

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
August 27, 2018 – 7:00 p.m.
AGENDA***AMENDED AT MEETING**

1. OPEN THE MEETING
2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. July 23, 2018 Regular Planning Board Meeting Minutes

4. NEW BUSINESS
 - A. Review and Consideration of Conditional Zoning for 5207 Weddington Road Weddington, for the Purpose of Establishing a Community Recreational Center.
 - B. Review and Consideration of Conditional Zoning for 315 Reid Dairy Road, Weddington, for the Purpose of establishing a Church Use and Any Accessory Uses Related Therewith
 - C. Review and Consideration of Final Plat for Weddington Acres (formerly Graham Allen)

5. OLD BUSINESS
 - A. Update on the Erosion Control Ordinance
 - B. Discussion of Land Use Plan Timeline and Special Meeting Recap regarding Land Use Survey

6. UPDATE FROM TOWN PLANNER AND REPORT FROM AUGUST TOWN COUNCIL MEETING

7. ADJOURNMENT

TOWN OF WEDDINGTON
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August 27, 2018
MINUTES
PAGE 1 OF 13

1. OPEN THE MEETING

Chairman Dow called the meeting to order at 7:00 p.m.

2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA

Quorum was determined with all Board members present: Chairman Rob Dow, Board members Walt Hogan, Barbara Harrison, Jim Vivian, Steve Godfrey, and Gerry Hartman.

Staff Present: Town Administrator/Planner Lisa Thompson

Visitors: Cory Worf, Alisa Worf, Liam Worf, Zane Worf, Presley Worf, Chris Mason, Jordan Falcone, Sean Paone, Ty Shaffer, Scott Suskovic, Bobby Mauney, John Watxon, Mike Payton, Roy Auerback, Claudia Harsh, Matt Simpkins, Stephanie Preston, Anne Marie Smith, Phil Gilboy, Debra Gilboy, Bill Deter, Drew Podrebarac

Chairman Dow suggested that the order of the agenda items Old Business and New Business be switched. The Board unanimously agreed.

3. APPROVAL OF MINUTES

A. July 23, 2018 Regular Planning Board Meeting Minutes

Board member Harrison made edits in her comments regarding Michigan left turns. Board member Hartman made edits in the comments regarding the Union County Sheriff's being present at the Mud Maze Event.

<i>Motion:</i>	Board member Hartman made a motion to approve the July 23, 2018 Regular Planning Board Meeting Minutes as amended.
<i>Second:</i>	Board member Harrison
<i>Vote:</i>	The motion passed with a unanimous vote

4. NEW BUSINESS

A. Review and Consideration of Conditional Zoning for 5207 Weddington Road Weddington, for the Purpose of Establishing a Community Recreational Center.

Ms. Thompson presented the staff report: Cory Worf requests a conditional zoning to allow for a private community recreational use within an existing building located at 5207 Monroe Weddington Road. The property is zoned R-40, which allows for community recreational center, both public and private, as a conditional use. The parcel is 3.2 acres and is bordered

on the North, West, and East by WCWAA, which is a park and recreational facility within the RCD zoning district. And RCD Woodford Chase subdivision is to the south. The site plan shows a single access point off of Weddington Road. This will become a right in/ right out once the Weddington Road improvements are complete. The applicant will be required to obtain driveway permits from NCDOT as a condition of a conditional rezoning approval.

The applicant will use the existing parking lot and restripe it to meet town requirements. Community recreational centers require 1 space for the largest number of employees per shift, plus 2 spaces for each 3 memberships, plus 1 space for each vehicle used in the operation. 14 parking spaces and 1 ADA space is required. 23 spaces and 2 ADA spaces are provided.

Justin Carroll, the Town's traffic engineer is not requiring a TIA. The AM peak is 7 vehicles and the PM peak hour is 17 vehicles.

The required Public Involvement Meetings for this project were held on August 15, 2018 from 2:00-4:00 on site and 5:00-7:00 PM at Town Hall. Mailings were sent out to parcels within 1300' of the site. Approximately 11 people attended the meetings, all showing support for the proposed conditional zoning. Two concerns were raised; the use would transform into something larger or more commercial in the future, and noise. To respond to those concerns, a provision was added to the plan, noting that a recreational building for educational and recreational classes and activities for the people in the community. All classes will be group run rather than an open type gym or fitness center and it is limited to 5,000 square feet.

