

43 suitable for parents and children. She is particularly interested in women who want to
44 come for the weekend and sew or knit as a group.

45
46 Lucy shared a site plan from the time when the Booth's subdivided the land for the
47 Board to briefly review.

48
49 Jim advised that they need a special exception for a B&B in that zone. Lucy said they
50 are meeting with the Zoning Board Monday, November 30th. Jim told her she also
51 should look at the Site Plan Review Regulations and be sure they have all the
52 documents required for their application. She has them and will review them.

53
54 Hillary suggested they also look at best practices for keeping livestock near water. Art
55 pointed out that they mention the best practices in their narrative with the site plan
56 review application. Lucy said she is familiar with them.

57
58 Tyson discussed the conservation land on the property. Lucy said the conservation
59 easement is very clear on what it wants and doesn't want, but that the Town has some
60 leeway on that. The Town holds the easement on that property. Art suggested she
61 read the article we have in town about farm stands. Art also suggested she chat with
62 the conservation commission in regard to the easement and maybe they'll come to the
63 meeting to help identify any issues or concerns

64
65 Lucy and James will meet with the Zoning Board and be back in touch.

66
67 **Review Subdivision/Lot Line application of Mary Jo Reed for completeness**
68 **regarding New and Tioga Roads:**

69
70 The Board reviewed the application submitted. Jim moved to accept it as complete.
71 Kent seconded. Vote to approve the application complete was unanimous. The public
72 hearing will be scheduled for the December 8, 2015 meeting.

73
74 **Review and discuss 2016 Planning Board budget:**

75
76 The Board agreed that we want to work with the CNHRPC as discussed in previous
77 meetings, and that would require funds to be allocated to our budget. Based on the
78 information received from Mike Tardiff of the CNHRPC, we should budget for phase 1 in
79 the amount of \$2,500.

80
81 For phase 2, from April 2016 to February 2017, the recommended budget is \$8,000.

82
83 In rough numbers in the next year we would be looking to spend about \$10,000-\$10,500
84 with CNHRPC.

85
86 Mike included a phase 3 that updates the master plan, land use etc., but that would be
87 pushed out until later.

88

89 Tyson had touched base with Ken Folsom for updated balances on the budget to
90 determine how much we should request to add to our budget right now.

91
92 Art formerly asked George Glines to ask the Board of Selectmen to budget an additional
93 \$2,500 to the Planning Board for Phase 1 now. George will pass along the request.

94
95 We are going to need the \$8,000 going in to 2016 and will adjust that figure as we move
96 closer to the 2016 budget.

97
98 Art read the budget and what was spent for each category. After discussion it was
99 agreed that Art would have to request more money for the services of CNHRPC in 2016
100 and for a wage increase for the secretary.

101
102 Tyson stated that Mike Tardiff can provide a letter of agreement to move forward. The
103 letter would have to go to the Board of Selectmen to sign on behalf of the Planning
104 Board. Tyson will touch base with Mike Tardiff and get that process rolling. Tyson also
105 discussed that Mike Tardiff may have access to grant money for phases 2 and 3 and we
106 will look into that when the time comes.

107
108 **Other Business:** Tyson asked if anyone was going to the LGC conference and
109 meetings this month and pointed out that they have seminars that are great. Nobody
110 showed interest at this time.

111
112 Jim made a motion to adjourn. Kent seconded. Vote: Unanimous

113
114 Meeting adjourned at 8:15 p.m.

115
116 Lori Gabriella, Secretary

Next meeting: December 8, 2015, 7:00 p.m.