity of these other driveways, but just to understand, you know, we've got three residents there now accessing three different driveways. We're putting in a fourth, um, the Miller a lot, uh, I didn't state this name, the memos, but I believe the Miller lot would have to take on a backlot driveway address at this point. So that one would have to conform to the backlog driveway name and address change. The other two,
- 00;10;09;20 I don't think necessarily do have to. Um, but I'll let Rick describe the situation and the separation of those lots going forward. Okay. Thanks Jen. Any questions Jen,

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before we go to Rick? Okay. Thank you, mr. Chair. And Jim, thanks for the synopsis. Hopefully this time. And I apologize for the last meeting. Hopefully you can all hear me now. And my,

00;10;39;24 uh, my, my Karen I'm I'm on my wife's machine because I didn't want to have that same issue happen again. So, um, yeah, Jim synopsis is pretty, was pretty clear. Um, I want to say one thing in terms of the history, uh, the big 40 acre piece, which has all of these three, lots was, uh, actually 19, 1979, and it came at the Miller and, uh, 1988, he built a house. So at the time and mr. Miller built a house. And do you mind if I go to share screen

00;11;10;16 to help kind of point this out? Okay.

00;11;19;16 Give me a second here. Okay. Oh, I'm going to fly through these really quickly to get to a plan. Wherever the controllers, the meeting has to give you permission. Did they set you up? Okay, Mary, if you can make me a host, can you folks see the sheriffs screen? Have I been accepted yet? Nope, not yet. Okay. by 2024. Will that will this down? Yes. If I won,

00;12;22;29 Larry's doing that. If I want to keep talking anyway, to keep things

00;12;25;16 moving, um, it was a, you know, Miller built a house in 1988 on, uh, the full 40 acres of these three lots combined, which had it a legal lot, 38 to 40 acres. And it had legal frontage, 233 feet. And, uh, it was 19. So nine, 2000, uh, uh, he built it. He built his residence in 1988. He owned the

00;12;50;26 land since 79 and in 2000 he broke off the two acre, front lot reserving himself, uh, right away, which is, uh, the now, which is now the Griffith lot. So it happened in 2000, basically 20 years ago. Yeah. And it was, and it was 2008 when he broke off. What's now the Buckley lot in the back with the right of way. Right. Okay. I think Mary shared her,

00;13;30;05 her screen, not, she didn't give permission for Rick screen. We will have it in front of us. Yeah. That's Mary's screen. Yeah. I mean, we, we all have what my rep is describing in front of us, unless there's something new that you're adding. Right. Really. All's I see is Mary's screen you guys a

00;13;52;10 little bit here. Hang on. Right. That's Mary's computer. Yeah. No plans or anything like that.

00;14;11;06 no, all I have is Mary's screen. Yeah. You just don't need to unshare your screen, Mary on. Yeah, there you go. That's good. Okay. Let me try the sheriffs screen again. Let's see if this works. Okay. Mary, did you give Rick permission to share his screen? Well, I'm still trying to forget where that is. Okay. So Rick, is there anything that you want to show us

00;14;42;20 that we don't have in front of us on the plants? Oh, just a few exhibits, but one, I just I'll walk through while, while she's doing that. And just the graphics, I think

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help. Okay. Um, so, and we appreciate, by the way, all the efforts of, you know, Marriott, Alex and Jim sort of getting our heads together to sort of figure out a way to make this work. And, uh, we received the, uh, memo from, uh, your legal counsel at Bernstein shirt today. And I think the approach that seemed being thrown out there, I think makes sense that because this is kind of a unique situation, uh, I'd actually put

00;15;15;08 together on, uh, an opposing opinion that I won't get into, but based on the definitions of the ordinance, there is a way there may be a way to basically use the definitions to say this wasn't actually a backlog, but we won't go down that road. I think this route makes sense as long as the board can come to a conclusion tonight that, uh, that allows, uh, that allows him to have a go forward with a waiver, with a straw poll vote, that

00;15;44;00 they would agree that we have a waiver on the nine point T 0.5.

