

**TOWN OF SMITHFIELD
PLANNING BOARD MEETING MINUTES OF
AUGUST 9TH, 2023**

MEMBERS PRESENT: Jo-Anne Bushey Erik Rasmussen
Gloria Kelly David Kincaid
Ed Glasheen

MEMBERS EXCUSED: Michelle Taylor Jodie Mosher

MEMBERS ABSENT:

OTHERS PRESENT: Hans Rasmussen, CEO Nichole Clark, AA
Myra Chaloult Mike Long (Chaloult Contractor)

6:00PM meeting was called to order and members present reviewed all documents presented to them.

Gloria Kelly will be voting due to a regular member being absent.

Minutes of the July 12th, Meeting:

Ed Glasheen motioned to accept the July 12th, 2023 minutes as typed. David Kincaid seconded the motion. Motion passed.

Board Update/Info/Motions to move Agenda Items:

Ed Glasheen motioned to move to new business. Gloria Kelley seconded the motion. Motion passed.

Code Enforcement Update/Report:

Hans looked into two inquiries;

1. A deck built on Sunset Ln., Hans reported that it is permitted.
2. Stairs with a landing on Mike's Ln., Hans reported that it is permitted.

OLD BUSINESS:

1. Ordinance Reviews

The board members discussed the work being done on the below ordinances that were assigned to each member.

- a. **Comprehensive Plan (Jo-Anne & Ed)**-Jo-Anne and Ed are waiting to hear from KVCOG for the next step
- b. **Flood Hazard (Ed)**-Ed will review the state wording and compare it to the towns Flood Hazard Ordinance and report at next meeting.
- c. **Holding Tank (Jodie)**-Jodie was absent
- d. **Mobile Home Parks (Erik)**-this will be discussed at the September meeting.

- e. **Cell Tower (Michelle)**-Michelle was absent
- f. **Subdivision (Hans & Erik)**-A sheet with sections from the Subdivision Ordinance was handed out, that reference areas where changes are needed.
- g. **Shore Land Zoning**-Hans gave the board the final draft for changes to the Land Use Table in the Shoreland Zoning Ordinance. The board voted 5 to approve the change and send it to the board of Selectmen.
- h. **KVCOG Ordinance Review (Gloria & Michelle)**
This items is postponed due to Michelle Taylor being absent.

2. Solar Ordinance Questions from Town Meeting Request for Board Review

The board stated that at the Annual Town Meeting on March 11, 2023 the residents asked about the deactivation of solar farms and if bonds where required. The approved Solar Ordinance section that is included in the Commercial Ordinance does have sections with deactivation and finances required to deactivate and remove solar units.

3. LD 2003 Information

Hans discussed LD 2003, Accessory Dwelling Units, with the board. Hans gave each member hand outs to help the board review which ordinance would need to be reviewed and changed to fit the new law. An ADU worksheet was also given to all board members to help with the changes needed.

NEW BUSINESS:

1. Application to Rebuild Camp, Map 13 Lot 14, Chaloult

The board reviewed the application submitted by Garry & Myra Chaloult, Map 13 Lot 14, to replace their existing structure due to fire damage. The property is located at 23 Yvonne Ln and is in LRR, located on North Pond. The CEO noted that relocation is not practical due to a shared right-of-way and septic tank is located within the setback behind the dwelling.

The board used SLZ Ordinance, section 12 (4), to review the conclusion of the law. The board voted 5-0 to approve with conditions. Ed Glasheen motioned to approve the Chaloult application with the following condition. An 8” dripline needs to go around all of the roof surfaces with underground drainage in the new foundation. The CEO is to verify the condition of the forms before the concrete is poured for the foundation. Jo-Anne Bushey seconded the motion. Motion passed.

MEETING ADJOURNED

Jo-Anne Bushey motioned to adjourn the meeting. David Kincaid seconded the motion. Motion passed.