

Present: T. Lentz, Chairman C. Jefferson, ZEO  
D. Gross  
G. Cook  
P. McGuinness  
T. Hogarty  
B. McLaughlin  
R. Drew (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1165 Held September 18, 2018 and Site Walk Minutes September 22, 2018

**Motion by Gross, second by Hogarty, to approve September 18, 2018 Minutes as written. PASSED UNANIMOUSLY.**

**Motion by Gross, second by Cook, to approve September 22, 2018 Site Walk Minutes as written. PASSED UNANIMOUSLY.**

It was noted Tom Hogarty, Joan Gay and Alec Martin visited the Roast Meat Hill Road site on September 30<sup>th</sup>, but a quorum was not present, therefore, no minutes.

3. Visitors

(a) Bob Doane – preliminary discussion of subdivision on Roast Meat Hill Road  
Michael Berkun was present as the property owner and in the absence of Bob Doane. He reiterated what Mr. Doane had discussed at the last meeting that a traditional subdivision would have a road and support 6 lots. They would like to propose a Conservation Subdivision with no road, 6 lots and donate approximately 10 acres of Open Space. Once they receive preliminary approval, they can do soil testing on each of the lots. Chairman Lentz noted a Conservation Subdivision would be better. Tom Hogarty noted given the nature of the property a Conservation Subdivision makes more sense. Geoff Cook noted the Conservation Subdivision is more desirable to the developer and the Town because the road would not be necessary.

**Motion by Hogarty, second by McLaughlin, to give permission to Michael Berkun to submit a Conservation S subdivision for his Roast Meat Hill Road property. PASSED UNANIMOUSLY.**

4. Communications and Bills

- (1) Planning & Zoning Budget as of 10/1/2018.
- (2) Affidavit of Publication for the Notice of Public Hearing for the POCD.
- (3) Memo from Town Clerk advising the 2019 Meeting Schedules are due.

5. Old Business – none.

6. New Business

Chairman Lentz noted that Joan Gay wished to let everyone know there will be a ribbon cutting for the new Bus Route through town this Friday at 10:00 AM at Town Hall.

7. Zoning Enforcement Officer's Report

The Permit Log for the previous month was distributed.

ZEO Jefferson noted at the next meeting on October 16<sup>th</sup>, there will be a discussion of expiring the Ridges of Deer Lake Subdivision. The town placed liens on 2 lots when the Bank didn't renew the Letters of Credit. Once the subdivision is expired, the town will take those lots and pave the road. The subdivision was done in 2004 and the time frame to complete it is 14 years. The subdivision expired last month. A document has to be filed on the Land Records that it has expired. There is also a 3<sup>rd</sup> lot the town may get once the subdivision is expired. It is anticipated there will be enough money from those lots to finish the road.

8. Report of Officers and Subcommittees

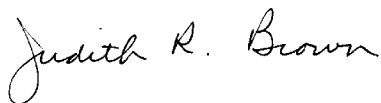
(a) Town Plan of Conservation & Development – Chairman Lentz noted this item can now be removed from the agenda as the POCD has been approved.

**Motion by McLaughlin, second by Gross, to set the 2019 Meeting Schedule, meetings to be held once a month on the 3<sup>rd</sup> Tuesday of each month at 7:00 PM. PASSED UNANIMOUSLY.**

9. Adjournment

There being no further business, the meeting adjourned at 7:25 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc: Town Clerk Conservation Commission  
Board of Selectmen Inland Wetlands & Watercourses Com.  
Commission Members Public Works  
C. Jefferson, ZEO Mark Branse, Esq., Commission Attorney