**Planning Board Meeting Minutes**

**January 11, 2017**

All present; Ken Kahn, Gary Gruber, Van Stoddard, Stephen Freedman, Richard Nathhorst, Tom Ewing, Jean Bergstrom

\* There was some discussion about the minutes from the month before. Richard wanted more clarification on what the Attorney General's comments were in response to our Solar Bylaws. We approved the minutes with the inclusion of comments regarding Solar Bylaw 40A section 3. Tom will make the changes and send them to Lisa.

\* George Cook from Eaton and Assoc. was present with an ANR on Camp Road to clear up some encroachments. One parcel owned by Diana Campbell will be divided. Half going to Campbell and half going to Thomas Friedman. The board approved the plan and two new lots were created. We received a payment of $250.

\* We revisited the accessory apartment bylaw and suggested these changes:

-Section 2434: increase the square footage up to 1,200 from 800 square feet.

-Eliminate the 15% requirement.

- Wording for 2434: Not more than one accessory apartment may be established on a lot. The accessory apartment shall not exceed 1,200 square feet in floor space and shall be located as part of the single family structure on the premises.

-Section 2420: Special Permit is good for 2 years then need to reapply to the ZBA (special permit granting authority)

-Either part of the structure needs to be occupied by the owner.

-You can build a new house with an accessory apartment.

-Change the definition of what an accessory apartment is to say, “as located as part of the single family structure”.

-Get rid of sec. 2435 entirely

\* We voted on these changes and they passed unanimously.

\* We talked about scheduling a hearing sometime in April once we know the TM date.

\* Next meeting is February 8th, Ken, Van and Jean will not be present.

\* General Policy is if the chair is absent the next most senior member will sit as chair.

\* Meeting adjourned at 9:00pm

Respectfully submitted,

Jean Bergstrom