

Town of Manchester - PLANNING BOARD

MINUTES

MAY 3, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Leon Strout-Chairman, Jim Pelsor, Charlie Hippler, Jeff Reardon, Tom Leveen, Stephanie Daggett Nichols and Therese Gay
MEMBERS ABSENT	All Members Present
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debbie Southiere
ATTENDEES	Keegen Ballard, Melissa Knowlton

CEO REPORT

WRITTEN	
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Site Visit

	No Site Visits

Agenda topics

**Melissa Knowlton
Deeded ROW
Map U02 Lot 004-025
Build 10 x 12 Storage Shed
Shoreland District Conditional Use**

DISCUSSION	The Board received decision from MMA. The shed cannot meet setbacks. Ms. Knowlton is not going to pursue at this time.
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

**Melissa Knowlton
Map U 02 Lot 004-025
Pre-Application for
Addition on Camp**

DISCUSSION	Melissa Knowlton discussed with the Board the possibility of an expansion on her camp. Board feels the 30% increase has already been used with the enclosure of the porch. Records of the Assessor show that Mr. Gilbert and Mr. Mitnik indicated that the 30% has been used. Keegen will check with Mr. Gilbert and Mr. Mitnik to confirm the 30%.
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

**Paul Crowley and Delia Pooler
53/55 Oak Drive
Map U02 Lot pts 4-1 & 4-2
Shoreland District Conditional Use**

DISCUSSION	Mr. Crowley was unable to attend the meeting. The Board did discuss the information presented for the two decks. The Board stated that Mr. Crowley would not have credit from the wall, fireplace and railroad ties to use towards the expansion percentage. The Board feels too many changes have been made to the original application. They would like to have a clean application. The Board asked Keegen Ballard, CEO to notify Mr. Crowley and explain what the Board needs to proceed with this application.
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

Minutes

MINUTES	Minutes from April 19, 2016
MOTION	Motion made by Jim Pelsor to accept with change
SECOND	Second by Jeff Reardon
PASS/FAIL	Vote to accept 7-0

Tickler File

TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Invite David Rocque to Planning Board Meeting
TICKLER FILE	Site Plan Review
TICKLER FILE	Real Estate Signs
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	Changeable signs
TICKLER FILE	Definition of complete application
TICKLER FILE	Develop check list for different types of applications including permits
TICKLER FILE	
TICKLER FILE	

ADJOURNMENT

MOTION	Motion made by Charlie Hippler
Second	Second by Tom LeVeon
Vote	Vote to adjourn accepted 7-0

NEXT MEETING: *May 17, 2016*


Leon Strout – Chairman

Submitted by  Debbie Southiere - Secretary