

FINAL

Bridgewater Planning Board  
April 20, 2021 Minutes

Board Members Present: Richard Hallberg, Ken Weidman Vice-Chair, Michael Capsalis – Acting Chair, Paul Wilson, Joe Wilkes, Steve Hering, Terry Murphy Ex-Officio

Public Present: Ellen Hand, David Hand, Anthony Randall, Richard Lobban

Mike called the meeting to order at 7PM. Mike said they had received a letter from Hand's attorney asking for a continuation to next month. Ken made a motion which Paul seconded and all approved; to allow a continuance to May 18<sup>th</sup> meeting at 7PM.

Next Tony Rand presented for Dan Duclos - a boundary line adjustment. The application was reviewed, all abutters had been notified, and Mike stated no new lots are being created. The application was in order and Mike asked for a motion to accept the application. Ken moved, Paul seconded, and all approved. Mr. Rand explained to the Board the boundary line is being moved between the two land owners who abut each other. It involves 60.63 acres which is being transferred from Hammond Hill Timber Co LLC to Daniel R Duclos.

Mike stated that John Talcott, an abutter, had called him and asked a few questions about the boundary line adjustment and had no concerns. Ken asked who the principals were of Hammond Hill. Tony said it was the Ockenga family. Mike asked if any members of the Board had any concerns and none did. Mike asked if any abutters were present and none were. Mike asked if any members of the public present had any concerns and none did. Mike asked for a motion from the Board to accept which Ken made, Steve seconded and all approved.

The minutes from the last meeting were reviewed. Ken made a motion to accept, Terry seconded, and the minutes were accepted. Paul abstained as he was not present at the last meeting.

Under old business, Terry talked to the Board about proposing some zoning ordinance changes. Terry stated as the Town is growing, it is becoming harder to meet the needs of the various diverse areas of the town. It might be a good idea to have more zones that the Town currently has as what works in the residential area around the lake may not work in the residential area in the mountains.

Paul suggested a master plan review and from that develop new zones. Terry thinks it's something the Board should consider. Laura, the Town Attorney, has offered to help, and it has been suggested they consider getting guidance from Lakes Region Planning who may have some ideas or suggestions.

Mike asked for input from the public present. Mr. Lobban said he agreed with Terry and that one size does not fit all. He proposed hearing what Lakes Region Planning has to suggest on multiple zones, perhaps developing a sub-committee to see what other towns in area are doing, and perhaps hold a summer forum with no voting to get ideas from the townspeople and see what the interests area.

The Hands that were present also suggested talking with other towns that have lake areas to see if they have different zones. Mike suggested various members reach out to various towns. Terry suggested that Lakes Region serve in an advisory capacity to start to keep costs down. Mike suggested the information obtained about other towns be presented at the next meeting and have Lakes Region planning come at a later date.

Ken made a motion to adjourn, Paul seconded, and the meeting was adjourned at 8PM.

Respectfully submitted,

Denise Stark, Secretary