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Present at Meeting:

- Harry Balz, Chairman
- Bill McGhie, Member
- Mike Raymond, Member
- Jim Remington, Member
- Teri Schuerlein, Member
- Georgia McMeekin, Alternate

Also Present:

- Jim Steen, Zoning Administrator
- Bob Olson, Town Councilman , Herta Leidy

Pledge

Chairperson Harry Balz called the meeting to order at 7:00 PM

Approval of Minutes : Mike Raymond made motion to approved revised May minutes 2nd by Bill McGhie. ALL AYES

Harry Balz reviewed the memo sent by the Town's Attorney's and made the following decisions regarding alternate members

- 1.) Two Alternate members will receive all written materials and handouts as other members of the board receive
- 2.) Two Alternates will sit at their own table. Chairperson wants meeting participants to view a Five man board rather than a Seven man board so there is no confusion
- 3.) The Alternates will not participate in discussion or vote unless a board member is absent or has recused himself from the discussion
- 4.) If any board member has any involvement in agenda items the chairman would like the member to recuse themselves prior to discussions being made and not deciding after the fact. This will give alternates an opportunity to be involved in the meeting discussion therefore making knowledgeable decisions or vote on subject matter

- 5.) If there is going to be a referral from the Zoning Board in the future, all pertinent minutes and materials must be received and reviewed prior to the Planning Board meeting

Mike Raymond stated that at the last Planning Board meeting that he and the board were not aware what they were being asked to do or what they were trying to decide. The Zoning Board Chair had a different explanation of what the Zoning Board had actually asked of them. Mike Raymond said that he would have recused himself if he was aware of what was being discussed

Teri Schuerlein agreed with Mike Raymond asking that we should be better prepared by having minutes and materials in the future.

Councilman Bob Olson made a statement that he also was in agreement with members of the Board that they need to be aware of what they were being asked by other boards as well as the Town Council. The Planning Board has a far sighted vision to see the future zoning plans of the Town

Harry Balz stated that he received a call from the Zoning Officer as to the next item that he feels needs to be addressed. Harry Balz told Board members that they need to be more careful when reviewing minutes and approving them. Harry Balz felt that confusion could have been eliminated when Jim Steen was approached in the office regarding the Farmers Market. Jim Steen took over this project from his predecessor and referred to the minutes, plot plan and agenda to make his decision. When reviewing minutes there were items left out and unclear facts regarding the Conditional Use Permit applied for by Opal Christine Clark and Kathleen Barron, Jim Steen told Opal Christine Clark and Kathleen Barron that they were unable to have a farmers market and needed to go before the Planning Board to get approval for the Market and sent letter to them advising them of his decision

Harry Balz asked Jim Steen to review this project before the Board and explain why Jim Steen reversed his decision about allowing the Farmer's Market to continue

Jim Steen stated that several factors were brought to his attention after he had made decision regarding the Farmers Market and had discussion with Opal Christine Clark and Kathleen Barron and felt that his decision was rushed and unsupported with missing facts. Jim Steen felt that the Farmer's Market could be considered an accessory use of the conditional use variance they had received. Jim Steen continued on to state that after consideration and time he was reversing decision based on these facts:

- 1.) Comparative review of farmers Market to commercial property was unfair

- 2.) Supervisor, Ralph Bentley gave permission to go ahead with the Farmers Market
- 3.) Vendors license not necessary for operation
- 4.) Consulted Town's Attorney Mark Schachner about accessory use and was told that it was the Zoning Officers decision
- 5.) There was a lot of confrontation in Town regarding the color of the building and felt that shouldn't be the issue here

Jim Steen stated that he had discussion with Opal Christine Clark and Kathleen Barron regarding parking on street and setback of temporary structures and that issue would be addressed by them and changes would take place the following week.

Bob Olson stated that he agreed Jim Steen had the authority to reverse decision but was upset that Opal Christine Clark and Kathleen Barron went ahead and operated farmer's Market even when they were told no initially. Bob Olson also stated that he felt that there needed to be a plat plan of property and asked Jim Steen to receive one from Opal Christine Clark and Kathleen Barron and Jim Steen replied that he would. In addition, he felt that this commercial operation should not have been allowed without the appropriate review of the planning board

Bill McGhie asked about any septic facilities and was told by Jim Steen that there was a port a potty on property that was cleaned weekly.

Lengthy discussion ensued regarding timeframe of saving Planning Board minutes are retained on memory storage device disc and saved on secretary's computer and Bob Olson stated that he would address at the next Town Council Meeting to see if changes would need to be made.

Being no further business before the board, the meeting was adjourned

Next Meeting: Wednesday, September 18