Ms. Thompson stated that this is a conditional zoning legislative decision. It is not quasi judicial nor does it involve any fact finding exercise or building of evidence to support or deny a decision. Those members of the Board not in favor may simply state that the use does not fit under the community recreational center definition. Those in favor can look at the use of the surrounding area and because it is site specific, consider setting parameters, review the positive and negative impacts of the use, to make a decision for this site. State statute requires a Land Use Plan consistency statement. Ms. Thompson proved both a statement of consistency and one of inconsistency to which the Board may add.

Ms. Thompson introduced the applicant, Mr. Cory Worf.

Mr. Worf presented his plan to the Planning Board. He stated his willingness to work with the Town to make this happen.

Chairman Dow stated a procedural clarification that this was for conditional zoning in an R40 district. This isn't a rezoning of a parcel, only a conditional use on an R40 parcel. Ms. Thompson gave the list of allowable uses:

- a. Churches, synagogues and other places of worship.
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs.
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- h. Private airstrips, with provisions.
- i. Telecommunication towers.
- j. Public libraries.
- k. Planned residential developments, subject to the requirements of section 58-23.
- l. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- m. Government or town facility.
- n. Land application of biosolids.
- o. Agritourism

Chairman Dow continued: this particular application is being considered under item C. Golf courses, parks, playgrounds and community recreational centers (both public and private) as a community recreational center. Any conditions related to the conditional use can be attached to any approval. And lastly, if it fits the category, the Planning Board needs to discuss if it fits the land use plan and adopt a consistency statement. The Planning Board will make a recommendation to the Town Council based on their finding if the application meets the ordinances.

Board member Hartman asked if the parking would be adequate or if it will spill over into the ball field parking. Mr. Worf responded that there is ample parking including a gravel lot beyond the paved one. Board member Hartman asked approximately how many cars Mr. Worf will be expecting at a time. Mr. Worf responded that there are 12-16 people in a class now, there may be 20 cars. On Saturday mornings there may be more, but the timing would be before the ball fields are active.

Board member Hartman asked if Mr. Worf anticipates overlap with peak times with the ball fields. Mr. Worf responded that his peak time is on Saturday morning and they will be done early in the day.

Board member Prillaman made a statement that the Town just conducted a survey and the results were specific about commercial and residential areas. Weddington is restrictive as

far as where the businesses are located. Is this a commercial entity and if it is, it doesn't fit. Regardless of anything else, that's the first thing the Planning Board has to answer.

Chairman Dow agreed and stated the need to get Mr. Worf's total presentation and go through the application to be sure the Board understands the business. The Board should then go back and check item C on the list of allowable uses and see if this use fits that intention. The Board may find that commercial is okay in a conditional use, notwithstanding the Land Use Plan. At the same time, the Board may not be able to give it a favorable recommendation because of the Land Use Plan. Let the Planning Board discuss the application as it applies to item C on the list of allowable conditional uses in an R40 district. There's no question that this is a commercial entity. In the Town of Weddington zoning definitions a community center means a building used for recreational, social, educational, and cultural activities usually owned and operated by a public or nonprofit group or agency. The other items in that approved list are also member owned like a country club or non-profit entities. This use is clearly commercial, and nowhere does it state that the use cannot be commercial, but let the Board try to figure the intent. First determine if it is suitable and if so, then cover Board member Prillaman's question regarding if this is a commercial entity.

Board member Harrison stated that her first instinct is that it this is a commercial use and originally she planned to vote no, but after looking at the application and the list of the allowable uses, she believes it works. A golf course can be public and is a commercial entity. She stated that if the Town of Weddington can allow a commercial golf course, why couldn't the Town allow this use. She sees that it is a dilemma. This may be commercial, but she believes it fits.

Chairman Dow gave an example: If the Weddington Athletic Center, an entity that is beneficial to the community, wanted to build onto his facility, is that allowable in an R-40 district?

Ms. Thompson responded that conditional rezoning is site specific.

Board member Prillaman gave another example: consider at public golf course, it is a nonprofit situation set up under 501(c)3 and is a completely different conversation. Nobody is making money off parks and municipal golf courses, but a for-profit commercial entity is set up where the town does not want commercial development. He stated his reluctance to vote for a recommendation because the survey results stated that the Town does not want more commercial. Board member Prillaman reiterated that his issue with this is extending the commercial entities outside the boundaries previously set.

