

PLANNING COMMISSION

REGULAR MEETING

November 4, 2015

ATT: Brad Lackey, Linda Donaghue, Phil Edelstein, Peter Barus; John Bennett of WRC and Gig Zboray, Zoning Administrator.

Meeting called to order at 7:07 PM.

John suggested moving Town Plan update up on the agenda. **Brad made a motion at 7:09 to address the Town Plan update first, Peter seconded. All in favor.**

John noted that the grant funds allowing him to continue working with the Planning Commission on the Town Plan have been exhausted. Brad said that an additional \$1000.00 has been budgeted for fiscal year 2015-16 which will pay for about 15 hours.

John presented Forest Stewardship Resources for our research and determining what may be included in the Town Plan. Phil said that encouraging residents to put property in land use would address a significant aspect of forest stewardship. John will send us a link to possible inclusion of forest resources section in the town plan and will also send us a copy of the plan that was adopted by the Selectboard in July. Phil noted another resource: Windham Regional Woodland Association that we can explore for more information.

Proceeded to Water Resources and removed Holbrook Pond from "major surface waters." Correct typographical error on bottom of page 35: add "s" to stream in second to last line. Noting the map on page 35, Brad asked what constituted "undeveloped" streams and shoreland. John will add link to previously done report by WRC on that topic.

Regarding wetlands: it was noted that zoning regulations state "The Town does not regulate wetlands." The question arose as to whether to include wetland and/or vernal pool regulations in the zoning regulations and not necessarily rely on state oversight. John addressed the definition of vernal ponds. The following are changes made to the last paragraph on page 36: Wetlands are identified on the National Wetlands Inventory maps located on the **Agency of Natural Resources website**. The Town does not regulate wetlands. Nonetheless, **the Agency of Natural Resources...**

Flood Hazard Areas section: replace with template John previously distributed and he will re-send that document and the replacement will be made when the commission has an opportunity to review and customize for our purposes. In

Groundwater, remove “rising” from community concern. Soils remain the same. Minerals and Geologic Sites stay the same.

In Wildlife and Endangered Species, John suggested this (first paragraph) might be the place to include forest stewardship language. The following are changes to the first sentence below the Wildlife Habitat Suitability map on page 39: **Several** sites in Whitingham are considered **to have** rare or threatened plant species.

Agricultural resources are the same, except to add a comma in “3136.”

Forestry Resources: John will enhance this section with appropriate forest stewardship information.

Forestry Resources remains the same for the time being. John will return at the January meeting.

Phil asked Gig if there was a building permit for a barn on Cyrus Road. Gig will follow up, as there does not appear to be a permit.

Review of the minutes of October 14. Town Plan updates: period should be inside the quote in first line; change spelling of “strengthening...”; **At 8:35, Brad made a motion to accept the minutes with changes, Peter seconded, all in favor.**

Re: prepared budget for fiscal year 2016-17. **At 8:48, Linda made a motion to approve the recommended budget of 17,885.00, Peter seconded. All in favor.**

Linda will write annual report for December 7.

There is no zoning business to discuss.

Linda suggested members take home survey monkey data for review and discussion at next meeting.

The minutes of September 9 need to be accepted at the next meeting.

At 8:53, Brad made a motion to adjourn, Phil seconded, all in favor.

Next meeting, December 9, 2015 at 7pm.