

Planning Board Meeting

December 17, 2024

7:00 PM

7:48 PM

Board members Keisha Garnett, Dustin Bachelder, Paul Henninger, Jim Madgey, and John Bonanno present. Carol Goode unable to attend. Heath & Naomi Rogers, and Guy Lehouillier also present.

Meeting opened with the Pledge of Allegiance.

Board voted in Jim Madgey as a full member for the meeting in Carol's absence.

No agenda items were added

**Heath Rogers CUP** – Keisha opened by reminding everyone that although other properties in town that are in disarray or have things strewn all over the place may be a concern, the Planning Board does not have authority over those. If there are concerns about those, then they need to be discussed with the Code Enforcement, and the only reason this is a topic of discussion with Heath's business is because there is a Conditional Use Permit involved.

Heath explained that he was bothered that none of the board members or Code Enforcement called him or stopped by to discuss these concerns with him before they had a meeting and sent him the letter.

Board members explained that it is all stuff that needs to be discussed and on record, instead of one of the members of the Planning Board or CEO relaying everything back to the rest of the board.

After further discussion on the letter and requested amendments to Heath's CUP, he will submit an amendment to increase the limit of vehicles to 20 and add wording in about wrecked vehicles being on the property for no longer than 60 days. Heath explained that in the spring/summer, he will continue his project of adding gravel behind the garage to add more parking, which will eliminate the large amounts closer to the front of his property.

The board agreed with Heath that screening/fencing is not necessary once the vehicles are moved. Once Heath submits his amended plans, Keisha would like Emma to get input from the Fire Chief about the number of vehicles and potential hazards or concerns. **Public Hearing date is set for January 21, 2025.**

Board approved 11/26 minutes as typed.

**Junkyard Ordinance** – Guy stated that the statutes that are referenced in the current ordinance need to be updated. He also pointed out that since there is no real enforcement for this ordinance, it may be something that the Planning Board wants to think about, since there may not be a need to update it/keep it.

Meeting adjourned at 7:48 PM.

Respectfully Submitted,

*Emma Ouellette*