Chairman Dow stated that this zoning stays with the property. If this became more successful and the applicant needed more room, and had to move, this site would be allowed to continue as the same use. The conditional use does not follow the business.

Board member Vivian stated that this is tough because look at the physical site: what is around this tract of land is all recreational. Therefore, as an R40 piece of property, the conditional use brings validity because of the surrounding contiguous land.

Chairman Dow agreed that there isn't the usual ill fit that there would be in a residential neighborhood.

Board member Prillaman stated that this parcel has power lines, a cell tower, and ball fields. This is tough. That notwithstanding. It is what it is. It's commercial.

Board member Hogan agreed that he has the same trouble getting past the fact that it is a business. If it were a nonprofit business, than he can see potential that this might work. As a business, it just doesn't work outside business area.

Board member Hartman asked if there was any chance that the applicant could organize as a nonprofit. Mr. Worf responded that it has been discussed and he is still considering it. He stated that he does a lot of charity work and he doesn't make a lot of profit now, he does what he does because he loves it and wants to help people.

Chairman Dow stated that is strictly up to the applicant. Board member Hartman stated that it could be included as a condition. Chairman Dow responded that would create a different applicant from this application and the process would have to re-start. Board member Hartman clarified that the Board could make it a condition of approval of the rezoning. Chairman Dow responded that if the applicant is willing to give up control to a board and take a salary that is offered by a board and meet all the requirements of a non-profit that is up to him. At this stage, for this entity, the question is if it meets the function of item C under allowed uses in a conditional rezoning. If this application is refused because the Land Use Plan states that no commercial business is allowed outside of the town center district, then a new entity, like a nonprofit can come back and reapply.

Board member Hogan stated that the Board has to be careful about setting a precedent. This is commercial use not in the commercial district.

Motion: Board member Prillaman made a motion to forward the application to the Town Council with an unfavorable recommendation, as it is inconsistent with the Land Use Plan as it is commercial in nature where as the Land Use Plan only allows commercial business in the Town Center. It is unreasonable in that based on the Town Survey; residents do not want more commercial business.

Chairman Dow read from the ordinance: Upon making a recommendation, the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning

Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the Town Council.

Second: Board member Hogan
Vote: Board members Hogan, Prillaman, and Godfrey voted in favor of the motion. Board members Hartman, Vivian, and Harrison voted against the motion. Chairman Dow voted in favor of the motion, breaking the tie. The motion passed with a 4-3 vote.

B. Review and Consideration of Conditional Zoning for 315 Reid Dairy Road, Weddington, for the Purpose of establishing a Church Use and Any Accessory Uses Related Therewith

Ms. Thompson presented the staff report: Christ Lutheran Church requests a conditional zoning for a church use on 11.697 acres at the northwest corner of Rea and Reid Dairy Road. The existing zoning is R-60 and it is surrounded by R-60 zoning with Walden Pond Subdivision to the north and west, County R-40 zoning with St. Margaret's Church to the south, and County R-40 with Rea View Elementary School to the east.

Public Involvement Meetings were held on August 22, 2018 from 2:00-4:00 on site and 5:00-7:00 PM at Town Hall. Mailings were sent out to parcels within 1300' of the site. Two residents attended the meetings. Concerns were raised about noise (specifically if a church bell would be ringing every hour), lighting from any ball fields proposed, and possible traffic from a day care use that may be associated with the church.

The applicant meets all setback requirements for a church in the R60 zoning district. The site plan shows two points of access, one off Rea Road and the second off Reid Dairy Road. The church will be required to obtain driveway permits as a condition of conditional zoning approval. The applicant is not required to submit a traffic impact analysis. The a.m. peak is 48 trips with the Sunday peak hour is 318 trips. 500 trips or more require TIA

The applicant is required to provide a 50 foot landscaped buffer around the property as required by ordinance. The majority of the rear portion of the site is wooded and will be left undisturbed.

Recommended conditions of approval:

1. Any engineering must be approved by Town Engineer.
2. Water plans to be approved by Union County Public Works and Environmental Health.
3. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the *Weddington Code of Ordinances*.
4. Driveway permits are required and shall be approved by NCDOT.
5. A lighting plan shall be submitted at the time of construction plan approval.

6. The applicant provided Proof of Septic approval to Town Staff. Water will be provided with final approvals from Union County.