00;15;50;05 Okay. So when we, when we left the board discussion, we have two things we had there. We were concerned on the safety of the next year, um, traffic. We were concerned that the, um, the driveways and got myself down to this, how the hell do I get out of this? And we were, let's say we were concerns, safety, an issue of concern, the ordinance of wanting to repeat. And we were concerned as to how the actual backlot Buckley lot became an

00;16;24;10 existence. Right. Am I missing anything else that we were discussing that we were concerned with? I think those were the key concerns. And so in the meantime, what we've done is we have, again, I had mentioned to Jim and Alex, we we've engineered the plans for the backlot driveway. We didn't want to go forward with them. We knew what the direction of the board was going to say, but I think that the strategy tonight to move forward with

00;16;47;09 that if the board, you know, so it gets through the issue of the waiver. We would be prepared to complete those turn, that application around, but we have done several things. Um, we've reviewed the, uh, site distance and, uh, I've got photographs if we get to share a screen, but the sight distance looking, uh, uh, let's say if you're exiting left, which would be North down the Hill, there's over a thousand feet. And the ascites distance to the right is, uh, about 400 feet plus going up the Hill and it's a 40 mile an hour zone. So I think the sight distance has made the town standard. Um, and, and absolutely if Alex wants to verify that certainly

00;17;24;20 acceptable. Um, and at this point, the, like I said, I agree with Jim that it's a unique situation. It's, it's tough to have these three driveways, the, uh, Griffith driveway. We measured as about 50, 52 feet from Saturn line to center line and the driveway, as you look at it up the Hill, which is, uh, the, uh, pedes driveway, which is a fire lane, one 85, about 62 to

00;17;50;16 65 feet to the center line.

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- 00;17;52;26 So under the ordinance, um, I think adding one additional lot and in a way to keep it that way, the applicant would agree to a condition that says it would remain at, uh, you know, to up to back lots and not to be further divided. That is agreeable to you. Jeff, Jeff is, but, um, we've talked about that. So if that were a condition that would make the board more comfortable, that there wouldn't be additional traffic other than one single family lot, um, we were totally agreeable with that as a condition.
- 00;18;25;11 And that would be a covenant that could be placed on a lot on the date or as a separate covenant, uh, in recorded land. I'm totally fine with that. Thanks. More dad. Uh, questions, Mike, did you get, did you have Pitt, I know when you clicked in here, did you hear Jim's narrative immediately? I
- 00;18;53;23 mean, it might. Can you hear now? Yep. Yeah, I, I came in, in time enough to hear, and also I read, um, Jim's email and the attorney's email as well. So, um, Jim, is this in looking at the application? Is this, are we, um,
- 00;19;24;15 problem area in the backlog driveway permitting this particular application? What we've seen at this point? This is the, this is the big hiccup. Yes. Okay. And Rick, you have, you looked through the black clot ordinance, um, and you feel everything else is a, is made of all. Yes. What is that? Was that Rick? Was that you? Yeah, I'm sorry. Yeah. To the chair. Yes. Uh, we, we, we feel it is, uh, I did discuss just to be clear
- 00;19;55;16 with Jim, you know, that the 50 point requirement for storm water, um, we think we can meet on the lot with a buffer. So we would be creating, you know, a buffer for storm water to go on to Jeff's lot from the road portion of roadway. And we think we can get the 50 points. Okay. Um, so to the board, um, how do we feel now? Um, I think whatever one of the main issues was the development of, um, how the middle line came into existence. Um, now we now know that kind of a little bit of the history to that. Um, we
- 00;20;28;08 still have concerns along with the driveway connections, anybody that's.
- 00;20;37;24 I agree with, uh, Jim's suggestions of how things evolved and how they could be handled in the future if they decide to break up that lot further. So I think it gets pretty clear as long as those are stated, uh, when we approve this synopsis, my understanding, I don't have the doc from two months ago in front of me, from my recollection from the photos of the lot, is that the existing driveway into the house that a Buxton road is not
- 00;21;09;16 a very long driveway. I I'm going to guess it's 75 to 100 feet long and the face of the garage and that there is not a hundred feet of separation available between the existing driveway and the proposed backlot driveway. And to relocate the existing driveway over to the area where the backlight driveway is, the pose would create a rather tight S curve into the existing, uh, area in front of the garage, which could make the kind of a

