

Meeting of Planning Board on June 10, 2025

With notice being properly given, the Chair opened the meeting at 6:27 pm and called the roll. The following people were present: Steinberg, Hambleton, Cullinan, and Viviano. Alternates T. Hambleton and J. Lewis are also present.

Nels Nelson from Community Scale also attended. Nels Nelson was retained by a consultant by the Town on behalf of the PB.

The Chair noted that those interested in being on the PB can send letters of interest through June 18. PB will then hold a joint meeting with a BOS. PB will recommend candidates prior to the joint meeting.

The Chair said the Board will reorganize after a full Board is elected.

The Chair noted that the Town Clerk has submitted documentation for approval by the AG's office for the zoning articles on ADUs.

The Chair noted the following proposed schedule for consideration of 3A:

7-7 Send article to BOS

7-14 BOS meeting notices

7-21 BOS approves article prior to hearing

7-28 PB hearing notice

8-11 PB hearing prior to providing recommendation (submit to TA, Finc, and town clerk, town accountant and BOS by Sept 1

9-1 Finance Committee review

9-15 Book to printer

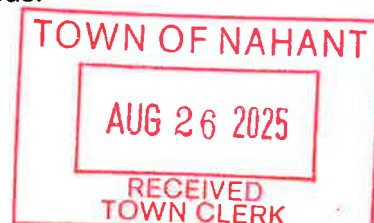
9-29 Book delivered prior to special town meeting

10-13 Proposed date of special town meeting

Sheila asked Nels Nelson to walk PB through process for 3A. He said we need to identify 5 acres of land with 84 units. Nelson noted that it is prohibitively expensive to tear down and build multifamily units, or even to build multifamily. As a next step, the PB will identify at least 5 areas that may meet the 3A criteria and determine selection criteria

The Secretary noted that all meetings in April are not approvable. The secretary said the only course of action is to provide an explanation in the minutes why they are no longer approvable given that there is no longer a quorum for their approval given the resignation or nonattendance of current membership of the PB. The minutes were reviewed by those who attended and the Secretary was given approval to submit the minutes to the Town Clerk on that basis. The Chair said we will hold in abeyance approval of the May minutes until we have a quorum which is still attainable.

Rob made a motion to adjourn, seconded by Michael. The vote was unanimous.



Respectfully submitted,

Rob Steinberg
Recording Secretary

Approved on: June 17, 2025