Ms. Thompson introduced, the applicant, Mr. Ty Shaffer, who made a presentation to the Planning Board and then introduced Matt Simpkins, Pastor. Pastor Simpkins explained the vision of bringing the church to the community. Mr. Shaffer continued the presentation: the plan includes a fellowship hall space, offices, classrooms, and church event area. The applicant is committing to an undisturbed 50 foot buffer. They will submit a lighting plan when construction plans are submitted. There are no plans for bells or ball fields, but there may be a day care (a small group that would be allowed by right). A preschool would require a conditional zoning amendment and is not currently part of the plan. The applicant is willing to work with the Town about concerns over operating hours as far as schedule, lights, etc. Mr. Shaffer introduced the architects for the project. They reviewed the materials and elevation of the structures.

Board member Harrison asked if there were plans for a spire or a bell tower. The applicant responded that there are no plans for a spire or bell tower.

Board member Harrison asked for confirmation that the church doesn't have plans for a school. The applicant responded that a school is not a part of this application. If the church decides in the future to put in a school, as it is allowable under the ordinance, they would go through the conditional rezoning amendment process. Board member Harrison asked about county water and sewer. The applicant responded that there is water, but no sewer and they are working on the environment health process. Ms. Thompson stated that septic is shown on the plan.

Board member Hogan asked about a day care. The applicant responded that a small group daycare (five or less) is allowable, but they are not requesting that use.

Board member Prillaman asked childcare provided in normal church services but no day care, preschool, mother's morning out or anything that has heavy traffic. The applicant responded that those kinds of programs will require approval for a large group day care and that is not part of this application request.

Board member Prillaman asked Ms. Thompson who defines the accessory uses in the application. Ms. Thompson stated that the Board can narrow down the uses and put in conditions. Any new structure would come through this process. She confirmed that day cares are only allowed in MX zoning districts, so the applicant would not be allowed to ask for a day care center.

Chairman Dow stated that whatever the application is for now, the Board can add conditions and that will be the stated conditional use. If the applicant decides to change something at a later date, they can apply for a conditional rezoning amendment. However, as far as rezoning, what is standard church business is undefined.

Board member Prillaman stated his concern about traffic affiliated with running a day care, preschool or mother's morning out program. There isn't a required traffic analysis at this point, but what about when the church grows.

Board member Hogan asked for confirmation that this property is across the street from the proposed new Wesley Chapel Volunteer Fire Department. He stated that is another impact on the traffic analysis.

Chairman Dow asked if a Traffic Impact Analysis was required for this. Ms. Thompson stated that there was not. The traffic count came to less than what was required. The traffic engineer has reviewed it.

Board member Prillaman reiterated his concerns with the traffic affecting the surrounding area, particularly the proposed fire station and the elementary school. Board member Hogan agreed.

Ms. Thompson offered to have traffic engineer respond in a written statement to traffic concerns raised.

Chairman Dow asked if parking space requirements have been checked. Ms. Thompson responded that the plan is correct. She asked the applicant if more than one Sunday service is planned. The applicant responded it isn't planned at this time, but should it be needed in the future, they would.

Chairman Dow asked about the septic plan. Ms. Thompson stated that proof of septic approval will be required to be provided to Town Staff.

Board member Hartman asked if a seventh condition would be proposed to check with the traffic engineer to consider proximity of fire department and if heavier traffic will possibly affect that. Ms. Thompson will add a seventh condition.

Chairman Dow discussed hours of operation. He asked if special events and holidays would have later hours. The applicant responded that midnight mass, weddings on Friday or Saturday nights would be times when hours of operation would go later. The applicant is open to conditions that will require events be inside the church depending on times.

Chairman Dow asked about the hours for outdoor events. Board member Prillaman suggested the applicant be required to follow the constraints implemented for the church on Hemby Road.

Chairman Dow suggested staff check those conditions for what special hours are allowed for holidays and events.

Board member Prillaman asked about an outside wedding with a tent: an accessory use or temporary use. The Applicant responded that weddings are a part of a church use and being held outside is consistent with the vision for this campus. Board member Prillaman stated he wants to be sure what the Planning Board is permitting is considered an incidental and accessory use.

Chairman Dow stated that Staff will check on special event late night lighting and allowances for specific events.

Board member Prillaman stated the need to be consistent with what the town policy for other churches is.

The applicant asked for confirmation on what lights are being discussed. Chairman Dow responded that it will state clearly in the conditions, but as far as ground flood lighting, that will be restricted and security lights stay on.