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- 00;21;39;17 Fonzie entry. Am I remembering that correctly? As far as I can tell you why? Yeah, we don't, we don't have the actual, uh, locations of those other driveways on this plan, but I think you're, you're pretty accurate in your description of what it would look like if we forced them to tie into this backlog driveway, just one correction is that, that driveway to the middle, a lot exists now. Okay. Yeah. For Alex, I mean, for Rick, just share screen and tell me that at the
- 00;22;15;22 bottom of his screen, he should click on share screen. I will get a message and I can accept. Okay. Thanks, Mary. What do you think your dad? Yeah, I, I, uh, pretty much agree with the general consensus that everyone else said. Uh, you know, there's not really a reasonable way to fix it, to
- 00;22;41;28 conform with the regulations. Um, you know, waiver in this, in this situation is probably the right thing to do. Mr. Chair, if I could, there, there is one other item and I'm kind of glad Wayne is on the, on the call here tonight. Um, looking at the configuration of this right away. I know it, I believe that is Rick. You can clarify that is that actually as dedeed
- 00;23;07;27 today. And can that be amended? The reason I asked that is one of the criteria we'll have to have is that, that radius from where that makes a heart right.
- 00;23;16;29 Beat the fire truck, turning radius to get into that right up through the chair, I guess. Yeah. It's, it's like, it's almost a 90 degree high we'd have to. What I would recommend is we take a template and look at that radius in there and meet with the chief and make sure that we can take his vehicle, that, that vehicle, uh, you know, wheelbase would work on that radius and make it as wide as we can. I can't say exactly what that is. It's close to a 90 degree, but yeah, the only other one, yeah, the way it might be is you might be able to do a curve bubble or something like that.
- 00;23;49;17 And just that radius, you know, but we can make it work as what I'm saying. You're not locked in with Miller. You can, you have some flexibility to just test for the chief on that. Thank you. I do have some info. Now, if you guys want to hear it, um, we had talked to, um, what's his name? Ben, uh, Larry custilla, which is the father of the guy that sold me the property. Um, cause Josh has passed away since then. Um, he hadn't told us that they opened up that end of that
- 00;24;21;06 right away for that exact reason that the town had told them that they could do that for the fire trucks. Um, whether that's completely true. I don't know why he would leave, would lie to me, but he did tell us that, just so, okay.
- 00;24;38;20 Yeah. I think Jeff, what we're talking about, I understand what you're saying. As far as I know, they got a little loop in front of the existing Miller hall, but maybe that does mean it. I think we're just talking about the piece that we'll cut off to the, to the right to go to your lot. Right. I think from the comment of the board and how everything has shaped up, I think you can say that a waiver would be

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favorably looked upon in conjunction with the application. Thank you to the chair. Then

- 00;25;11;05 moving forward, we'll prepare a formal app. Is there a formal application form Jim, for that there isn't we use a site plan, but Alex and I, Alex has a kind of a draft form that you can use to assist you with that. We typically it falls under site plan review. So you can use site plan application, but Alex has created one specifically for a backlot driveway to assist them in this case and others as we move forward. Um, the other thing I would like to suggest and to the chairs, well, uh, I
- 00;25;42;25 know, uh, Jeff you're, you're probably under the gun to get this moving. One suggestion I had placed, I think in the memo I sent out this evening was that, uh, you guys, as well as doing your backlog application, you start thinking about your building, um, permit application, and get that in. There's quite a backlog of building permits right now. And so it's taken some time to get through those so that you get back to meeting on, I
- 00;26;10;25 think it's October 14th, hopefully Alex and staff have had a chance to review that, such that if you do get approval that evening, you know, the next couple of days, you might be able to just wrap everything up and get your building permit so you can get going before weather changes.
- 00;26;30;10 Good. So we'd like to at least work with you on that piece. And we won't issue the building permit until the planning board is approved. Okay. You have something to say, right? Nope. I'm all set. Okay. Was saying good. All good. Okay. We'll be looking for a restriction of the two lots. We'll be making sure that we can get a, uh, you know, have a buyer letter from the, from the fire department saying that turn lane, um, layout is
- 00;27;01;01 acceptable for the end engine's driveway. Um, and then I think as long as everything else needs, you'll be fine. Right. And we'll submit through staff and work with Jim and Alex in any of the details. Okay. You'll need a, the other thing you'll need, which you'll need, um, it doesn't have to be executed until you have the occupancy of a, of the second home, but we will need a homeowners association document for that driveway as well. And through the chair, uh, good point in, uh, the ordinance requires that the D the current D does have a condition for, uh, maintenance of the
- 00;27;33;18 roadway approach, shared a prorated share of maintenance with Miller. We'll submit that to staff, to review. If they think it needs something a little more robust would be happy to put it together. So I'll submit that to you and to Alex Long as it has the responsible parties for the road and who, and whether it's a percentage breakdown or shift 50, 50, that's all we're looking for is to make sure that that is maintaining a clear passage for winter and for emergency access. Right. Okay. We'll submit, we'll submit

