

**SABATTUS PLANNING BOARD MINUTES**  
**August 29<sup>th</sup>, 2023 SABATTUS TOWN HALL-7pm**

Call to order- Time: 7pm

Pledge of Allegiance

Public Attendance- Glen Dube, Linda Robitaille, Doris Maheu, Scott Girardin.

**Roll Call:**

☒ Raymond Doyon, Chair

☒ Angie Mitchell

☐ VACANT Alt 1

☒ James Lowell, Vice Chair

☒ Bruce Lovett

☐ VACANT Alt 2

☐ Gary Ham

☒ Bill Martin, CEO

☒ Jeff Baril, CEO

**Approve Minutes from July 25<sup>th</sup> meeting.**

Motion by Angie Mitchell 2<sup>nd</sup> James Lowell Vote 4-0

**Public Hearing-**

Motion to open Public Hearing made by Angie Mitchell 2<sup>nd</sup> Bruce Lovett Vote 4-0 Time: 7:01pm

**Application for Lisbon Road Subdivision submitted by Glen Dube.**

Application accepted- July 25<sup>th</sup>, 2023 *pending land/lot size compliance*

Fees: Paid on 7/26/23

Discussion/Questions- Glen explained how the “cluster” plan would allow for a common area to be divided amongst the lots included in the subdivision for each lot to meet its required square footage of 80,000 sq ft. A resident inquired as to how tax bills would be assessed based on this “cluster” plan. Each property would be assessed based on 80,000 sq ft. A resident asked who would be responsible for the road/driveways. Glen answered that the property owners would be responsible for the road because of the common area. A resident expressed concern about their water supply being affected. There was discussion amongst the Board about a discrepancy found in the Town’s Subdivision Ordinance regarding required square footage. This will be corrected and proposed at the next Town Meeting.

Motion to return to regular session. Time: 7:30pm

Motion by Angie Mitchell 2<sup>nd</sup> Bruce Lovett Vote 4-0

Motion to accept as complete application for Lisbon Road Subdivision /and or with conditions.

Conditions: None

Motion Bruce Lovett 2<sup>nd</sup> Angie Mitchell Vote 4-0

**Unfinished Business:**

Post Construction Stormwater Ordinance

Discussion: Tabled

Erosion/Sediment control Ordinance

Discussion: Tabled

Creation of Solar Ordinance

Discussion: Tabled

Comprehensive Plan Update

Discussion: Tabled

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

Discussion: Rear lot and noise ordinances tabled. The Board discussed a few edits to the current Marijuana Ordinance Draft. They’re hoping to have a final draft for the next meeting.

Sabattus Crossing approval conditions.

Discussion: Tabled

**New Business-** Jeff Baril added the need for a new policy regarding the new Accessory Dwelling Unit Laws. This will need to be drafted before the next town meeting.

**Code Enforcement Business-** None

**Planning Associate Business-** None

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

Comments from the Board and/or floor:

\*All new Applications need to be brought to the Planning Board before the 15<sup>th</sup> of each month for timely processing.

Next Meeting would be October 24th, 2023.

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

Motion by Angie Mitchell 2<sup>nd</sup> Bruce Lovett Time: 8:36pm

