

**Harrisville Planning Board
Minutes
August 11, 2010**

Members Present: Sherry Sims, Anne Havill, Bob Sturgis, Noel Greiner, Jay Jacobs, selectman,

Members Absent: Ned Hulbert, Charles Michal

Members of the Public Present: Winston Sims

Mrs. Sims called to the meeting to order at 7:07 p.m.

Attendance and Voting Members:

Mrs. Sims introduced the Board and said that the voting members are herself, Anne Havill, Bob Sturgis and Noel Greiner. Jay Jacobs arrived slightly late to become the selectman voting member.

Agenda:

The agenda was approved as posted.

Minutes of Previous Meeting:

Mr. Greiner moved and Mrs. Havill seconded approval of the July 14, 2010 meeting minutes as distributed. The Board approved the motion unanimously.

Old Business:

Harrisville 2020:

Mrs. Sims said that there are almost 50 townspeople who have committed to attend the event at this point. The ideal participation is 60-70. The organizing committee is focusing on getting more young people and families also, since they have a longer-range interest in Harrisville than many of the graying population.

Work Session on Subdivision Application form

Mrs. Sims had drafted some revisions and clarifications to the application for Subdivisions and shared copies with the Board. A few members suggested some further clarifications; then the consensus was that the revisions would make the process clearer and more user-friendly for applicants. Mrs. Sims will adjust and copy the new forms, making sure there are copies at the Town Offices.

New Business:

Discussion: consistency between standards and processes by town boards

Mrs. Sims introduced a topic she and Mr. Hulbert had discussed, which was initiated by the ZBA approval of a variance for Richard Lavatori on Skatutakee Road. This increased the non-compliance of his property with the Shoreland Protection Ordinance. The Planning Board is concerned about consistent rigor in upholding the ordinances that are part of the town-approved Zoning. There was also concern about the standards for meetings, hearings and minutes, for there had been no maps or documents shown to the public at the Lavatori hearing and it was confusing. The Board also discussed the issue of precedent, with a concern that this decision would open the door for many lakeside

owners to demand similar variances. The main issue is how firmly the various boards apply, uphold and enforce the town's ordinances. After some discussion, Mr. Jacobs moved and Mrs. Havill seconded that the heads of the land use committees and the Selectmen meet to discuss these issues. This would include the Planning Board, the ZBA and the Conservation Commission. This motion passed unanimously.

Correspondence:

Mrs. Sims showed the Board copies of a letter from the Selectmen that was recently sent to the Planning Board and ZBA concerning property owned by the O'Neils on Jaquith Road. The issue is a 5-acre lot, which had been a sand pit long ago. The O'Neils want to build a 40 x 50 foot garage to move their heavy equipment down from Prospect Street. This garage would have an accessory apartment. They also have done excavation of the sand and want to do further excavation. The Selectmen pointed out in the letter that these are non-residential uses of the property in a residential zone. The O'Neils need to apply to the Planning Board for an excavation permit and for non-residential business use.

Other Business:

Bob Sturgis reported that he has heard from Glen Daverson of NEDOT that the aerial photography is all done. They are ready to issue the results, which they feel are very good. Harrisville should see its photography in mid-October.

Next regularly scheduled meeting is Wednesday, September 8, 2010 at 7:00 p.m.

The meeting adjourned at 9:05 p.m.

Approved: _____ Date: _____
 Co-Chairman