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- 00;28;00;25 what we have and if you need something additional, just let us know. Okay, great. Thank you.
- 00;28;08;05 Okay. Anything else? Any other questions for the border? No, thanks. I thank you all for your patience and thank you everyone for trying to work through this kind of difficult, uh, issue in a creative way. And we really appreciate that. Thank you a second order, because this is the final vote and findings of facts for the high wire hydroponics is everyone had a chance to read on Jim's very late email on that. All I basically did just
- 00;28;44;09 to give you guys an update was really convert the last, uh, approval we had, and just kind of update, updated all the conditions that were there in 2017, apply going forward as well as all the previous waivers. So it's just essentially, you guys said nothing changed in the application. You extended the approval. It's just at this time now they're under the new standards. So that approval is good for four years, five years or something like that.
- 00;29;09;12 So they have extended period of time to get this project moving. Okay. Now you got a motion for anybody. No. I moved to, uh, extend the efficient for high wear hydroponics. Um, based on the previous approval were, um, would it be one, one more cycle when we're not really extending
- 00;29;41;00 the way we're going to be print where you're just accepting the findings, right? Except the findings. You have to have a voice vote. Let me get very bad proof, right? Pro approve. I have to abstain. I was not at the meeting in August. Okay. Thank you. Mike Knight. And I voted approved the motion
- 00;30;12;29 passes. Hey guys, going forward, what we'll do is we'll leave a copy of that at the town. I've also asked Rick to, uh, give us some new plan just so we can sign that and date that regained that plan, that site plan for that. Um, so once we get that, we'll, we'll give you a shout. You can stop by the tenant. We'll make an arrangement for you to sign at some point there. So we'll come by and sign. Yes, exactly.
- 00;30;40;05 My agenda. You have any other business? Well, I don't, but I do want to just let you all know that this, this was a little trivial experience in our definitions. And I think as we move forward, uh, with 2021 suggestions, I think one of the things we might want to look at is the correlation of some of our definitions of street road right away. Um, this kind of opened our eyes, that there's still some existing, uh, old definitions in there that aren't compatible to where we really want to be.
- 00;31;11;01 Um, we've got multiple ordinances and I think we need to do a careful perusal of those to make sure they're all coordinated together. They're not dancing together right now. And it's not unusual over time. You know, things change, people have different interpretations of that. I'm sure where Raven had a long standing code enforcement officer. He probably understood exactly what it meant. We've had

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some changes and everybody has a little different take. So the words really mean a lot now. Okay. And

00;31;42;24 again, as I, as I pointed out, um, Bob, I don't know what you want to do when you want to start having some workshops on, on some ordinances and things like that, but we should be building our lists of things we might want to look at. I would put this as one of those that we want to take a look at. Okay, wait, we should start. We have any big applications coming down the road. Uh, not that I'm aware of Alex, are you aware of any, I think other than this, I think it will be it for next month. Okay. So why

00;32;10;19 don't we, why don't we put a workshop on the agenda, Mary whack for the workshop on the agenda for next meeting, following the backlot, which shouldn't take very long.

00;32;22;20 We have anything we need to do. Okay, Alex. So what as far as ordinances, is that what you're saying? Yep. Um, no, I think it's a little too early for me to really tell, I think this definition thing was kind of the first one that I've run into that I kind of was looking at it like, Oh boy, we should probably clean that up. Uh, I haven't really run into anything else substantial yet. Um, but I can keep that in mind, I guess,

00;32;55;05 for the next meeting and, and maybe come up with a few ideas for Jim on that. I recall Wayne, you might've had something that you were, you were, you might be interested in as well. Right? Um, a couple of things, one, um, if folks didn't know, um, the, the sprinkle ordinance and the, uh, the code reference changes, we were asked to hold off on those. So we would, um, we

00;33;24;04 would like to present those again this year, and then, uh, looking at, um, you know, some of these, um, uh, like family subdivisions and the different road standards, uh, for a regular subdivision. We, we have in there doing the fire protection water supply, but we don't address it in other areas. And we'd like to, uh, we'd like to speak, speak to that issue. Okay. I'd

00;33;54;15 like to see tiny houses looked at and possibly the use of shipping containers as permanent buildings or parts of permanent buildings.