The applicant asked the board to consider that this is a different vision for a church as far as what the location offers. They understand the Board concerns, but the applicant asks that the Board not hamper the church's ability to minister to the community.

Chairman Dow stated the Board doesn't want to limit the applicant, but needs to be fair to everybody. The staff will check the town requirements for other churches. There are various church activities that occur in the evenings outdoors that the Town has allowed and there isn't any reason to not allow that, but it needs to be consistent with the town's requirements.

Ms. Thompson stated that she will speak with applicant and come to an agreement, but she believes 10 pm to be a good time to end a wedding since this site is surrounded by residential area.

Chairman Dow asked if there were any plans for the Matthews property.

The applicant responded that Ms. Matthews is still deciding. The church has had good conversations with her. The church has made it known that if she leaves, they would like her property to be a part of the site. She is not unhappy about what is coming, but she hasn't decided to stay in the house or leave it.

Chairman Dow asked where the outside activities like the bon fires will be held. The applicant explained that the building has been designed to have fire pits around it, not a 30 foot tall fire. The fire pits are shown on the front elevation plan.

Chairman Dow explained that the fire pits need to be noted on the site plan.

Motion: Board member Hartman made a motion to forward the application for a conditional zoning for Christ Lutheran Church at 315 Reid Dairy Road with a recommendation for approval to the Town

Council with the six (6) conditions listed by staff, and add number (7) ask Traffic engineering for assessment of potential impact on the fire station, number (8) lights out and special even hours be consistent with other churches in town, and number (9) the fire pit added to the site plan.

Second: Board member Prillaman

Vote: The motion passed with a unanimous vote.

C. Review and Consideration of Final Plat for Weddington Acres (formerly Graham Allen)

Ms. Thompson presented the staff report: Sunbelt Holdings SE, LLC is seeking re-approval of their final plat application for 25 lots on 41.527 acres located at the southern corner of Weddington Matthews Road and Antioch Church Road. Sketch plan was approved in October 2015. Preliminary Plat/Construction Plans were approved by Planning Board in June 2017 and by Town Council in July 2017. A PRD rezoning was approved for private roads and gates in January 2018 and a modification to the cul-de-sac length of 1060 linear feet was approved July 2018 with the condition that the final plat be amended and submitted for approval. All development standards have been met. Staff recommends approval with 5 conditions:

1. Bond estimates are reviewed and bonds are obtained prior to recording the plat. A bond for the PRD shall also be obtained per section 58-23.
2. Maintenance Agreement and CCR's to be approved by the Town Attorney. CCR's are required to be updated to include the private roads and access requirements, upkeep and maintenance inspections of the gate per Section 58-23.
3. CBU locations shall be approved by the USPS.
4. Any amendments to the construction plans shall be reviewed and approved by staff.
5. The final plat (once approved) shall be updated to reflect the private roads/entry.

Ms. Thompson introduced Sean Paone representing the applicant.

Chairman Dow asked what the major changes, other than the cul-de-sac length, were made since the Council approved the preliminary plat in July.

Ms. Thompson state that there are no major changes, lot 5 and 6 were amended. The applicant changed the flag lot and everything else shifted to meet the lot width and square footage requirements in the ordinances.

Chairman Dow asked what the common open space next to lot 4 is.

Mr. Paone responded that it is common open space that is an unusable lot because it didn't meet the 40,000 square foot requirement. It is basically just an extension of the buffer. When the lot configuration changed, it realigned some of the lots.

Chairman Dow asked what is left as far as approval from the outside agencies: is there DOT approval for the turn lane into the subdivision. Ms. Thompson responded that it is approved, it fit within the existing right of way, so it will be shown on the construction plans not on the final plat. Chairman Dow asked if there can be a note indicating the approval. Ms. Thompson stated that it can be done.

Motion: Board member Hartman made a motion to send the final plat for Weddington Acres Subdivision to the Town Council with a favorable recommendation with the five (5) conditions listed by staff and adding note of the DOT approved taper lane.
Second: Board member Hogan
Vote: The motion passed with a unanimous vote.

