

**SABATTUS PLANNING BOARD MINUTES**  
**July 25<sup>th</sup> , 2023 SABATTUS TOWN HALL-7pm**

Call to order- Time: **7:04PM**

Public Attendance- Attendees need to complete the sign-in sheet.

Pledge of Allegiance

**Roll Call:**

☒ Raymond Doyon, Chair

☒ Bruce Lovett

☐ Gary Ham Alt 1

☒ James Lowell, Vice Chair **Arrived late**

☐ Clem Kerr **Resigned 7/25/23**

☐ VACANT Alt 2

☒ Angie Mitchell

**Approve Minutes from June 27th meeting.**

Motion by **Bruce** 2<sup>nd</sup> **Ang** Vote **3-0**

**New Business-**

**Subdivision Application submitted 7/12/23 by Glen Dube for Lisbon Road Subdivision.**

**\*note: the fees described in the Subdivision Application are outdated and need to be discussed.**

Discussion: **The lots for this plan do not meet the 80,000 sq ft lot size requirement. Glen plans to add a parcel of "common land" totaling 234,000 sq ft to create a "cluster sub-division". CEO will need to investigate whether this is a feasible solution. Glen went on to explain that this will be comprised of all stick-built homes. The on-site visit will be 8/26/23 at 9am. Public Hearing will be 8/29/23 at 7pm. Glen will check on fees at the town office tomorrow (7/26).**

Motion to accept application *pending land/lot size compliance* **Bruce** 2<sup>nd</sup> **Jim** Vote **4-0**

Post Construction Stormwater Management Ordinance needed by next Town Meeting. See supporting documents for reference.

Discussion: **Tabled**

Erosion/Sediment Control Ordinance needed by next Town Meeting. See supporting documents for reference.

Discussion: **Tabled**

Creation of a Solar Farm ordinance. See supporting documents for reference.

Discussion: **The Board brought up questions regarding solar panels for personal use on personal property and the potential to implement licensing fees. The topic was tabled pending more investigation.**

**Public Hearing-** None

**Unfinished Business:**

Comprehensive Plan Update

Discussion: **Tabled**

Review of ordinance updates including marijuana, rear lot, noise.

Discussion: **The Bergeron's introduced themselves as residents of Sabattus and realtors in the area. They voiced their desire for the town to allow marijuana businesses. The CEO explained that the Board of Selectmen would need to "opt-in" to follow State requirements regarding the sale of marijuana, then it would need to go to a vote by the townspeople.**

**Discussion on other ordinances was tabled.**

Sabattus Crossing approval conditions.

Discussion: **No updates.**

**House Keeping Reminders/comments from the floor:**

Comments from the Board and/or floor: All new Applications need to be brought to Planning Board before the 15<sup>th</sup> of each month for timely processing.

Next Meeting would be August 29<sup>th</sup>, 2023.

**Motion to adjourn meeting &/or Move to Ordinance Review Workshop if needed.**

Motion by **Bruce** 2<sup>nd</sup> **James** Time: **8:45pm**

\*Just a Reminder only Members allowed to vote. \* Alternates may only vote if members are absent