00;34;05;11 Okay. Tiny houses is probably a good one to look at in front of. Yeah. And I'm not aware of maybe Alex is, I know, um, as the state chimed in, at all on tiny houses to this day, I know that right now, I think our art is required. You have to have, uh, a full foundation. Yeah. The, uh, the state had a few, um, articles, I guess that one of 'em came some stuff

00;34;38;25 for tiny houses. I don't think any of that stuff's actually gone through yet. Um, the only thing that I think is really substantial at this point is newer versions of IRC have, um, pretty detailed language for tiny homes. Um, but it's not the version that we have currently adopted, but we could look at that and incorporate some of that

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in it. And I'm also wondering Wayne, does that get into any life and safety with, with, with some of

00;35;08;01 those buildings? Uh, I don't know, speaking with you tonight, but I could look into that. I haven't really run across any tiny house. So Kevin, where, where, what is your concern? If I may just kind of, what's the purpose with just seeing, you know, looking, uh, around the country and seeing a lot of interest in tiny houses and a lot of interest in people turning shipping containers into multiple lows stack together homes out of them, making workshops out

00;35;39;24 of them. Um, just a lot of interest in both of those things. I actually have a client out on should be a guy Alan that was going to do that. He was going to take two containers and make them into his art studio in the basic question on the state level, what have tiny homes basically be rubbish, dirt ass RVs so that they wouldn't need to meet, um, you know, city building standards. You're a whole different world in that. Would they be

00;36;10;17 registered for travel or the road? Um, and I think the other thing is, is to Kevin's point is what is the appropriate zoning location for those types of homes? Sure.

00;36;23;26 One of the things I did just think of, um, from a fire protection standpoint is escape windows that they're appropriately sized, especially where it's such a small, small building. That would be something that we'll look at, that's your living thing. Check out. I missed my time away from the board. I mean, there was a project that was up, I think, on

00;36;54;06 Valley road that was going to be designated for senior living 55. Plus that got a, that did get reapproved. Um, I, my understanding is, I don't think Alex was here, but I think while Scott was here, they forested that they cut that lot. Um, and that was John Chase in my understanding was he was going to come back and start that. Now, I don't know if this COVID situation is, you know, delayed that at all, but in my conversations with him and he told me that he would be coming back to that soon, but that was

00;37;26;04 six months ago. No, at the time that it was approved, the boy had lots of questions on how that is going to be managed having 50, 55, I think it was. And what happens when you sell? And there was a percentage, is that all that within ordinance purview or do we not get involved in that? I'd have to go back and see how we address that obviously to your point, that was a pre approved subdivision. We changed the words we took the, the

00;37;54;11 age limitation. Oh, we didn't, but people before us did. And, uh, but because that was kind of had that grandfather status, all we looked at was the road redesign. Um, so that status is still there. So I guess we may have to pull up, you know, our older ordinance to see how it was to be established. Cause it would fall under those older regulations. Okay. Right. I think that would be a homeowners association to some extent