5. OLD BUSINESS

A. Update on the Erosion Control Ordinance

Ms. Thompson stated: the Planning Board had asked her to speak with Waxhaw about their experience. They had the same issue with lack of follow up from the state. Waxhaw implemented their own program and turned the issue around. They have had three notices of violations since Dec. 2016, two have since complied and the last was assessed a \$5,000 fine. They typically get responses within 24 hours of a device being blown out by rain event. They do have some issues with individual lots, the subdivision has to provide erosion control, but individual lots have issues with the fences being run over/knocked down by individual contractors. Ms. Thompson drafted an Erosion Control Ordinance for the Town of Weddington and copied Waxhaw's. The next step is to meet with the state and the attorney general's office must approve the town ordinance. Ms. Thompson is planning to go to Raleigh with Bonnie Fisher to meet and set up a budget, fee schedule, and the permit process.

Chairman Dow asked if the Council will review the ordinance. Ms. Thompson responded that she will get the entire package together for Council approval and then go through the text amendment process. After adopting the amendment, the Town must get the state's delegation authority to enforce the erosion control ordinance.

Chairman Dow stated that it seems like the Council should be able to see and approve the ordinance before the application process goes to the state. Ms. Thompson stated that the process isn't an application to the state; it involves the state review and consent before the Council adopts the ordinance. She stated that she wants to get the entire application package together and at the same time meet with the attorney general's office to get it reviewed. Delegation authority will not happen until the end of the process, after the Council adopts the text amendment.

Chairman Dow asked if the Council wants to change something, will the amendment have to go back to the state for approval. Ms. Thompson replied that she would find out.

B. Discussion of Land Use Plan Timeline and Special Meeting Recap Regarding Land Use Survey

Chairman Dow stated that the Planning Board reviewed the survey results at a special meeting. The Board agreed that the next step should be to clarify what everybody thoughts were and agree on a schedule for going through Land Use Plan. Chairman Dow pointed out that if the Board reviews the Land Use Plan one section at a time, they may miss opportunities to organize it appropriately. He believes it is possible to assess the Land Use Plan in its entirety to get things in the correct order so it makes sense.

Chairman Dow reviewed his summary of the survey results as they relate to the review of the Land Use Plan:

- policies and goals strongly supported rural atmosphere, open space, 1 acre minimum density for residential, restrict commercial growth and focus in overlay district
- Services and policies citizens are satisfied with: Police, fire, town staff. Generally they were good with all that.
- Major concerns of citizens: development too fast, loss of open space and rural small town feel, increased traffic and infrastructure unable to support growth. Board member Hogan added that citizens don't want an increase in the budget
- New interests suggested by the survey of citizens responses: connectivity by sidewalks paths greenway, parks, community gathering place, post office. Restaurants-sit down.

Chairman Dow's synopsis is that the Planning Board was unanimously surprised at the misunderstanding of the general population on what the Town has control over and what things Town only has influence over. One of the key take away points is to improve communications. The Town needs to use all means mentioned: the website, newsletters, and monthly articles. The Planning Board will take those things that are working and that people are undeniably supportive of and strengthen those items in the Land Use Plan, if possible. The concerns residents have will need to be addressed as well, whether a topic in the Land Use Plan or not. For example, development: residents don't realize the town can't stop development. Lastly, the Board will introduce ideas and studies into the Land Use Plan that were revealed with the survey results and discuss how to find out what the citizens really want.

Chairman Dow explained the Board should review the Plan individually and red line and highlight their individual edits like what ideas need to be strengthened. Staff will send the Planning Board the Land Use Plan as a Word document. The Board can meet in a work session or at the regular meeting to review it.

6. UPDATE FROM TOWN PLANNER AND REPORT FROM AUGUST TOWN COUNCIL MEETING

Ms. Thompson summarized the August Town Council Meeting: the Council discussed uses for the Matthews property and decided to look into saving the house. They will consider proposals

for a master plan for the Town Hall and the Matthews properties after making a decision on the house. The Council agreed to enter into contract with Randall Arendt to help with the conservation subdivision ordinance and they adopted a nuisance ordinance which covers junked and abandoned vehicles, accumulation of junk in front and side yards, and grass over 24 inches and regulated conservation area.

7. ADJOURNMENT

Motion: Board member Prillaman made a motion to adjourn the August 27, 2018 Regular Planning Board meeting at 8:50 p.m.
Second: Board member Hartman
Vote: The motion passed with a unanimous vote.

Adopted:

Sept 24, 2019

Robert C. Dow
Rob Dow, Chairman

Karen Dewey
Karen Dewey, Town Clerk