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- 00;38;24;03 there's definitely a homeowners association. I don't know how those documents would be set up, but we probably would have to take a close look at that. And then I guess going forward, Bob, to your point is how do we assure that it stays in that percentage of over 55 versus normal single family. Okay. Where's the town stand on the comprehensive plan? Do we have to do that every 10 years or what's the cycle on that?
- 00;38;56;23 I don't know. Well, the state planning office, hasn't been reviewing those for some time now. Um, but my understanding is that if you want, and maybe Alex understands this as well. If you want state or federal grants for certain housing projects, uh, you have to have an approved, comprehensive plan. Now it's a, usually it's a large burden on the community to find volunteers. Uh, it's, it's a long process. Um, I don't know if the town has had any discussions as far as, you know, moving
- 00;39;30;12 forward with setting up a comprehensive plan committee, but typically that's what happens. You look at your previous goals and then you set new goals for the next 10 years and you establish a whole new plan, but you have to host a, a numerous number of public meetings and get input from the community when you do that. I think I'm sure he has an updated re updated on that. I know gray just is in the process of finalizing there. Yeah, I
- 00;39;59;09 think that would be incorrect in my recollection, but I thought there was language in our comprehensive plan somewhere that said it should be reviewed every 10 years. I believe that that's the standard. I believe that's kind of the standard language that the state administers, but that's back when there was an active state planning office and now that's been altered. And I think a lot of communities are behind the eight ball on their comprehensive plan.
- 00;40;28;25 All right, now it wouldn't be a bad idea just in general to have, you know, set some goals going forward. Um, you know, I often find that the economy has more of a role in those than, than anything. Anything else? The 25% limit rule for clearing a house law. Isn't there a rule we
- 00;41;00;12 are. We limited to how much we can clear out a little lot down to 25%, a maximum of 25. You talking standard zoning or shoreline zoning, standard zoning. Isn't that fair of any, I don't think it's 25, 25% of your lot. I don't know if there's that on the lots are familiar, Greg. I understand it.
- 00;41;33;24 Wasn't enforced by the code officers. Uh, that is correct in the land use ordinance. As that you can't exceed 25% of the lot area or 15,000 square feet, whichever is greater that's clearing basically for development. It's been enforced that I had. I don't know. Um, rumor has that. What,
- 00;42;07;17 what, what are you looking for Greg? Why, why are we limiting it to 25% of it? Well, I'm not talking about a show land zone we're talking outside of it. No

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guessing. Yeah. I'm guessing it. I obviously it's something before I came along, but I'm guessing do with creating is between residents, but I

- 00;42;34;15 don't know, 25% for year two point. I don't know. It could be 50. I don't know. I think if we, if you do consider something like that, you should consider at least a stand of vegetation between lot lines or awful lot line like a setback or something. But if somebody owns 40 acres and they want to cut 20 in the middle, as it hurt anybody, probably not. Well, we already
- 00;42;59;26 have bumpers in the ordinance do, but when you have a existing, single-family lots to, to, to Greg's point, you know, you don't really have that jurisdiction as far. You have setbacks for the structure, but I don't think you have set backs for buffers.
- 00;43;17;01 It looks like it was put in the ordinance to 98. So that's not that old. Well, I guess if I want to, I ought to be able to look at it. Great. Yeah. Yeah. I think, you know, I do think, yeah. I think Greg, with proper forestry management, to your point, you know, um, there should be allowed maybe an excessive that, but I think we all should, should be conscious of the fact that we do need to watch out for, you know, buffers
- 00;43;49;25 on sidelines and realize, Hmm, not sure why, but I understand what you're saying. If you want a buffer, provide your own, not make your neighbor provide it. Okay. That's what we have set backs with structures too. I don't know what to tell you. Yeah, I know. Well, you know what I think anyway, I know we always know that Greg just likes to cut trees. I know, but they grow back,
- 00;44;28;05 you know, Greg it's Oh, that is something I didn't want to not reach out. And I haven't got an answer yet, but I know we've, we should be looking to get the new language in the ordinance as soon, um, that we just passed. Um, last year I haven't seen it in print yet, but obviously we need to get that. Um, I'll talk to Sue, uh, to see when that's coming. Cause that those
- 00;44;50;09 are in effect now and they shouldn't be at least published at least on the, um, on the version that's online. Okay. Yup. Good. You reminded me that, Greg, because now we have, you know that now timber harvesting is allowed only 25% though.
- 00;45;08;28 Greg put this into a house lot. Not a woodlot that's correct. I know. I know everybody happy. Anyone else, comments for next week's workshop? And if you do, if you could, I mean, as I've said in the past, if you could just send along any emails or concerns you have with anything you see in the orders that we might want to take a look at 42 Alex, myself, and
- 00;45;39;00 we'll just kind of compile a list and bring it back for everybody to share Rick. And are you still hanging in here for anything to the board or just for somebody? Do you want to ask me if I was listening and just listening and we're not changing the

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backlog? There's nothing else. We can get a motion to move and we get a voice vote. Aye. Aye. Aye. Aye, carries. Thanks

00;46;20;26 guys. Thank you. Thank you everybody. Keep up the great work.